

18 Eton Villas

Design & Access Statement

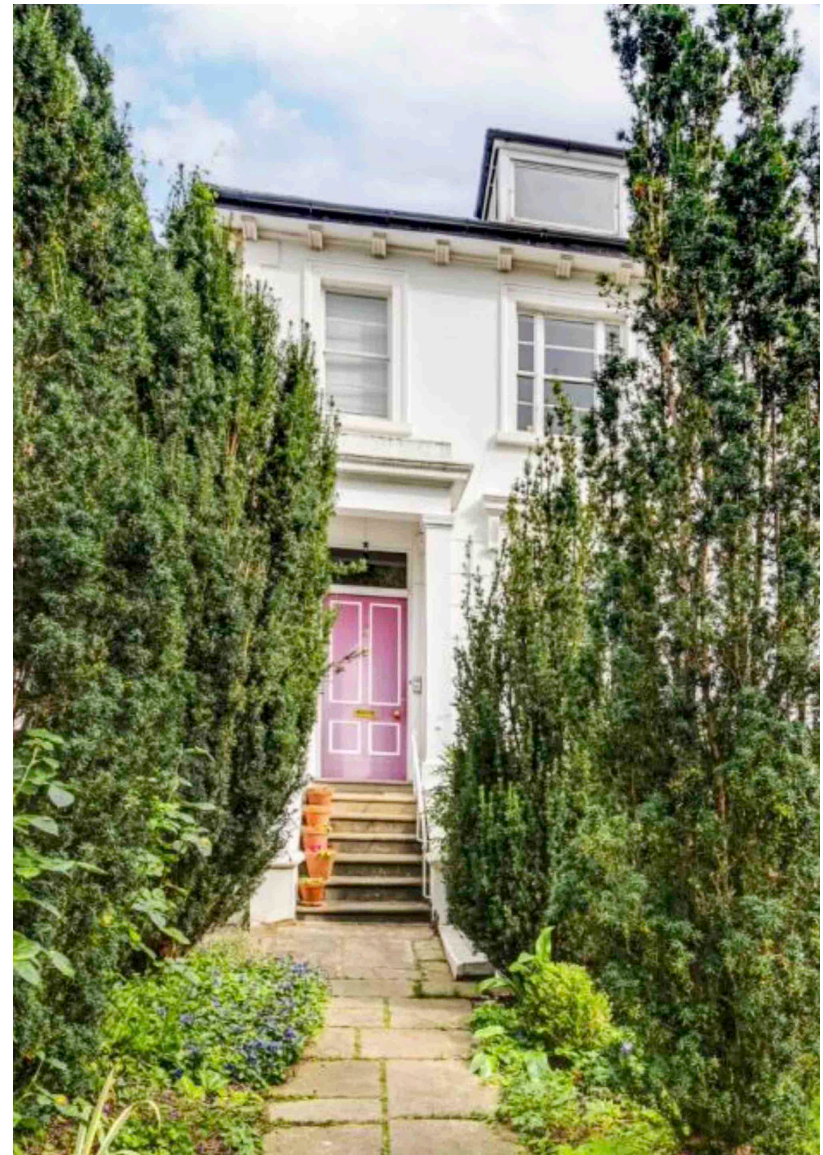
1. THE EXISTING PROPERTY

18 Eton Villas is a four storey semi-detached early Victorian house which was built in 1849 as part of the earliest development of this part of north London. Along with its adjoining neighbour, the property forms one of four handed pairs (No.s 13-20) that were Grade II listed as a group in 1974.

This is a purpose built single family dwelling that has maintained almost all of its original external character, but has inevitably been subject to a degree of internal adaption over the past 175 years.

In particular the lower ground floor has largely been stripped of all original character and detailing, however the raised ground floor has retained almost all of its original features with the exception of the rear Parlour Room sash windows and balcony balustrades.

At first and second floors there has been good survival of internal features, however the original fire surrounds have been lost and the dormer windows to the attic storey are non original.



