



34 ETON AVENUE, LONDON NW3
DESIGN AND ACCESS STATEMENT
AND HERITAGE IMPACT ASSESSMENT
1ST DECEMBER 2017



WELDON WALSH

ARCHITECTURE • INTERIOR DESIGN • HISTORIC BUILDING CONSERVATION

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1.0 DESIGN AND ACCESS STATEMENT

1.1 PROPOSAL

This application seeks Listed Building Consent for the repair and reinstatement to match existing of the roof, dormer and the internal accommodation to the third floor flat (Flat F) following damage by fire and water.

1.2 USE

There is no change to residential use.

1.3 AMOUNT

There is no increase in gross internal floor area.

1.4 LAYOUT

There is no proposed change to the layout of the roof and Flat F.

1.5 SCALE

There is no proposed change to the scale of the listed building.

1.6 LANDSCAPING

There is no public realm landscaping in the proposal.

1.7 APPEARANCE

There is no proposed change in appearance to the listed building. All materials are to match existing.

1.8 ACCESS - VEHICULAR AND TRANSPORT LINKS

There is no alteration to the existing vehicular and transport access to the listed building.

1.9 INCLUSIVE ACCESS

The requirements of the Disability Discrimination Act are not be applicable.

1.10 REFUSE DISPOSAL

The existing storage allowed by the landlord for the accommodation of waste and recyclable material is unaffected by the current proposals.

2.0 HERITAGE IMPACT ASSESSMENT

2.1 MAPS

An assessment of historic maps and Ordnance Survey maps of the area from 1866 to 1937 suggest, as the listing description for the house, it was erected during the late Victorian period.

