

## BELSIZE ARCHITECTS

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### Design and Access Statement

In support of a request for retrospective planning and listed building consent for:

**61a Eton Avenue, (basement level flat), London, NW3 3ET**

16<sup>th</sup> October 2015



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## **INTRODUCTION:**

This Design and Access Statement and the associated planning application, drawings, and appendices, seek retrospective planning and listed building consent to regularise works that have already been carried out to the basement flat at 61a Eton Avenue, London, NW3 3ET, including actions as listed below:

1. The internal layout of flat between the dining area and larger bedroom appears to have been reconfigured, (previous plans show it used to be a kitchen /bedroom arrangement).

**Note:** It appears that these works were carried out some time after 2002, (when there was an estate agents plan prepared that showed the previous condition), but before 2008 when the applicant purchased the property.

2. The change of use of the bin store area to a bedroom and a W.C. to the left of the flat entrance door.

**Note:** It appears that these works were carried out some time after 1971, (when there was a plan submitted to the council reflecting the bin store as still being intact), and 2002 (when there was an estate agents plan prepared that showed the bin store having been converted into the bedroom and W.C)

3. The insertion - and also later replacement of - a new window in the circulation space in the same aforementioned area that used to be a bin store.

**Note:** It appears that these works were also carried out some time after 1971, (when there was a plan submitted to the council reflecting the bin store as still being intact), and 2002 (when there was an estate agents plan prepared that showed the bin store having been converted into the bedroom and W.C). The window was then replaced by the applicant with a like-for-like replacement in 2014 as the old window frame was rotten.

4. The conversion of a timber framed double door into a timber framed window in the bedroom in the same aforementioned area that used to be a bin store.

**Note:** It appears that these works were carried out some time after 2002, (when there was an estate agents plan prepared that showed the previous condition), but before 2008 when the applicant purchased the property.

The first two items listed above (i.e. items 1 and 2), only affect the internal layout and therefore will only require retrospective listed building consent.

The second two items listed (i.e. items 3 and 4), also have an impact on the external appearance of the building, and will therefore require both retrospective listed building consent, and also retrospective planning consent.

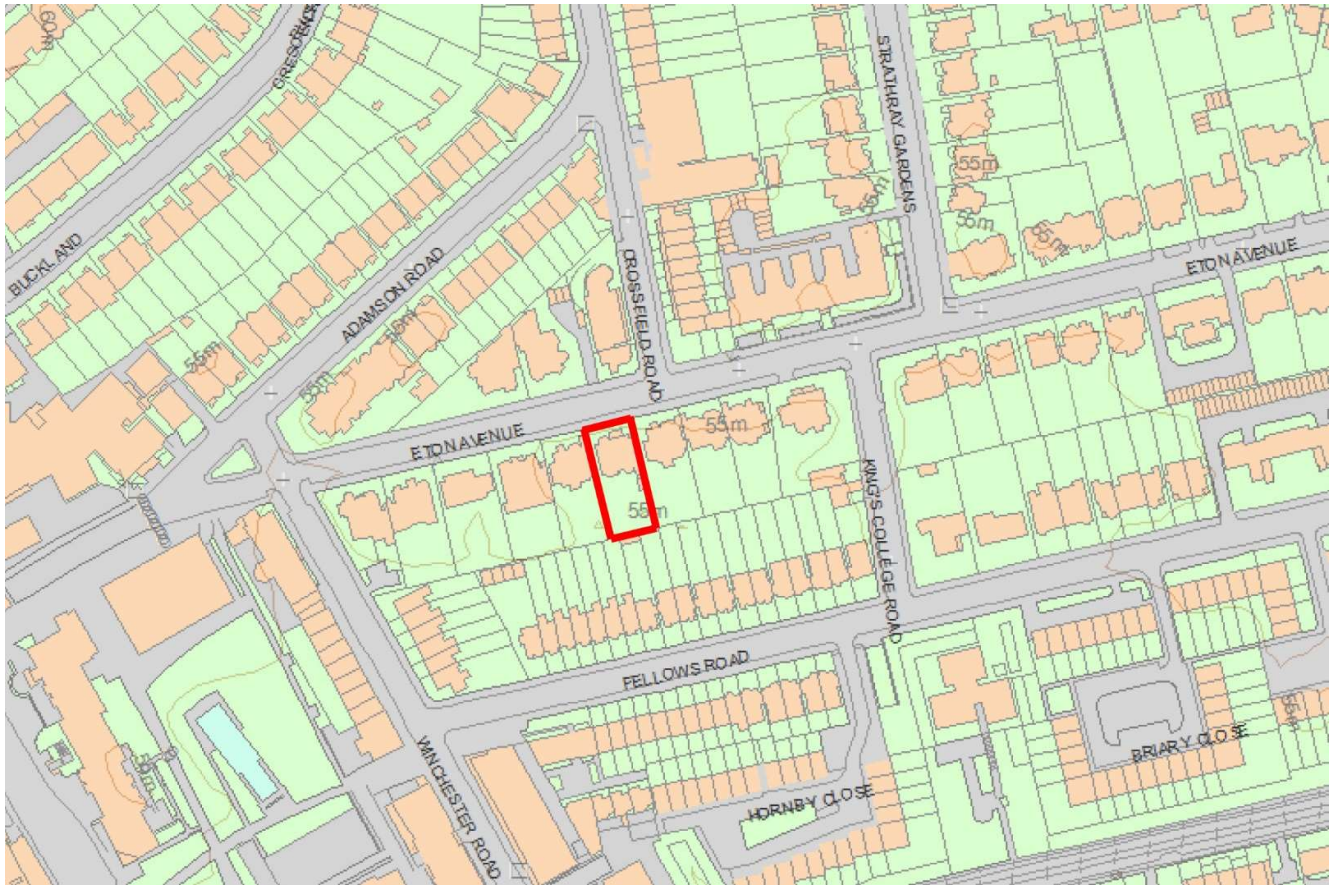
Please note that Images of all of the areas listed in the four points above – as they physically now appear - can be found in Appendix B.