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2. EXISTING & PROPOSED CONFIGURATION

The property is currently configured with five bedrooms, a bathroom and an ensuite shower room plus two separate toilets. The raised ground floor retains the traditional layout of Drawing Room & Parlour, and the lower ground provides a Kitchen, Dining Room and Sitting Room.

It is proposed to fully retain the existing layouts at ground floor and second floor - although a new shared ensuite bathroom is to be provided for the two top floor bedrooms.

At first floor level the front bathroom is to be returned to its original configuration as a shared family bathroom. The smaller of the two rear bedrooms is to become an ensuite bathroom for the re-designated primary bedroom.

At lower ground floor the existing kitchen and dining room are to be amalgamated into a single space to provide a larger sitting / dining room open to the relocated kitchen.

A widened terrace to the rear along with two new pairs of french doors will greatly improve access to the generous rear garden which is currently poorly connected with the house.

The property will consequently become a Four Bedroom, Three Bathroom house (plus guest WC)

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3. EXTERNAL APPEARANCE AND USE OF MATERIALS

The loss of original fenestration to the front of the lower ground floor and the rear of the raised ground floor along with the very poor quality contemporary glazing to the dormers is greatly detrimental to the appearance of the building.

To the rear it is proposed to eliminate the off centre window openings at lower ground floor and to replace them with a pair of French doors aligned with the openings above. These doors are to be of white painted timber framed construction to match original styles & materials, however they and the proposed replacement sashes above are to be double glazed with 12mm slim-line profiles to closely match the original aesthetic whilst greatly upgrading thermal performance.

The proposed dormer extension is to be proportioned to blend harmoniously with its neighbours and clad in lead with white painted timber casement windows to match those adjacent.

Damaged and disrupted areas of stucco are to be replaced using traditional methods and materials so as to ensure a durable blending of old & new finishes, and cast iron rainwater & soil pipes are likewise to be replaced with matching and appropriate cast iron fittings where necessary.



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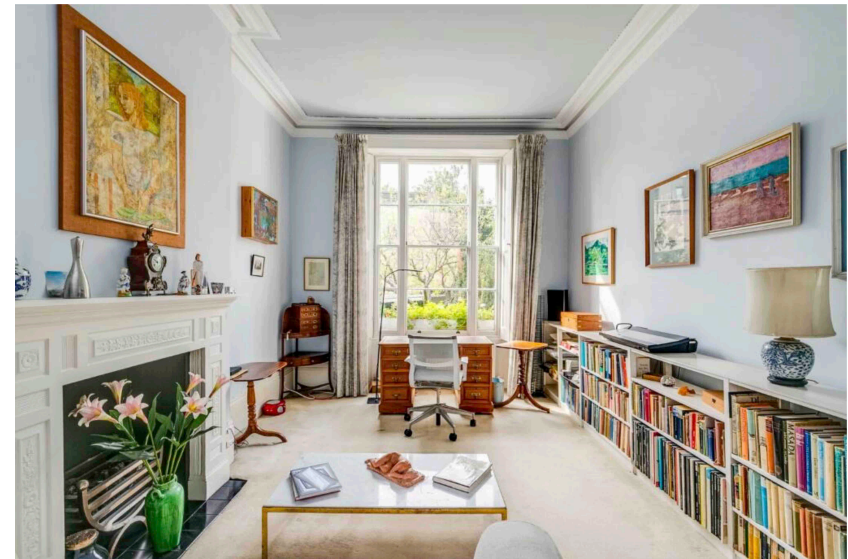
4. INTERNAL FINISHES AND USE OF MATERIALS

Internally, all existing features will be restored where possible - in particular there are sections of cornicing in the parlour that will require matching and reinstatement. Internal doors will be refurbished and upgraded to meet fire requirements. Where layouts have been reconfigured existing doors will be retained & relocated.

All work is to be carried out to the highest standards, using traditional materials, methods and detailing.