OS1866-71

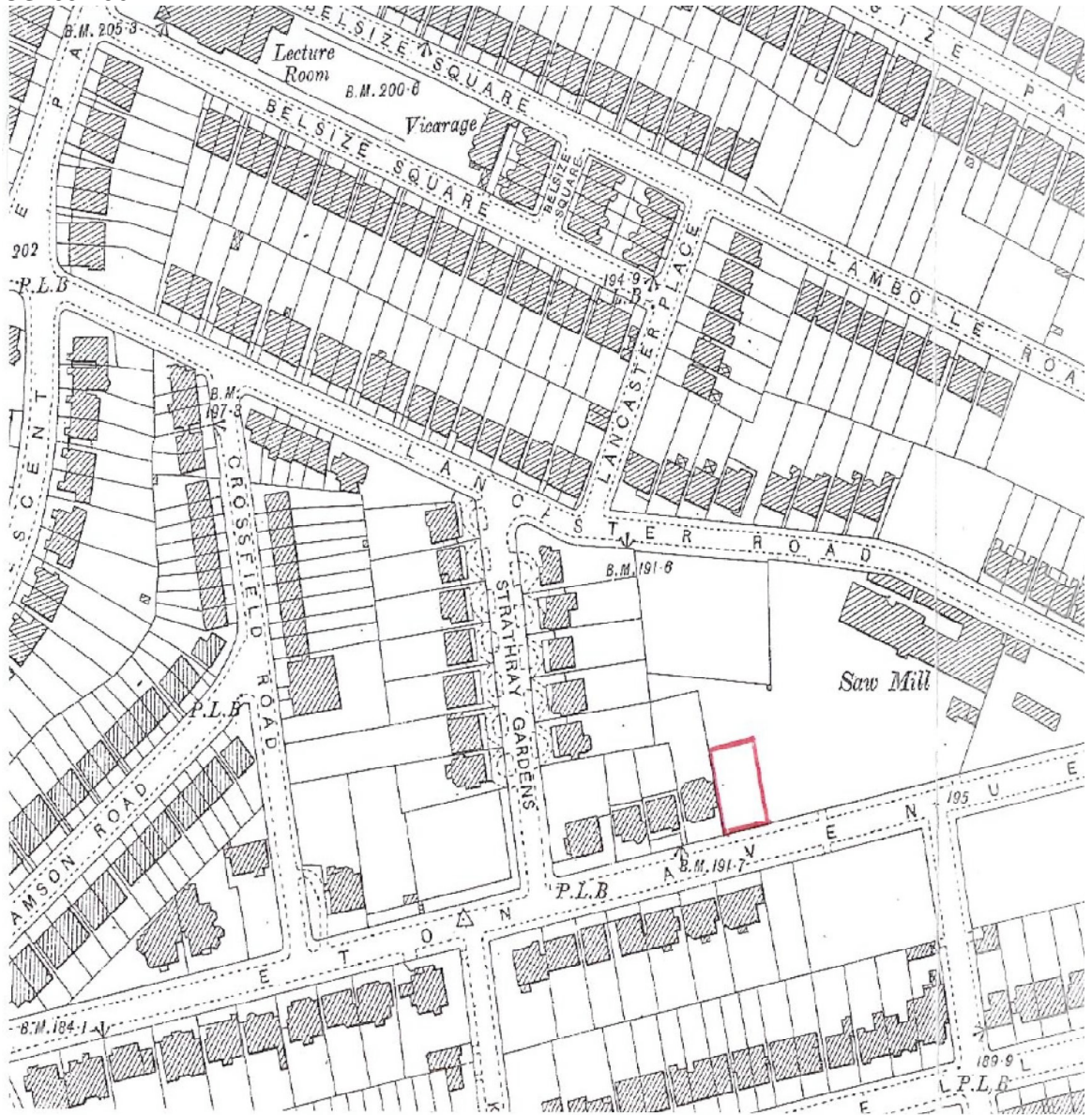


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OS1894-96



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OS 1937



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2.2 HERITAGE ASSET STATUS

Historic England List Entry Summary:

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NUMBER 34 AND ATTACHED FRONT GARDEN BOUNDARY WALL AND GATE PIERS

List entry Number: 1078304

CAMDEN

TQ2784SW ETON AVENUE 798-1/62/397 (North side) No.34 and attached front garden boundary wall and gate piers.

GV II

Detached house. c1890. By Harry Measures; built by William Willett & Son. Red brick with terracotta dressing. Tiled hipped roof with cresting, dormers and tall brick chimney-stacks with terracotta friezes and cornices and terracotta modillion eaves cornice and frieze; gable to le" hand bay. 3 storeys and attics. Irregular fenestration of 2 windows. Right hand entrance bay with projecting porch having terracotta basket arched opening with 3 lights above flanked by pilasters supporting an enriched frieze and swan-neck pediment; narrow window with swan-neck pediment to le". Porch supports a patterned cast-iron balcony to 1st floor 5-light flat bowed window, with central round-arched light, supporting a terracotta balustrade to 3rd floor segmental window. Gabled le" hand bay with 5-light bowed bay of transom and mullion windows rising through 1st floor to support a balustrade to paired round-arched 2nd floor windows. Flemish type gable with keyed oculus, moulded cornice and ball finial. INTERIOR: not inspected.

Listing NGR: TQ2711484493

National Grid Reference: TQ 27114 84493

2.3 BUILDING DESCRIPTION AND HISTORY

The detached house, built circa 1890, is Grade II listed. The building occupies a prominent position on the north side of Eton Avenue laid out over lower ground, ground, first, second and third floors. It is likely to have been constructed as a large single dwelling and subsequently divided into separate flats.

Access has been limited to the main staircase, the third floor flat and the roof. The third floor is in an attic story with large dormer windows on each elevation. The attic storey continues into a roof space over the third floor and it suspected it was in this space where a serious fire occurred during September 2017, which caused significant damage.

2.4 IMPACT ASSESSMENT ON HISTORIC FABRIC


Supporting information for the application in the form of a report by the Structural Engineers Hurst Peirce and Malcolm, identifies the provisional area where the structure is likely to have been affected by the fire and gives an outline of the likely scope of work for the repair, refurbishment and reinstatement of existing materials where undamaged and existing elements to be retained wherever possible. Where extent and severity of fire damage precludes reuse, new materials are to be carefully selected and installed to match those existing.

A photographic record, dated December 2017, of both the roof and internal rooms within the third floor flat are also included for the application. The damaged ceilings and skellings in lath and plaster are to be repaired with new laths and lime plaster.

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Drawing numbers 1484-100 Third Floor Plan, 101 Roof Plan and 102 Rear Elevation, illustrate the proposals for repair, reinstatement and refurbishment.

2.5 CONCLUSION

The proposed works for the repair, reinstatement and where it has failed due to fire or water damage, for replacement to match existing would constitute being negligible in terms of impact and would have a minimal detriment to the historic building. It is not considered that the proposals would result in any harm to the listed building. The proposals would accord with relevant historic environment policy set out in the National Planning Policy Framework (NPPF) and the related guidance given in the National Planning Practice Guide (PPG), and Historic England's guidance on Making Changes to Heritage Asset, Advice Note 2 are therefore considered to be acceptable in heritage terms.