## **SITE CONTEXT**

61 Eton Avenue is located on the South side of the street and is located within the Belsize Conservation area (in sub area 3 – Eton Avenue), in the borough of Camden. The area is described in the Belsize Park Conservation Area Appraisal as:

*“This is a consistent area of predominantly late Victorian housing with some Edwardian pockets, built on land primarily in the ownership of Eton College. The houses within this area are smaller than the villa development to the north, being predominantly two storeys with an attic level. The properties in this area are notable for their varied styles and elevational treatment. There is however consistency of materials generally, red brick with red clay tiled roofs being a recurrent theme. The streets have a constant building line and only small gaps between the buildings. The houses have front gardens with boundary walls defining the edge of the properties along the street.”*





### **THE EXISTING BUILDING:**

The building was originally designed and built as a single family dwelling, but was broken up into flats circa 1945. 61a Eton Avenue is now a basement level two bed – two bathroom property, with an open plan living-dining-kitchen area, with an approximate gross internal area that measures 911 square foot / 84.7 square meters. The flat enjoys its own separate private entrance set to the side of the building and enjoys private use of two outside spaces. The changes to the property appear to have been executed in a high quality manner and the property appears to have been well maintained.

According to Historic England's on-line database the property was awarded grade II listed status on the 11<sup>th</sup> January 1999. Their website goes on to describe the property as follows:

*“Detached house. c1889. By Harry Measures; built by William Willett & Son. Red brick with continuous sill and lintel bands and tile-hung and rendered gable. Tiled hipped and gabled roofs with dormers, tall brick chimney-stacks with stepped friezes and overhanging eaves with coved cornice. Asymmetrical design.*

*EXTERIOR: 3 storeys, attic and semi-basement. Irregular fenestration of 3 windows. All main windows with stained and patterned glass top lights; upper floors with glazing bars. Right hand entrance bay with central gabled timber porch with bobbin and reel shaped columns on a brick base supporting a tiled and barge-boarded gable with bobbin and reel baluster lintel; part-glazed panelled door with sidelights. 1<sup>st</sup> floor has 2 windows flanking the base of a central chimney-stack which rises through the centre of a small gable. To right, a small 2nd floor balustrade. Narrow left hand bay with tile-hung 2nd floor and then a 4-light canted bay, ground floor windows with continuous bracketed sill and round-arched heads filled terracotta enrichment, rising from the semi-basement through the 1st floor to support a modillion cornice with continues across the façade and balustrade to tripartite 2nd floor sash. Gable with barge-boards and 2 small lights.*

*INTERIOR: not inspected.”*

## **61 ETON AVENUE RELEVANT PLANNING HISTORY WITH TIMELINE OF OTHER RELEVANT EVENTS OVERLAID:**

The following timeline attempts to clarify what actions occurred and when they took place. We have highlighted in red when the listed status was awarded to help illustrate what activities took place before and after this action / date. We have also highlighted in red the point at which the applicant purchased the property.

