

**Design and Access Statement
&
Heritage Statement**

Flat 1, 36 Eton Avenue, London NW3 3HL

September 2022



Fig.01: Birdseye view showing the rear of the property



Fig.02: View of front elevation (no changes proposed)



Fig.03: View of rear elevation and existing lower ground floor glazed extension

1.0 Introduction

We hereby submit a Planning and Listed Building Consent application for 'the replacement of an existing lower ground floor rear extension structure with associated internal alterations and enlargement of the existing rear sunken patio', in relation to Flat 1, No.36 Eton Avenue, London NW3 3HL.

No alterations are proposed to the front elevation.

The proposals approved in the previous application (2022/0877/P) are currently being constructed at the property, and the aim is to renew the existing glazing/extension envelope within its current location to a more contextually coherent/appropriate design, and make much needed improvements to the associated internal and external spaces in a way that is sensitive to the architectural and historical character of the Grade II listed building.

2.0 The Site

No.36 is a detached Grade II listed building in close proximity to Swiss Cottage tube station (circa 5 minutes walk), and is situated on a residential street of similar sized dwellings. The property occupies the ground and lower ground floors of the building (Flats 1 and 2, which have been converted into a single flat as per the previous planning approval).

As per many of the properties along the street, the lower ground floor was previously extended in an ill-considered manner, with no coherent relationship to the listed house and to a low architectural standard. The existing rear extension has been awkwardly added beneath an overhanging terrace, asymmetrically to the primary 4-storey window bay and with little consideration to the order of the rear elevation, and to negligible spatial benefit internally.

The list entry description primarily covers the front of the property, stating:

NUMBER 36 AND ATTACHED FRONT GARDEN WALL AND PIERS

"Detached house. c1890. By Harry Measures; built by William Willett & Son. Red brick with terracotta dressings, tilehanging and rendering to gables. Tiled hipped and gabled roofs with dormers and tall brick stepped and shaped chimney-stacks. Asymmetrical design. EXTERIOR: 3 & 2 storeys and attics. 2 windows. Projecting gabled right hand entrance bay, the ground floor forming a porch with Tudor arched entrance having moulded mythical dog-like beasts to spandrels supporting a panel of 3 round-arched openings above; to left, porch extends at ground floor with canted bay of 2 round-arched patterned stained glass lights, deep bolection moulded sill and ogee profile roof; part stained glass glazed panelled door with overlight. 1st floor 3-light transom and mullion window with deep terracotta apron of chequered rosettes. Gable with rendered half timbering, central sash and bargeboards. Left hand projecting gabled bay has 4-light transom and mullion windows to ground and 1st floor; 1st floor with deep terracotta apron of chequered rosettes. 2nd floor tilehung with fishscale bands and upswept projecting base supported on paired shaped brackets above 1st floor; 3-light Venetian type window with small penthouse tiled roof. Gable with rendered herringbone timbering and bargeboards. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached stone coped red brick front garden boundary wall with panels and gate piers having enriched terracotta frieze and cross gabled caps with scrolled pediments."

3.0 Planning History

The design in the previous planning approval (2022/0877/P) is currently being constructed, involving the conversion of two self-contained flats (Flats 1 and 2) into a unified two-storey self-contained flat. The approval included the removal of a portion of the existing lower ground floor brick structure of the internalised rear window bay.

4.0 The Proposals

The application is submitted on behalf of owner/occupier Haris Siddiqi and his family, who intend to improve the spatial/architectural quality of the interior and exterior at the rear of the lower ground floor, for use as a main space in the house.

The proposals involve renewing the existing lower ground floor rear extension glazing/envelope, which is currently in great need of replacement/rearrangement, enhancing its thermal performance and elevational coherence with the original building.

The proposed reconfiguration of the glazed extension footprint follows the centralised symmetry of the original primary rear window bay, a vast improvement to the awkwardly arranged asymmetrical glazing line that currently bears no elevational correspondence with the order of the original house.

This reconfigured glazing line is slightly smaller than the existing extension footprint, more proportionally appropriate to the original architecture, and allowing more 'breathing space' either side of the extension – this includes keeping clear of the adjacent secondary window bay which the existing extension currently cuts off, reestablishing visual order in elevation and freeing up the small Master Bedroom bay window that was previously internalised.

Internally, new insulation/structure is to be added to the underside of the terrace floor for required thermal upgrade/support, and the floor to the glazed extension will also be upgraded to accommodate structure and insulation, with efficient underfloor heating proposed throughout the room. The works also include removing a portion of the lower ground floor internal brickwork (which is already approved to be partially removed) to create improved usability/spatial flow within the Kitchen/Dining/Living room.

In terms of exterior works, the existing small/dark sunken patio is proposed to be enlarged (to a lesser extent than the new neighbouring sunken patio at No.34). This will provide a well-sized usable patio space, admitting more light/views deep into the plan and therefore enhancing the architectural quality of the spaces. No protected trees are to be altered/removed, only low quality plantings are proposed to be pruned/removed.

All works to other parts of the house are as per the previous planning approval, and the proposed works will be carried out to a high architectural standard.

No changes are proposed to the front of the property.

5.0 Summary

The proposed works a modest, sensitive approach to enhancing a rear lower ground floor area in great need of renovation/reconfiguration. They improve the architectural clarity/coherence on the rear elevation, as well as the spatial quality of the associated internal and external areas.

The proposals are therefore of de minimis impact, and result in a positive contribution to neighbouring amenity and the architectural character/quality of the listed building. It is therefore considered that the proposed works are acceptable in listed building terms.

We would welcome the opportunity to meet you on site to discuss the application and any questions raised during the consultation period, and to work with you to ensure the positive determination of the application.

6.0 Access

There is no change to the access of this property.

7.0 Sustainability

The sustainability of the property will be improved by the following:

- High performance double-glazed windows
- Floor/ceiling of glazed extension insulated to modern standards
- Efficient underfloor heating system to renewed area
- Improved passive solar gain into the room by opening up the extension layout

8.0 Drawings and Documents

This statement is to be read in conjunction with the following drawings:

- 2245 PL.001 (Location Plan)
- 2245 PL.002 (Site Plan)
- 2245 A.100-111 (As Existing Drawings)
- 2245 A.200-211 (As Proposed Drawings)
- 2245 PL_DA STAT (Design, Access and Heritage Statement)
- Application Form