



Design, Access and Heritage Statement

Application for Planning Permission for:

Single storey fully glazed rear infill extension, along with the installation of a new flat rooflight and a new set of sliding doors to the existing rear extension and alterations to the rear garden patio at no.8 Eton Road, London, NW3 4SS.

1.00 - Introduction

This Design, Access and Heritage Statement has been prepared to assist with the planning process in respect of the proposed development: *'Single storey fully glazed rear infill extension, along with the installation of a new flat rooflight and a new set of sliding doors to the existing rear extension and alterations to the rear garden patio'*, at no.8 Eton Road, London, NW3 4SS. The majority of the proposed development is located to the rear of the existing dwelling at lower ground floor level, therefore not visible from street view. The property is a semi-detached 5 storey building (having converted the loft space to allow for additional accommodation at this level, circa 1972 when planning approval was granted). The application site is located on the North Western side of Eton Road and the building and its curtilage is not listed. The property is a Victorian property built circa 1850 and is a part of a set of semi-detached (originally 4 storey) villas, nos.7-16 Eton Road inclusive. The semi-detached villas are faced in stucco at lower ground and ground floor levels with projecting porches supported by iconic columns with yellow stock brick on the upper levels. No.8 Eton Road as part of the set of 10 properties (nos.7-16 Eton Road inclusive) are located within the Eton Conservation Area and are noted within this conservation area as *'buildings which make a positive contribution'* to the area and are considered an *'imposing and consistent group'* of villas along Eton Road.

2.00 - Location and Existing Use

The application site, located in the Eton Conservation Area, comes within Sub Area 1 (of the Eton Conservation Area) which includes; Eton Villas, Eton Road, Provost Road, Steele's Road (western side) and Fellows Road. Sub Area 1 is the largest of the sub-areas and the core of which focuses onto the Conservation Area's set piece, St Saviours Church, set in a triangular open space flanked by an almost intact group of early/mid Victorian semi-detached villas (inclusive of no.8 Eton Road). The 10 properties (nos.7-16 Eton Road inclusive) have all undergone some alterations over the years to both the front and rear of the properties. To the front elevations alterations particularly at roof level have been undertaken to allow for loft conversions inclusive of dormer extensions to the front and rear of the properties. Aside from this, the front elevations of these 10 properties remain largely intact and therefore play a key role in providing a positive contribution to the Eton Conservation Area.

The 10 properties (nos.7-16 Eton Road inclusive) have been retained as residential accommodation, either as single family dwellings or sub-divided into flats. The property at no.8 Eton Road is subdivided into flats, with approx. 6 flats/self contained units, allowing for a garden flat at lower ground floor level, 1 unit at ground level, 2 units at first floor level, 1 unit at second floor level and 1 unit at third (loft) floor level (utilising the loft space across both no.7 and no.8 Eton Road). The application site in question is located at lower ground floor level, the garden flat which has exclusive access to the existing rear garden.

3.00 - Proposed Development

The proposal includes the erection of a frameless glass rear infill extension, extending to the side of the existing rear lower ground floor extension which is already in place and was granted planning approval in August 1999 (Application Ref: PE9900451). This frameless glass extension is proposed to be a very discreet addition to the rear of the property

at lower ground floor level to allow for improved internal accommodation at this level along with the addition of natural light into the darker lower ground floor level flat. The existing rear extension is proposed to be retained in place with some minor alterations including the introduction of new glazed floor to ceiling sliding doors to the existing rear elevation, replacing the existing windows which currently sit circa 600mm above the existing internal floor level. It is proposed to allow for a new large single roof light to replace the existing 8 smaller roof lights in place to the existing rear extension and allowing for new GRP roofing membrane to replace the existing flat roof cover. The internal layout of the ground floor flat is proposed to be reconfigured slightly to allow for improved internal accommodation. A new window to Bedroom 02 is proposed to be installed, to allow for a large more traditional style of timber sash window to be installed to this location to again allow for much needed additional natural light to enter the lower ground floor level accommodation.