- **1889:** The original property was constructed.
- **1945:** Planning consent was granted for the conversion of the single family dwelling into three self-contained flats and a maisonette (council reference TP32277/1174). When this application was submitted it featured a plan of the basement, which shows the internal spaces that the flat now occupies made up of: a boiler room; a coal cellar; a kitchen, and a series of storage rooms. Please refer to attachment “61aEA 1945 plan”.
- **1971:** Planning consent was granted for the conversion of the garden, ground and first floor into two self-contained flats and one maisonette (council reference 10756). When this application was submitted it featured a plan of the basement, which shows the bin store still intact, and a hexagonal bedroom arrangement in the centre of the plan, (inside of the bay window). Please refer to attachment “61aEA 1971 plan”.
- **1999:** Building was awarded grade II listed status; according to Historic England's database, there was no interior inspection carried out when the listed status was awarded, and therefore there is no record of what the internal arrangement was at that time, (Historic England list entry reference number: 1078312).
- **2005:** Planning and listed building consent was refused for creating a new extension to provide additional habitable floor-space beneath the front garden for the existing basement flat, incorporating demolition of an existing vault (council reference 2005/0869/L and 2005/0868/P). When this application was submitted, it featured a plan of the basement prepared for estate agents 'Kinleigh Folkhard & Hayward' with the date 2002 printed upon it. In this plan, the vaults (annotated as a bin store on the earlier 1971 drawing), are shown as having already been converted into a bedroom and a W.C. Plus the window in the circulation area leading to the bedroom and W.C. is shown as already having been installed, (albeit that the applicant also replaced this window later in 2014 – see notes below). The bedroom in the converted bin store features double doors, which are shown as opening out onto the patio area in front of the flats main entrance door. The internal partition walls of the primary bedroom and the adjacent kitchen area also appear to have been reconfigured compared to the 1971 plan. Please refer to attachment “61aEA 2002 plan”.
- **2008:** The applicant purchased the property in 2008.
- **2014:** In February 2014 the applicant replaced a rotten timber framed window with a new like-for-like timber framed casement window – located within the area that used be a vault, and has in recent years been converted into the circulation space leading to a new bedroom and a W.C. The applicant was not aware that they were required to obtain listed building consent to carry out these works.
- **2015 / The Current Situation:** Estate agents prepared a new plan of the property in preparation of it being marketed for sale. The 2015 plan (which having inspected the property we can confirm does reflect the actual current layout) varies from the 2002 plan in terms of the main bedroom and kitchen area which appear to have been reconfigured. The vaults do appear to resemble the same arrangement as that previously shown in the 2002 plan, (i.e. they are shown as a bedroom and a W.C., and the adjacent window - which the client replaced in 2014), with the exception of one item, which was that in the 2002 plan the bedroom – in the converted bin store area – showed double doors opening out to the area in front of the main entrance to the flat, however in the current 2015 plan and actual conditions, these double doors appear to have been changed to a timber framed window. It seems that the window has been fitted within the earlier formed structural opening that was previously employed to house the double doors. Please refer to attachment “61aEA 2015 plan”.

## **OTHER LOCAL PROPERTIES RELEVANT PLANNING HISTORY**

The following list attempts to illustrate other listed properties in the immediate vicinity which have been granted listed building and planning consent for works that included alterations to the basement / lower ground levels. We believe that these may be useful in determining precedents when considering this application:

- **1996: 59 Eton Avenue:** Planning and listed building consent was granted for the conversion of property from 7 residential units to 1 x 6-bedroom maisonette, 1 x 1-bedroom flat and 1 studio flat (both on lower ground floor), plus associated internal and external alterations to rear elevation, including erection of full

height glazed projection to rear of side extension, clerestory dormer extension on rear roof of side extension, and alterations to rear elevation of main building to provide 2 pairs of French doors with 2 access staircases to garden (council reference 9500328 and 9570304).

