

## **Heritage Statement completed by:**

Name: Louise O'Leary

Agent : Nol renovation ltd

Owner: G & T Earley

Contact number or email address: [louise@nolrenovation.com](mailto:louise@nolrenovation.com)

## **Site Name:**

14 ETON VILLAS

NW3 4SG

## **1. Description of the Heritage Asset**

Listed Building

Conservation Area:

Please refer to

<https://www.camden.gov.uk/documents/20142/7519755/Eton.pdf/5d918cb1-993b-ccc5-dce8-781baa0de197> 2

## **2. Principles and Justification for the proposed works**

*Necessary damp proofing works are required to halt an existing damp problem and the owners would like to take this opportunity to change the stone steps which are broken and are not original to the property.*

*They wish to install York stone to the front entrance stairs and landing following the removal of the existing modern grey stone stairs and landing. This would be in keeping with the original steps and in line with neighbouring properties thus enhancing and preserving the special architectural and historical interest and the character of the building.*

I refer to articles in the named document:

<https://www.camden.gov.uk/documents/20142/7519755/Eton.pdf/5d918cb1-993b-ccc5-dce8-781baa0de197>

## MATERIALS AND MAINTENANCE

### ET14

In all cases, existing/ original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features. Original detailing such as door/ window pediments and finials, timber shopfront facades, iron balustrades, timber framed sash windows, doors, where retained add to the visual interest of properties, and where removed in the past replacement with suitable copies will be encouraged. Original, traditional materials should be retained wherever possible and repaired if necessary.

### ET15

The choice of materials in new work will be most important and will be the subject of control by the Council.

### ET16

Generally routine in regular maintenance such as unblocking of gutters and rainwater pipes, the repair of damaged pointing and stucco, and the painting and repair of wood and metal work will prolong the life of a building and prevent unnecessary decay and damage. Where replacement is the only possible option, materials should be chosen to closely match the original. Generally the use of the original (or as similar as possible) natural materials will be required, and the use of materials such as concrete roof tiles, artificial slate and PVCu windows would not be acceptable.

## ASSESSMENT OF IMPACT & ANY MITIGATION

The visible impact on the structure will be minimal and will bring the property in line with neighbouring property at 17 Eton Villas with York Stone steps. (image submitted on planning application).

nol renovation  
property renovation maintenance

+44(0)7703 541 588 | [louise@nolrenovation.com](mailto:louise@nolrenovation.com)

nol renovation ltd - Business Address: Copper Beech, Penn Road, Chalfont St Peter, Bucks, SL9 9SF  
Registration number: 78237555