

# 15 ELDON GROVE



## Householder Application Design and Access Statement

Address: 15 Eldon Grove, London NW3 5PT  
Prepared by: SNAS Design and Development Ltd  
Date: September 2022

## 1.0 Introduction

This design and access statement has been prepared by SNAS Design and Development Ltd to support the Householder application for alterations to the front garden wall and a new bin store.

## 2.0 Context and analysis

The property falls within Fitzjohns Netherhall Conservation Area and lies on the northern side of Eldon Grove. It comprises of a terraced residential building of red brick and the site does not fall into a Flood Risk Zone. It is a terraced house of 1880's red brick two storey properties.

The proposal is for a new front garden wall in facing brick work, new metal gate to the existing access of the lower ground floor level and a new brick bin store.

## 3.0 Use

The existing property 15 Eldon Grove is currently a residential dwelling, we do not wish to alter this.

## 4.0 Amount

This will not be altered.

## 5.0 Layout

The layout arrangement will not be altered.

## 6.0 Scale

The scale of the property will not be altered and the proposed alterations will not impact on the existing scale and composition.

## 7.0 Appearance

The proposal will alter the appearance to the front garden boundary treatment only. We are proposing a new garden wall and bin store – the front wall will match the neighbouring garden wall allowing for a continuity in appearance to these terraced houses.

The new wall will be brick facing and match existing in colour, texture and bond with brick pier details to match those of the neighbour. The bin store will sit discreetly behind

the new wall and constructed from facing brick with a single ply membrane flat roof and black painted boarded doors.

## 8.0 Access

Access to the house will remain unchanged – i.e. directly off Eldon Grove.

## 9.0 Conservation Area

The property falls under the Fitzjohns Netherhall Conservation Area. The alterations to the boundary front wall will enhance the setting of the existing house and match the neighbouring garden walls. The new brick wall, bin store and gate will cause minimum harm to the conservation area and character of the surrounding area with no impact to the street scene. The design respects the scale and materials of the existing house and will sit sympathetically within the street elevation.

## 10.0 Planning History

1. 2021/1827/P  
Granted permission 18.05.2021  
Erection of single storey infill rear extension at ground floor level following the demolition of the existing conservatory.
2. 2005/4009/P  
Granted permission 13.10.2005  
Excavation to create additional basement accommodation and associated new front lightwell and window to front elevation of the single family dwelling house.

## 12.0 Planning Policy

Camden Planning Design Guidance: CPG1 Design  
Fitzjohns and Netherhall Conservation Area Statement  
Hampstead Neighbourhood Plan 2018-2033 Policy DH1 and DH2

With consideration to the above policies it is of our opinion that the proposal does not have a detrimental impact on the setting of the existing buildings and retains balance and harmony of the property within the street scene.

## 13.0 Conclusion

We feel the proposal will not cause harm to the character and appearance of the building as the changes to the front boundary wall uses materials to complement the main house and minimizes impact to the conservation area.