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Heritage, Design & Access Statement

In support of proposals for 3 Eton Villas, London, NW3 4SX • Job No. 411a • 04.10.2017

Introduction

3 Eton Villas is a Grade II listed, early Victorian, semi-detached villa set within the Eton Conservation Area which was first designated in 1973. It comprises 4 storeys (lower ground, upper ground, first and second floor) and is a private residence.

Listing

The English Heritage listing description is as follows:

*Date first listed: 14 May 1974
1-6 Eton Villas, Camden, NW3*

6 semi-detached villas, c1849 by John Shaw for Eton College and built by S Cuming. Painted stucco with slated gabled roofs, most with dormers or extended roofs. 2 storeys, attics, semi-basements and 2 windows each. 2 windows each. Recessed doorways, in recessed side bays, with architraved entrances, pilaster-jambos carrying cornice-heads; mostly half glazed doors approached by steps. Architraved recessed sashes; ground floors with pilasters supporting entablatures. Plain stucco 1st floor sill bands. Attic windows of 2 light in plain frame with blind centre. Central slab chimney-stacks. Interiors: not inspected.

Proposals Strategy

The following material alterations are proposed in favor of the relevant case law outlined in *The National Planning Guidelines 2012*, that has confirmed that Parliament's intention in enacting section 66(1) of the *1990 Listed Building and Conservation Areas Act* was that decision-makers should give "considerable importance and weight" to the desirability of preserving the setting of listed buildings, where "preserve" means to "to do no harm" and that the proposed design and the ruling decision should "conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations."

The proposals aims to comply with the relevant policy including Core Strategy Policy CS14: Promoting high quality places and conserving our heritage and Development Policy DP25: Conserving Camden's Heritage, which states 'the character and appearance of a conservation area can be eroded through the loss of traditional architectural details such as historic windows and doors, characteristic rooftops, garden settings and boundary treatments' and that 'Where alterations are proposed they should be undertaken in a material of a similar appearance to the existing. Traditional features should be retained or reinstated where they have been lost, using examples on neighbouring houses and streets to inform the restoration'.

Outlined in this document is a description of the proposed alterations for which permission is sought. These proposals have been carefully considered and designed in respect of the listed building guidelines and frameworks listed above. We have also conducted thorough research into precedent within the local area in order to inform and develop the proposals and have engaged the input of well-regarded conservation professionals together with feedback concerning the initial proposals received from the local authority conservation department as part of a pre-application advice process.

We trust that due consideration can be given to each application based on its own limitations and merits accordingly.

Pre-application advice

The revised proposals described below are furthermore directed in consideration of feedback provided by *Sarah Freeman* in relation to pre-application reference **2017/3528/PRE**.

As a result of consultation with Camden conservation department in relation to the proposals it was suggested that the application be divided into two separate applications for consideration by the local authority. The two applications have accordingly (and on the basis of advice from *Sarah Freeman*) been divided into "Internal Alterations" and "External Alterations" respectively, with elements that necessarily relate to both applications being reasonably included in both, and conversely elements that are not relevant to each application being sensibly omitted for separate consideration and subsequent determination.

Internal Alteration Proposals

1. On the lower ground floor, one of the existing walls (which currently forms storage cupboards) is to be carefully removed between the two principle rooms on this level. We propose to open up access between the two rooms at this level with the addition of new internal glazed french doors. This will allow free circulation between the rooms and improve light and views out to the garden. This is similar to the current proposals at no.6 Eton Villas. In addition, many properties on Provost Road have a dual aspect to the lower ground floor, therefore our proposals are in line with local precedent.
2. The original door to the boiler cupboard at ground floor level is proposed to be retained with the removal of the lower ground floor walls in this area. The door is proposed to be refurbished and reused in a new location within the existing opening in the lower ground floor hallway, this will provide separation of the proposed new dining area from the lower ground entrance hall and stair area.
3. Existing skirting and coricing is to be carefully retained and new skirting to match existing is proposed where necessary.
4. The wall to the existing utility room on the lower ground floor is relocated to create a larger utility room and forms the back wall to the proposed new boot room / W.C area.
5. The door to the existing store under the stairs is re-positioned to form a "boot room" area which also functions as a discrete under stair W.C.
6. Existing non-original kitchen cabinetry, cupboards and joinery in the kitchen and front room are proposed to be removed.
7. Existing skirting is to be carefully retained and new skirting to match existing is proposed where necessary due to the addition of new walls or removal of existing walls as described above.
8. The lower ground floor areas are proposed to have existing screeds retained with a thin electric underfloor heating system installed over the existing cement screed and an engineered oak flooring installed above. This will bring the internal finishes of the lower ground floor living spaces in line with the proposed internal floor finish of the rest of the principal floors of the house.
9. Fire surrounds to the front and rear rooms at lower ground and upper ground floor levels are all to be carefully retained as existing.
10. On the upper ground floor level, walls to the existing W.C. and storage cupboard are removed to form a shower room and existing non-original sanitaryware is replaced. Existing non-original joinery is removed from the reception rooms, and fire surrounds are retained. Existing skirting and coricing are retained and new skirting to match existing is proposed where necessary.
11. The fireplace surrounds to the front and rear first floor bedrooms are to be carefully retained and incorporated in freestanding wardrobe joinery.
12. The original door opening between the master bedroom and the bathroom is reinstated to form a master en-suite (this is the existing arrangement at no.6 Eton Villas). The existing non-original sanitaryware to both bathrooms on the first floor is proposed to be replaced. Existing skirting and coricing are to be carefully retained and new skirting to match existing is proposed where necessary.
13. All Internal timber floors are proposed to be carefully refurbished with floorboards lifted and numbered for installation of acoustic insulation between the existing joists. The floorboards will then be replaced in their original positions and have "Acoustilay" rubber protection sheathing laid on top with a thin layer of tongue & groove boarding supporting a new thin engineered oak flooring finish. This will provide a new floor finish throughout the principal floors of the house. This is proposed to be laid in a traditional chevron pattern with a 240mm offset perimeter detail made from the same engineered timber to provide a uniform hardwearing and attractive internal finish to the existing timber floors. This strategy will both protect the existing floors and provide a high-quality traditional-style appearance to the internal spaces at lower ground, upper ground and first floor levels
14. Existing non-original radiators are proposed to be removed and replaced with traditional-style radiators at lower ground, upper ground and first floor levels.
15. All existing skirting that will be affected by the alterations to the existing timber floors are proposed to be lifted, retained and replaced in-line with the new floor finish level created by the resulting new floor above existing (as described above). They will be repainted off-white and made-good to match existing. There are no associated historic door architrave details at the base of door surrounds that will be affected by this alteration. The existing architraves are all plain at the point at which they meet the floor and as such this will be a simple alteration to conduct with very little effect on the door architraves which are to be retained and protected during the works.
16. The radiators at loft level are proposed to be retained as existing.
17. The carpeted areas at loft level are proposed to be replaced with new carpet in these spaces.
18. The existing stair is to be retained with existing carpet removed, the stair is to be carefully refurbished with all newel posts and spindles repainted in an off-white colour. The existing handrail is to be re-polished and repaired like-for-like as required.