- **2005: 63 Eton Avenue:** Planning and listed building consent was granted for the conversion and rearrangement of property to provide a 4 bedroom maisonette on the lower ground and ground floors, a two-bedroom flat on the first floor, and 7 non-self-contained bedsits with shared facilities on the second and third floors, incorporating the replacement of a window by an entrance door at front basement level, and various internal alterations including new partitions, door openings, and 2 new staircases from the lower ground floor to upper ground floor (council reference 2005/2808/L and 2005/2807/P).
- **2005: 69 Eton Avenue (North House):** Planning and listed building consent was granted for conversion of property from 7 residential units to 3 self-contained units, plus associated internal alterations on all floors and insertion of new mezzanine floor to side extension, and external alterations including erection of full height glazed projection to rear of side extension, clerestory dormer extension on rear roof of side extension, and alterations to rear elevation of main building to provide 2 pairs of French doors with access staircases (council reference 2005/1673/P and 2005/1674/L).
- **2014: 65 Eton Avenue:** Planning and listed building consent was granted for the erection of a conservatory to the rear elevation and infilling of window and insertion of new window to replace door on the side elevations of the existing extension at basement level in connection with residential flat (council reference 2014/5893/P and 2014/5968/L).

### **PRE-APPLICATION CONSULTATION**

Both the applicant and ourselves (acting in the capacity of client's agent) have been liaising with Mr John Nicholls of Camden Council (please refer to Appendix A for a copy of correspondence with Mr John Nicholls).

Given the fact that there is no record on file of the internal arrangement prepared at the time when the building was given its listed status in 1999, and in the absence of any other information, it has been difficult to confirm if the 2002 Kinleigh Folkhard & Hayward estate agent's plan reflects what was the actual physical arrangement of the property either prior to, or after, the listing status was awarded in 1999.

However from conversations with Mr John Nicholls of Camden Council, it has been agreed that this application should address the three areas listed at the start of this document in order to address the changes that have taken place without any listed building application being submitted.

### **CONCLUSION**

We have visited the property, and we could not find any evidence at basement level of any important historical internal features that would likely date back to the original building as it would have been constructed in 1889, (or as it stood in 1945 when it was converted into three flats and a maisonette).

It appears from the 1945 plans that the internal spaces that flat 61a Eton Avenue now occupies were made up of: a boiler room; a coal cellar; a kitchen, and a series of ancillary / storage rooms. We would therefore not expect spaces such as these would have included any important internal historical features that would be considered sensitive in terms of the changes described in this application. In addition to this, prior to the listing of the building in 1999, the drawings from 1971 already show considerable rearrangement of the internal partitions / spaces compared to the 1945 plans, and therefore any internal features from that earlier period were most likely changed or removed during the 1971 reconfiguration.

We believe that the historic changes have been executed in a sensitive manner and appear to have been constructed using high-quality levels of workmanship and materials. We also believe that the current internal arrangement of the basement is not in any way harmful or detrimental in terms of the listed status of the building, and the changes are not visible from outside of the building.

The replacement window to the bedroom (located in the area that used to be the vaulted bin store) appears to have previously been double doors. This window is only visible when standing immediately outside of the front door of the basement flat; it is not visible to any passers-by on the public highway, or visible to any of the other occupants of the building.

The same can be said regarding the 2014 replacement of the small window off the area that used to be vaults / a bin store. The window sits well within the context of the buildings fabric, and is not easily visible from either the public highway, or from the other flats above.

Overall we believe that the flat in its current arrangement provides high quality living accommodation with no detrimental impact to the listed status of the building.

We therefore request that retrospective listed building consent be granted to regularise the changes as described throughout this document.



## **APPENDIX A: COPY OF CORRESPONDENCE WITH CAMDEN COUNCIL**

Please find pasted below a copy of email correspondence with Mr John Nicholls of Camden Council:

Dear Mr xx,

I have had a chance to chat with my conservation officer about this now.

There are three areas of concern when you compare the two plans submitted which may all require listed building consent. These points will be completely dependent on when the works took place, and when these plans are dated. If they can be proven to have been in place pre-listing on 30<sup>th</sup> December 1999, then a certificate of lawfulness would suffice to regularise anything in terms of planning and listed building consent. If not, then a full listed building application will be required to approve the works as now undertaken. Obviously, there is a chance that if found to be harmful to the building's significance, that these could be refused.