The proposed rear frameless glazed extension along with minor alterations to the existing rear extension and internal reconfiguration of the lower ground floor flat is proposed to be a discreet and a non-intrusive addition to the rear of the property. Due to the careful choice of materials (frameless glass walls and obscured frameless glass roof) the proposed rear extension will be a very considered, restrained and non-overbearing addition to the property. The obscured glazed roof located below the existing balcony level located to the rear of the upper ground floor flat ensures that the neighbouring properties above are not impacted in anyway and no overlooking is created. Due to the location of the lower ground floor proposed rear extension, located well below the existing garden (party boundary) wall levels to the neighbouring properties at no.7 and no.9, the extension will not overlook the existing neighbouring properties in any way. The existing rear patio area is proposed to be re-landscaped to allow for a level threshold to be created between the new patio level and the internal floor level of the existing rear extension, allowing for direct access out to the new rear patio from the the lower ground floor flat via the proposed new sliding doors. Access to the already existing raised rear garden is proposed to be landscaped with new steps, seating area and planters to allow for the new patio to accommodate an external dining area and to maintain easy access to the existing raised rear garden.

Overall the proposed design will be discreet and completely hidden from street view due to its location to the rear of the lower ground floor level of this existing 5 storey detached villa. The proposed alterations to the side elevation at lower ground floor level allow for an enlarged window to Bedroom 02 and obscured glazing to be added to the existing window located at the new ensuite location at this level. Both alterations to the side elevation, due to their location at lower ground floor level, along the side access to the rear of the property, below the existing garden party wall level between no.9 and no.8 Eton Road, means that the alterations to the side (and to the rear) will not be visible from street view and will not impact the directly adjacent neighbouring properties in any way.

Various properties along Eton Road have undergone similar rear extensions at both lower ground floor and upper ground floor levels including the following precedent granted planning applications as listed below;

- 2020/0229/P - 16 Eton Road London NW3 4SS - Erection of single storey rear extension with balcony above and formation of external rear staircase - Granted: 07-04-2020.
- 2017/5616/P - 14 Eton Road London NW3 4SS - Replacement of the detached studio building to the rear of the garden by a new outbuilding with a sloping green roof and excavated ground level; erection of a rear extension with enlarged roof terrace above and screen planters; erection of a single storey side infill extension to the flank elevation; erection of 2 refuse and cycle stores to the front garden; and associated lowering of rear garden level with new hard and soft landscaping works - Granted: 06-03-2018.
- 2007/5496/P - 9 Eton Road London NW3 4SS - Erection of single-storey rear extension with roof terrace above, replacement of window with door and blocking up of existing door on side elevation at lower ground floor level and installation of window on side elevation at upper ground floor level all in connection with conversion of from two self-contained flats to single-family dwellinghouse (Class C3) - Granted: 21-12-2007.

4.00 - Scale of the Development

The scale of the development is in keeping with the urban context, and the proposed alterations are to be in keeping with the period of the property. The proposal, due to its siting, materials, height and shape, shall not be overbearing to neighbouring properties, as several properties along Eton Road have carried out similar rear extensions at ground / lower ground floor levels, to a similar height and scale, which do not appear to have any overbearing impact.

5.00 - External Appearance

The external appearance of the development is in keeping with the current site and area context. The overall layout and appearance of the proposal is of good design. The external appearance is matching the existing urban fabric. The proposed materials to be used are;

- Powder coated slim frame aluminium double glazed sliding doors to the existing rear extension.
- Existing flat roof to existing rear extension to be recovered in GRP roofing membrane.
- Powder coated aluminium roof light to existing rear extension.
- Frameless glass extension with obscured glazed roof (new rear infill extension).
- New timber sash window to existing side elevation (Bedroom 02).

Refer to the Proposed Drawings for further information regarding proposed materials.

6.00 - Access, Parking and Transport - No changes.

7.00 - Refuse and Recycling - No changes.

8.00 - Landscaping

All existing trees within the site boundaries, and adjoining the site will not be interfered with or damaged by the proposed development. There are currently no TPO's (Tree Preservation Orders) on site at no.8 Eton Road.