19. The stair treads are proposed to have a new traditional-style carpet runner installed over them with a 100mm offset provided from the edge of each step. This will expose the existing timber stair treads at the edges and improve the heritage appearance of this good quality traditional timber staircase and is a common internal decorative finishing feature in properties of this type.
20. The fire surrounds to the front and rear bedrooms of the second floor loft bedrooms are to be carefully retained and incorporated in free standing joinery.
21. On the second floor the existing loft bedrooms are proposed to have new partition walls enclosing new en-suite accommodation for each bedroom. The en-suite accommodation has been arranged to make best use of the relatively compromised head-heights in the areas beneath the existing roof slope. This solution has precedence and is designed to provide a level of accommodation that suits the functioning of a modern family home and (whilst not ideal and with compromised functionality) does allow for some natural light provision to the en-suites via the small low-level glazed windows to the front and rear elevations of the building. These windows are proposed to have removable moisture-proof window-film applied to the inside of the existing glazing. This will afford the shower spaces a modicum of privacy whilst allowing as much light as possible into the spaces. All existing skirting affected by the addition of the new partitioning is to be carefully retained and new skirting is proposed to match existing where necessary. The internal finishes of these shower spaces are proposed to have a high quality waterproof gloss-paint that will protect the substrate from moisture, the existing windows are openable and will remain so (with existing restrictors retained) in order to adequately ventilate the en-suite areas.
22. At top floor / loft level it is also proposed to add new open shelving and wardrobes to each loft bedroom. These are to be of traditional design with new skirting to match existing, and will provide essential storage for these spaces.

Scale

The proposals will have no impact on the scale of the existing building.

Materiality

All repairs, refurbishment and making good will be carried out to ensure they match existing fabric as closely as possible and to the highest standards of workmanship.

During the works proper care and protection will be granted to heritage features with suitable measures undertaken to ensure no avoidable damage to the listed fabric is suffered as a result of the works.

All external materials are to remain as existing for the purposes of this application, external alterations and repairs are outlined as part of a separate application.

Daylighting/Overlooking

There are no effects on any neighbouring property in terms of daylighting or overlooking.

Access

The existing access arrangements are not altered.

Conclusion

The proposals considered and proposed above are intended to support and improve the heritage value of the listed property and in all circumstances the proposals have sought to find the correct balance between sustaining and protecting the heritage features and fabric whilst also providing for the ongoing use of the building as a functional modern family home with positive and enriching public value as a heritage asset worthy of conservation.

In seeking approval for the proposals outlined in this document and the supporting drawings and other documents provided; we have undertaken comprehensive pre-application advice with the local authority conservation department and thoughtfully considered the proposals in relation to the valuable feedback provided. The proposals can be seen as a genuine result of the conscientious consideration of input from planning officers, other heritage experts and professionals and an applicant that holds the heritage value of the property in very high esteem and wishes to undertake alterations, repairs and improvements to the listed building in as sensitive and considered a manner as possible.

With all of the above in mind it is respectfully requested that listed building consent be granted for the proposals with any matter that requires further scrutiny or detail reserved as a matter for conditional approval in due course.

Additional documents provided in support of this application

The following information is provided to assist officers in the consideration of the proposals:

- Location plan (1:1250 at A3) and site plan (1:500 at A3).
- Existing and proposed site layouts, floor plans, elevations and section drawings (1:100, all scaled at A3).
- A photographic record of the existing fireplace surrounds.
- Proposed Detail drawings describing some of the works outlined in the above statement, all scaled either at 1:20, 1:5 or 1:10 at A3.
- A Heritage statement in support of the application prepared by *Adam Architecture*.