

## **JONES LAMBELL LLP Architecture and Interior Designers**

### **FLAT 2, 73 ETON AVENUE, LONDON**

### **HERITAGE STATEMENT**

#### **INTRODUCTION**

This heritage statement has been prepared by Jones Lambell LLP to assess the proposals relating to Flat 2, 73 Eton Avenue in accordance with the National Planning Policy Framework. The NPPF requires that applications affecting a heritage asset are accompanied by a description of the significance of the heritage asset and an assessment of the impact of the proposals. This statement relates to the following proposed work:

*External alterations to provide a timber framed bay window extension on the west/side elevation. Reconstruction and provision of new fenestration to existing infill extension below the brick arch on the west/side elevation. Internal alterations to improve the layout and standard of accommodation provided.*

#### **SITE LOCATION AND SURROUNDINGS**

The property is located within the Belsize Conservation area, which was designated a conservation area in 1973. The area around Eton Avenue is characterised by Victorian red brick houses, constructed in a Queen Anne style.

#### **APPRAISAL OF THE PROPERTY AND ITS SIGNIFICANCE.**

73 Eton Avenue is a grade II listed building.

The list description is concerned with the exterior of the house as follows:

*Detached House.c1890. By Harry Measures; built by William Willett & Son. Red brick with tile hung and relief plasterwork gables. Tiled hipped and gabled roofs with tall brick stepped and shaped chimney-stacks and dormers. Asymmetrical design. EXTERIOR: 2 storeys, attics and basement. Irregular fenestration. Most windows with patterned glazing of small panes; upper floors with glazing bars to top lights. Central gabled porch with round-arched opening and coped gable. Above, a 2-light window. Right hand bay with 5-light bowed bay transom and mullioned windows, each with 2 small top lights, supporting an undulating parapet to the 1<sup>st</sup> floor window. Attic gable with rows of fishscale tiles, 3 –light window and bargeboards projects on shaped timber brackets. Left hand projecting bay with 3-light windows to ground and 1<sup>st</sup> floors and attic gable in bargeboards and 3-light window surrounded by swags in relief moulded plasterwork. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached stone coped red brick front garden boundary wall with gate piers having enriched terracotta frieze and cross gabled caps.*

Externally the house appears to be in reasonable condition and makes an important contribution to the conservation area. On the side (western elevation) there are two latter additions, which appear to have been completed during the 1970's. The first is a small rectangular brick extension with a tiled roof and the second is an infill extension below a brick arch. At the rear of the flat there is a further single storey red brick rear extension, which was added to the property in 2009-10.

Internally the house has been previously split into flats. Located on the ground floor, Flat 2 has previously been heavily refurbished and does not contain many historical features of note. The front room contains a bay window, which is a pleasing historical feature, containing timber panelling, patterned glazing, a decorative cornice and ceiling. At the rear the majority of historical features from the living spaces have also previously been removed.

### **APPRAISAL OF THE PROPOSALS.**

The changes are concerned with improving the layout and upgrading the accommodation provided by the apartment. This largely involves the removal of non-original and non-structural internal partitions to provide a more practical layout. This does not affect any original or historic features.

Externally it has been proposed provide a small bay window extension to the front room with access to the rear garden. This does not impact on any original/historical architectural features. It has been designed to sit neatly against the existing side extension and compliment the important architectural features of the house. It is also proposed to reconstruct the infill extension and provide new fenestration so that it integrates more closely with the western elevation.

### **SCHEDULE OF PROPOSED INTERNAL CHANGES.**

Photographs and notes on the proposed internal changes and original features to be retained is provided at the end of the document. The photographic survey documents the key features on each level and provides notes on how the changes impact each item.

The survey has been completed as follows:

1. Exterior, pages 4-5
2. Interior, pages 6-7

## **CONCLUSION.**

The proposals relating to Flat 2, 73 Eton Avenue are minor in nature and will not detract from the status of the property as a listed building. Internally the proposals consist of adjustment to non-original internal partitions to improve the layout of the apartment. Externally the proposed small bay window extension will complement the architecture of the house. The proposed adjustment to the infill extension and change to the fenestration below the arch will help improve the overall appearance of the western elevation.

The proposals relating to Flat 2 will be of benefit to the property as a whole and improve the standard accommodation provided for a young family.

**FLAT 2, 73 ETON AVENUE. - EXTERIOR**



**1a**

73 Eton Avenue - Western Elevation



**1b**

Existing side extension and location for proposed bay window extension.



**1c**

Existing side extension and location for proposed bay window extension.

**FLAT 2, 73 ETON AVENUE.**



**1d**

1970's infill extension below the brick arch. Extension to be rebuilt and new fenestration provided.



**1e**

Rear extension to ground floor flat, constructed in 2009/10.



Rear extension to ground floor flat, constructed in 2009/10.

## FLAT 2, 73 ETON AVENUE - INTERIOR



2a

Bay window to front room. Secondary glazing is proposed to reduce heat loss from the living room.



2b

Bay window to front room. Secondary glazing is proposed to reduce heat loss from the living room.



2c

Existing kitchen area to be stripped out. Existing fenestration to be removed to facilitate construction of bay window extension.

**FLAT 2, 73 ETON AVENUE.**



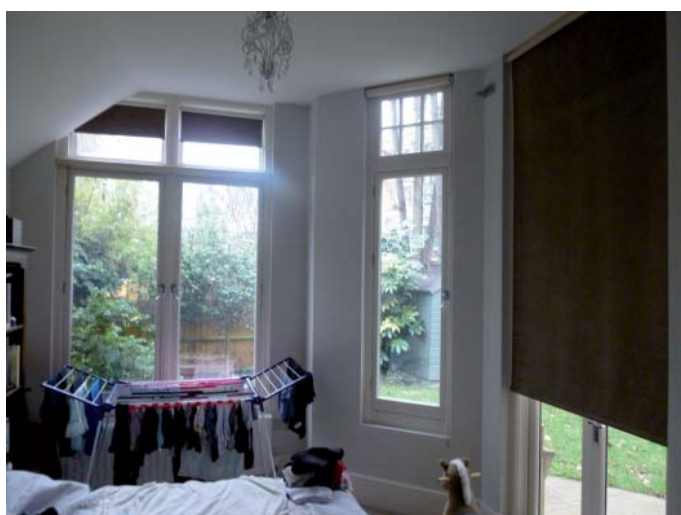
**2d**

Main bedroom. Rear rooms/ bedrooms have all been previously refurbished and do not contain any historical/original decorative features.



**2e**

Guest bathroom to be stripped out and non original partition walls to be removed to facilitate adjustment to internal layout.



**2f**

Rear bedroom within modern extension constructed in 2009-10.