These are:

- The floor plan layout of flat between the dining area and larger bedroom, which used to be a kitchen /bedroom arrangement;
- The change of use of the bin store area to bedroom and W.C. just to the left of the entrance door and;
- The insertion of the new window in this area as well. (Window - Detailing looks good, although it could have a top light like the other windows in the property but looks to be new having compared the plans and unlikely to be considered harmful.)

If the changes made in the current plan were undertaken before listing, then a certificate of lawfulness could be submitted, but you would need plans and evidence and ideally a sworn affidavit from whoever made the changes explaining how these were done on a date before the property became Grade 2 listed. i.e. 30<sup>th</sup> December 1999.

If you can't do this, or the works were undertaken post listing then a listed building application will be required for all three elements and may take 6-8 weeks to submit, validate, publically advertise and determine.

I hope that helps to a degree although I realise you will still need to undertake an application of some sort to satisfy buyers.

Kind regards

John

John Nicholls

Planning Enforcement Officer

Telephone: 020 7974 2843

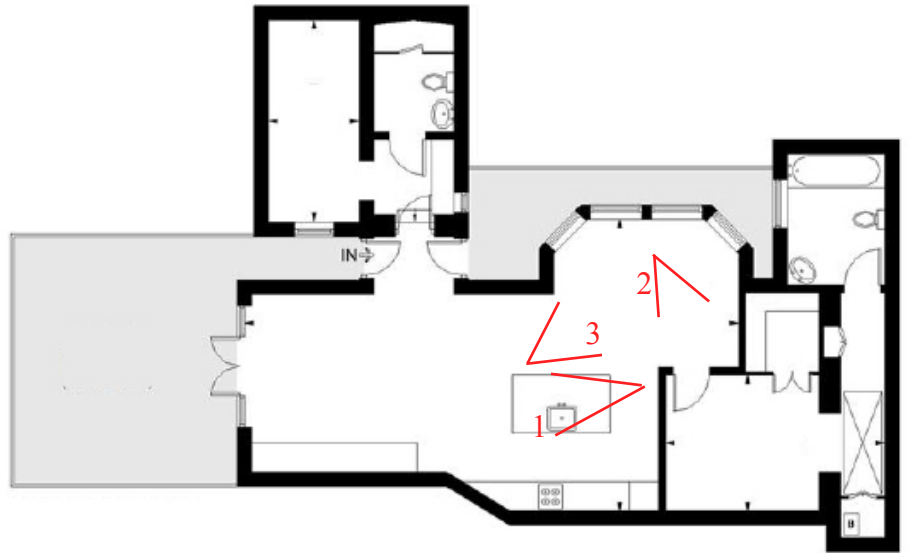


**APPENDIX B: PHOTOGRAPHS OF AS-BUILT CONDITIONS OF 3 X AREAS OF CONCERN**

Please find on the pages that follow images of the as-built conditions of the three areas that have were raised as concerns in the email correspondence from Mr John Nicholls (see appendix A), and that this application is requesting retrospective listed building consent be granted for.

61a ETON AVENUE,  
LONDON, NW3

Changes to the floor plan layout of flat between the dining area and larger bedroom, which used to be a kitchen / bedroom arrangement.



Current plan



1\_Kitchen-dining



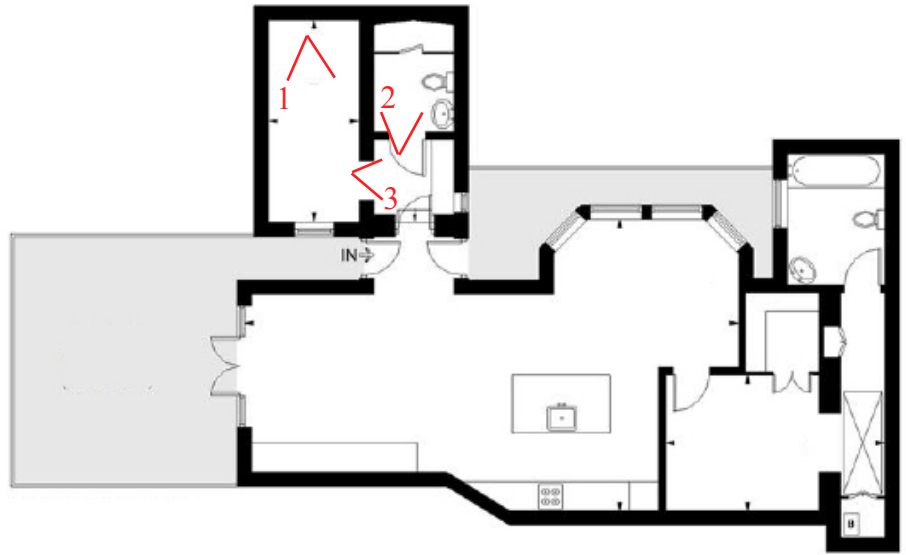
2\_Bedroom



3\_Dining bay-window

61a ETON AVENUE,  
LONDON, NW3

Change of use of the bin store  
area to bedroom and wc.



