

## JONES LAMBELL LLP Architecture and Interior Designers

FLAT 2, 73 ETON AVENUE, LONDON

### HERITAGE STATEMENT Rev A

#### 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:

*Internal alterations to remove a partition wall and provide a bedroom with a small ensuite shower. Adjustment to the layout of the master bedroom and provision of an ensuite bathroom. Adjustment to the Living Room ceiling to remove the step and provide a level decorative plaster ceiling across the space.*

This application follows on from a recently consented Planning and Listed Building application for the property (Ref 2016/3359/L and 2016/3119/P). The proposals contained within this application are concerned with the interior of the flat and contain a minor adjustment to the consented plan.

Following feedback from Camden Council the proposal has been updated in relation to the layout of the master bedroom and to provide more information on the Living Room ceiling.

#### 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, which has previously been split into apartments. The list description and review of the exterior of the property is discussed within the Heritage Statement previously submitted as part of the consented application (Ref 2016/3359/L)

Flat 2 has previously been heavily refurbished and does not contain many historical features of note. This application relates to the ceiling of the front room, the layout of the master bedroom and central bedroom area.

### Front Room

The ceiling of the front room has been previously modified and original features and fabric removed. It is thought that this occurred when the property was divided into flats. The ceiling contains a change in level, which creates a division across the room. It is thought that the level change/dropped section of ceiling was installed to help provide services to the flat above.

There is a decorative plaster cornice running around the ceiling, which turns in on itself where the change in level occurs. There are two decorative columns either side of the historic bay window, which are symmetrical apart from at the head, where the level of the cornice is different. These changes to the ceiling have been to the detriment of the room. They have resulted in an uneven/disjointed appearance and a space that does not have a unified feel.

When the house was originally built in 1890, the front room/Living Room would have been the grandest/most important room within the property. The historic ceiling of the front room would have been an important feature and would have almost certainly been continuous and decorative. It is highly improbable that the historic ceiling would have contained a step/change in level, which is so disruptive to the unity of the space. Evidence for this can also be seen with the ceiling of the front room in the adjacent flat on the ground floor. Please refer to the photograph (1e), page 7 of the appendix. This ceiling is continuous and decorative.

It is thought that the historic ceiling and cornice in the front room would have closely corresponded to the level of detail and decoration contained in the ceiling in the bay window. Please refer to the attached photograph (1d) page 7 of the appendix.

We have carried out some investigative work and found that the existing ceiling is formed from plasterboard. The existing cornice appears to be installed below the plasterboard and therefore it can be assumed that it is also not original. Please refer to photograph (1c) on page 7 of the appendix.

### Central Bedroom/Ensuite Bathroom.

Centrally there is an existing ensuite bathroom and a small bedroom accessed off the entrance hall. A historical arched window runs at high level across these two rooms. It is thought that originally/historically this area would have been a single space. There is a decorative plaster ceiling across this area and within the entrance hall. The partition wall between the ensuite bathroom and bedroom does not appear to be original. It intersects the arched window unevenly and interrupts the pattern of the decorative ceiling above.

### Master Bedroom

The majority of decorative historical features within the master bedroom have previously been removed. There is no cornice and just a plain ceiling. There is an existing alcove with two small windows. It is thought that this would have originally been a fireplace.

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

The changes are concerned with improving the layout and upgrading the accommodation provided by the apartment.

### Front Room Ceiling

The intention is to remove the step and provide a level, decorative ceiling across the living room to help provide a more unified space. Historically there would have originally been a decorative ceiling within this room similar to the bay window and the entrance hall/central area. It is intended to provide a ceiling, which provides a closer reflection of the historic form and status of the room than the current situation.

A level ceiling will be installed by constructing a new plasterboard ceiling to align with the existing dropped section of ceiling. The plasterboard ceiling above will be retained. The existing cornice appears to be non-original and installed below the plasterboard ceiling. The existing cornice will be retained in the lower section of ceiling and new sections will be completed to match the existing profile.

The decorative ceiling will be formed by using a plaster moulding to create a pattern to correspond with the ceiling in the entrance hall and central bedroom. The proposed ceiling in the living room will provide an attractive item, which has historical precedent. It will also greatly enhance on the appearance of the front room. The proposed work to the living room ceiling does not involve the removal of any historic fabric and will be of benefit to the apartment.

### Central Bedroom/Ensuite Showerroom

The intention is to remove the central partition wall to create a single room and an uninterrupted view of the historical arched window. The creation of a single central room is closer to the original form of the plan. Where the partition wall has been removed the decorative ceiling above will be re-instated.

The proposed small ensuite shower room will be formed from lightweight studwork partitions, which can be removed in the future if required. The existing decorative ceiling will be retained above the shower room.

These alterations will create a more practical central bedroom, which will be of significant benefit to the occupants of the flat. It also means the existing historical decorative ceiling and arched window can be more easily appreciated.

### Master Bedroom.

The intention is to provide a small ensuite shower room within the masterbedroom. The ensuite shower room will be of great benefit to the flat in assisting with providing flexible living accommodation, suitable for a young family.