9.00 - Appraisal

The proposed development will have no adverse effect on the environment and has been designed to be in keeping with the existing urban character and with the predominant house form in the area, along with the recent approvals for similar rear extensions. The relevant planning policies, Camden Planning Guidance 2021 (CPG Home Improvements 2021, CPD Design 2021), NPPF and the London Plan have all been taken into consideration to ensure that the proposed design adheres to the policies set therein. Camden's Local Plan policies D1 and D2 (2017) set out the need for and expectation for excellence in architecture and design in the borough, to maintain and secure a high quality environment. CPG Home Improvements 2021, section 2.1.1. Rear Extension - states that; *'there are certain considerations that should be taken into account when designing a rear extension to ensure it is sensitively and appropriately designed for its context. Rear extensions should:*

- *Be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;*
- *Be built from materials that are sympathetic to the existing building wherever possible;*
- *Respect and preserve the original design and proportions of the building, including its architectural period and style;*
- *Respect and preserve existing architectural features, such as projecting bays, decorative balconies, cornices and chimney stacks;*
- *Be carefully scaled in terms of its height, width and depth;*
- *Allow for the retention of a reasonably sized garden;*
- *Ensure the extension does not cause undue overlooking to neighbouring properties and cause a loss of privacy. Consider opaque lightweight materials such as obscured glass on elevations abutting neighbouring properties, in order to minimise overlooking;*
- *Have a height, depth and width that respects the existing common pattern and rhythm of rear extensions at neighbouring sites, where they exist.'*

The proposed rear glass infill extension has been designed to sit discreetly and sensitively adjacent to the existing rear extension and to impact the existing rear elevation as little as possible. Its height, scale and form have been designed to allow for it to be a very subtle and gentle addition to the existing period property. It remains subordinate and the selection of materials (glass) ensures it remains sympathetic to the host building and does not impact the original design or proportions of the villa in any way. The existing raised rear garden remains almost intact, with the only works

affecting this area being the allowance for new hard landscaping to form new access steps to the raised rear garden in a similar location to the existing access steps. The glazed rear infill extension sits below the garden boundary walls with the neighbouring properties at no.9 and no.7 Eton Road and the proposed obscured glazed roof (which will be partly hidden by the existing balcony to the rear of the upper ground floor flat) ensure that it will not provide overlooking to the flats located on the upper levels of the property.

Planning policy in relation to the Eton Conservation Area has also been carefully considered and as the Eton Conservation Area Statement (Adopted November 2002) states; *'where extensions and alterations are permitted (including rear extensions), the quality of design will be important. Normally this will mean paying careful attention to the scale of extensions, so that they remain sub-ordinate to the main building, and the use of materials.'* The proposed rear glass infill extension has been designed to be subordinate and a very subtle addition to the rear of the property. The use of glass as the main materials allows for the original features, design and proportions of the building to be still easily read / visible.

The Eton Conservation Area statement also advises the following; *'ET22; Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height. ET23; Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. ET25; In many locations there are views along rear elevations from adjoining streets. Rear extensions will not be acceptable where they would spoil a uniform rear elevation of an unspoilt terrace or group of buildings.'* The proposed glass extension will be approx 2.5metres in height and therefore remains only one storey with a low level roof height. The extension is designed to be a very discreet addition and due to the location of the property and its raised rear gardens which back on the rear gardens of the properties located along Steele's Road, the rear of no.8 Eton Road (at lower ground floor level in particular) is not visible from street view along Steele's Road, Eton Road or any of the adjoining streets. The existing raised rear garden and high level garden boundary walls between no.7 and no.9 Eton Road also assist in keeping the proposed rear infill extension hidden from view from the directly adjacent neighbours.

10.00 - Evaluation of the Scheme

When preparing the drawings and in consultation with the client, it was felt that the proposal should be acceptable to the Local Authority and should NOT have a negative impact on the environment and the amenities of adjoining owners and nearby neighbours. In addition, it was felt that it was important to maintain and build on the existing urban fabric and scale. There is no loss of light to any of the neighbouring properties and no disturbance is caused to the area as a whole. With this in mind, we hope that the proposal will be acceptable and that planning permission will be granted.

I trust the above clarifies. If you require any further details or clarification, please do not hesitate to contact us using the details provided below.

Yours sincerely



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