Current plan



1\_Bedroom



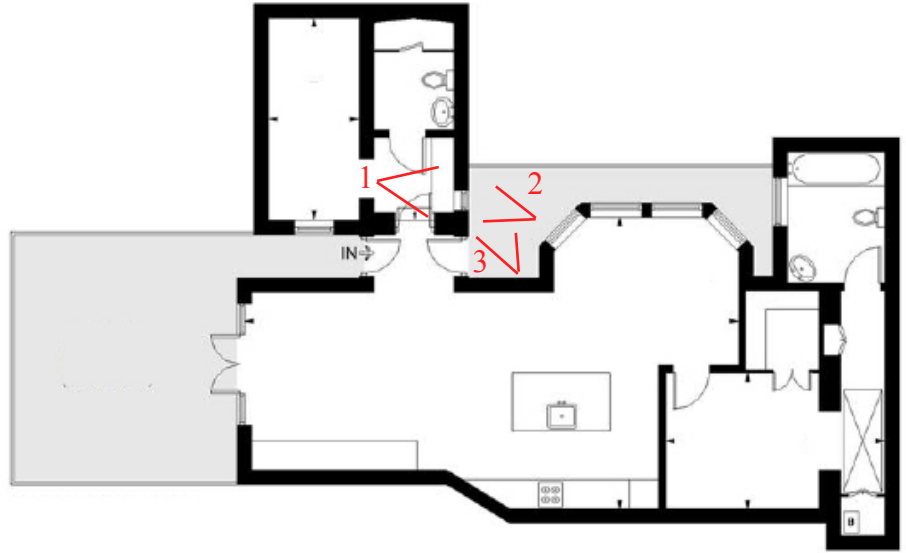
3\_Circulation space



2\_Bathroom

61a ETON AVENUE,  
LONDON, NW3

Replacement of existing window



Current plan



1\_Replaced window inside



2\_Replaced window outside

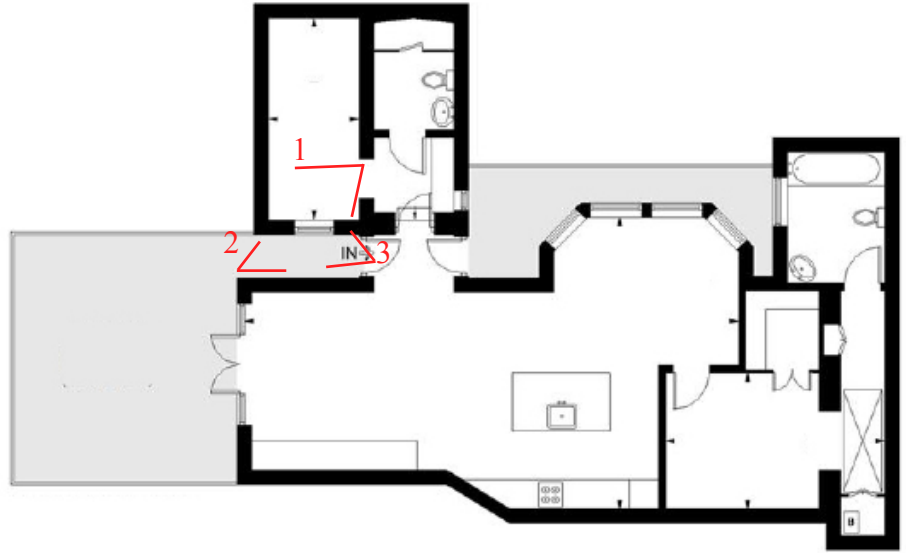


3\_Replaced window outside



61a ETON AVENUE,  
LONDON, NW3

Conversion double doors into window using the same structural opening and infilling at low level where door cill would have been located.



Current plan



1\_ Inside window



2\_ Outside window



3\_ Outside window