Further to feedback from Camden Council the ensuite shower room will be located on the east wall on the opposite side to the existing alcove/former fire place. The alcove, (former fire place) will remain open to the room. The existing entrance/door opening will also be retained intact.

It is proposed to construct the ensuite shower room from lightweight partition walls. The walls will be lined with painted timber panels to correspond with the adjacent joinery unit. Space will be left above the unit and below the existing ceiling to ensure that the form of the original room can still be read.

The ensuite shower room has been designed to be as compact and small as possible, in order to reduce its impact on the room. It has been designed to appear as a separate joinery element within the room, rather than a permanent addition to it.

The installation of the ensuite shower room does not involve the removal of any historic fabric or features. The ensuite shower room will be able to connect into the existing drainage and services towards the rear of the property.

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

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

The survey has been completed as follows:

1. Interior, pages 6-10

### **CONCLUSION.**

The proposals contained in this application are minor in nature and relate to internal alterations to improve the layout. The proposals will not detract from the status of the property as a listed building and provide a benefit to the property as a whole. The intention to remove the step and provide a level ceiling across the living area is to provide a closer relationship to the historical form and improve the appearance of the space. The provision of decorative plasterwork to the ceiling across the living room will add a pleasing detail with context and historical precedent. The removal of the central partition wall to create a more practical bedroom opens up the historical arched window and is closer to the original form of the plan. The installation of an ensuite bathroom will be of benefit to the property in

providing practical accommodation for a family. It will not adversely impact on any historical features and has been designed to ensure the historic form of the room can still be appreciated.

**FLAT 2, 73 ETON AVENUE. - LIVING ROOM CEILING**



**1a**

Section of cornice to be replaced with new cornice to match existing.

New section of ceiling installed to remove step and create a level ceiling across space.

Existing cornice to be retained.

Living Room Ceiling.

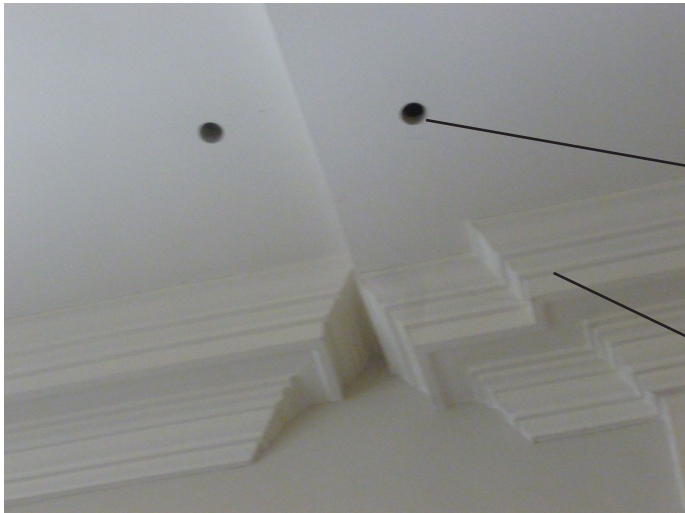


**1b**

Existing cornice to be retained.

New section of ceiling installed to remove step and create a level ceiling across space.

Living Room Ceiling.



**1c**

Existing ceiling in Living Room has been carefully examined and is constructed from plasterboard.

Existing cornices sit below the plasterboard ceiling and do not appear to be original.



**1d**

Decorative ceiling and cornice to bay window.

Bay Window Ceiling.



**1e**

Note - ceiling of front room in adjacent flat on the ground floor is continuous and decorative.

Ceiling in Front Room of adjacent flat on the ground floor.

**FLAT 2, 73 ETON AVENUE - ARCHED WINDOW**



**2a**

Decorative ceiling to be retained.

Original/historic arched window to ensuite bathroom to be retained.



**2b**

Decorative ceiling to be retained and re-instated where partition wall is removed.

Non original partition wall to be removed to open up arched window.

Original/historic arched window to ensuite bathroom to be retained.



**2c**

Original/historic arched window to ensuite bathroom to be retained.

Non original partition wall to be removed to open up arched window.



**FLAT 2, 73 ETON AVENUE - CENTRAL AREA/DECORATIVE CEILING.**



**3a**

Decorative ceiling to be retained in Entrance Hall.

Decorative Ceiling in Entrance Hall



**3b**

Decorative ceiling to be retained in Bedroom. Decorative ceiling to be re-instated where non original partition wall is to be removed.

Decorative Ceiling in Bedroom.



**3c**

Decorative ceiling to be retained in and re-instated where non original partition wall is removed.

Decorative Ceiling in Ensuite.

**FLAT 2, 73 ETON AVENUE - BEDROOM ALCOVE**

**4a**



Alcove in bedroom to be retained as existing.

Master Bedroom Alcove

**4b**



Existing Master bedroom, floor-ceiling fitted joinery to be removed. Location for proposed shower room integrated into new joinery unit.