During the refurbishments new electrical wiring, lighting and plumbing will be installed to ensure the property is efficiently and economically run, and complies with current regulations. Where this requires wiring to be run within existing partitions and within localised chasing to solid plaster, repairs will be with materials to match the existing, which will typically be a hair-lime plaster.

In the lower ground it is proposed to add basic cornicing to the newly created sitting room along with installation of a new historically appropriate hearth & fireplace surround. Traditionally styled box shutters are to be provided for the new french doors whereby it is intended to evoke the atmosphere of a space appropriate to the style & character of the rest of the property.



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5. ENVIRONMENTAL PERFORMANCE

This 175 year old property will not be able to fully meet modern environmental standards, as this would require all external walls to be fully insulated, and this would greatly disrupt detailing and finishes - whether externally or internally applied.

Notwithstanding this there are significant improvements that can be made to the environmental performance of the property - firstly by increasing roof insulation and inter-floor insulation. This can easily be achieved without disruption to finishes - especially when carried out in conjunction with installation of underfloor heating throughout the property.

Underfloor heating is a far more efficient means of providing warmth to large high ceilinged spaces, and the lower temperatures at which the systems operate also dramatically reduce energy consumption.

Other measures such as the draught proofing and double glazing or secondary glazing of traditional sash windows will also improve performance as these are areas of significant heat loss.

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6. SCHEDULE OF PROPOSED WORKS

Generally :

Internal ceiling and wall finishes, cornices architraves & skirtings repaired & redecorated throughout

Modern built-in joinery removed and replaced throughout

Contemporary floor finishes replaced throughout

Kitchen, WC and bathroom fittings replaced throughout

Existing internal doors upgraded to meet fire requirements throughout, with some changes to handing direction

Existing timber sash windows on front, rear, and side elevations replaced with new slimline double glazed, timber sash windows throughout. (the exceptions being the arched headed windows on side elevation and the relocated 8X8 panel dining room window)

Existing metal framed windows are to be replaced with new slimline double glazed, timber frame casements

Heating, lighting, and electrical items replaced throughout

External security and light fittings replaced on all elevations

Lower Ground Floor :

1. Structural openings on rear elevation modified to provide for two new pairs of French doors

2. Dining Room window relocated to new opening on flank elevation

3. Existing side access door eliminated and external step to landing reconfigured

4. WC window enlarged and relocated to suit amended internal arrangement

5. Window to laundry room enlarged to form new doorway. New timber door glazed to upper panels.

6. Existing doors and fanlight to front elevation to be replaced with new double glazed French doors

7. Front chimney breast to be eliminated to allow for installation of new kitchen cabinetry

8. Partition wall separating front and rear rooms to be removed. Downstand to indicate former location

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9. WC enclosure to be reconfigured to allow for creation of new sitting room to echo the proportion of the Parlour Room above

10. Newly configured Sitting Room to be provided with simple basic cornice appropriate to a 'servant' space, and new fire surround to appropriate stripped level of detailing

11. Floor slab to be reconstructed to provide new drainage run to kitchen island, full insulation throughout, underfloor heating and new floor finishes.

Upper Ground Floor :

1. Windows to Parlour Room to be replaced with traditional sash windows per original 1849 design

2. Modern Parlour stove to be removed and hearth to be reinstated

3. Cornice to be moulded, copied and reinstated where destroyed

4. Door swings to be reversed to both rooms - Doors upgraded to meet fire separation requirements

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5. Floorboarding in Parlour, Hallway and Drawing Room to be sequentially lifted and replaced in situ following installation of insulation & underfloor heating

6. Front sash windows to be upgraded with slim-line 12mm double glazed panels and draught-stripped to improve thermal performance

7. Stair cupboard door location to be reconfigured to improve safety and utility.

First Floor :

1. Windows to be upgraded with slim-line 12mm double glazed panels and draught-stripped to improve thermal performance. Round headed stairwell windows to be secondary glazed internally

2. Front bathroom configuration to be reinstated by removal of internal partition. Hallway door to be re-hung, bedroom door to be fixed shut

3. Bedroom Two door to be moved 600mm sideways to allow for installation of built-in cupboards

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4. Dividing wall between bedrooms 3 & 4 to be partly removed with downstand retained to denote original location.
5. Bedroom Three doorway and WC partition to be offset back to original location to remove clash with stair and re-align with family bathroom door opposite
6. WC to be internally reconfigured and new bathroom enclosure constructed. Walls to new bathroom to be limited to 2300mm height to clearly distinguish new intervention from original room layout
7. Removal of radiators allows refurbishment of existing panelling below windows

Second Floor :

1. The construction of a new dormer extension to the flank of the roof facing No.19 Eton Villas will reflect similar extensions recently granted approval at adjacent properties.
2. Doors removed from the second floor are to be repurposed for the new bathroom extension
3. New insulation is to be installed in the eaves space to replace the low quality existing materials. Installation of

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underfloor heating will also allow for the extensive re-insulation of the entire floor - greatly improving thermal performance for the building as a whole.

4. The glazing of the dormers needs to be completely replaced as the frames are either rotten or of inappropriate materials. It is proposed to install double glazed casement windows to an original historically appropriate pattern

Externally :

1. The external stucco finish requires extensive repair in parts and will also need patching where window openings have been altered. This will be done using traditional methods & materials
2. Cast Iron rainwater goods, gutters and service pipework on the flank elevation will require alteration & repair to suit new internal layouts. All work is to be carried out using traditional methods & materials
3. The external terrace to the rear is to be widened and the garden access altered. This will allow for the removal of the existing stair and for a stabilisation of the garden wall adjoining No.19 which is currently approaching danger of collapse

7. PLANNING

The Local and National policy guidelines relevant to works at 18 Eton Villas include those listed below.

National planning policy (adopted 2021)

- The National Planning Policy Framework puts great weight on the conservation of heritage assets and says that they 'should be conserved in a manner appropriate to their significance'. The NPPF requires that applications for changes to historic assets should set out the significance of the heritage asset(s) in question and that the level of detail given should be proportionate to the importance of the asset(s).

Camden Local Plan (adopted 2018)

- Policy D1 Design requires high quality design, that (among other requirements) respects local character and context, preserves or enhances the historic environment and heritage assets, is sustainable in design and construction, is of sustainable and durable construction and is adaptable to different activities.

- Policy D2 Heritage seeks the preservation and enhancement of heritage assets and their settings, and, reflecting the national policy position, will not permit development that results in less than substantial harm to heritage assets 'unless the public benefits of the proposal convincingly outweigh the harm'.

Eton Conservation area statement (adopted 2002)

- ET11-13, on the need for works to listed buildings to be consented.

- ET14-18, on materials and maintenance. - ET14 includes that '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' and that 'original, traditional materials should be retained wherever possible and repaired if necessary'.

- ET16 requires materials for replacement or repair to match the existing or original.

8. RELEVANT PLANNING CONSENTS

A number of similar applications have been granted at adjacent properties. Further detail on the following is given in the accompanying heritage statement prepared by Sarah Earney Architecture and Conservation:

20 Eton Villas (2022/0579/L and 2022/0017/P)

20 Eton Villas (2021/0134/L and 2021/5763/P)

13 Eton Villas (2007/4768/L)

16 Eton Villas (2021/1728/L and 2021/0515/P)

19 Eton Villas (2012/1314/L and 2012/1629/P)

1 Eton Villas (2019/ 1145/L and 2019/0849/P)

4 Eton Villas (2018/4086/L and 2018/3788/P)

3 Eton Villas (2017/5534/L)

9. IN CONCLUSION

This property has tremendous appeal and also great significance as a part of London's architectural history & heritage. Nevertheless it is also important to consider that it needs to remain fully able to meet contemporary needs.

To this end we believe the proposals will not only enhance and contribute to the story of its historic evolution, but will also ensure that it continues to be a valued and attractive family home, thereby securing its long term future.