

Heritage Statement

Window Replacement for 45 Eton Avenue, London, NW3 3EP

Belsize Park Conservation Area (Grade II Listed)

Borough of Camden

45 Eton Avenue is a detached 3 storey house with attics and semi-basement, built circa 1890 designed by Harry Measures and built by William Willett & Son.

The ground floor is red brick with the upper floors in yellow brick with red brick dressings and pilasters at angles. The design of the house is asymmetrical. The roofs are tiled hipped and gabled with dormers. It has tall brick chimney-stacks with projecting cornices and moulded brick eaves cornice. Most windows have glazing bars to upper portions.



Building age:

Late 19th Century

Style, Material and Features:

The building has tiled hipped and gable roofs with dormers, tall brick chimney-Stacks with projecting cornices and moulded brick eaves cornice. It is asymmetrical in design. There are 3 bay windows and a narrow right hand bay then a gabled bay with 4-light canted bay window rising from the semi-basement through the 1st floor. The 1st floor has brick balustrade to 2nd floor paired sashes. The left hand entrance bay has brick portico with round-arched opening, and round-arched window to the left. The first floor has 2 single windows flanking a central chimney stack. The windows are all timber framed single glazed.

Surrounding area:

The buildings in the immediate vicinity are of a similar style to the property, although some fall into the style of a more modern vernacular. These buildings were probably constructed as a result of bomb damage during WW2. There have been many alterations to similar buildings within the area leading to mixed architectural detailing.

Street scene:

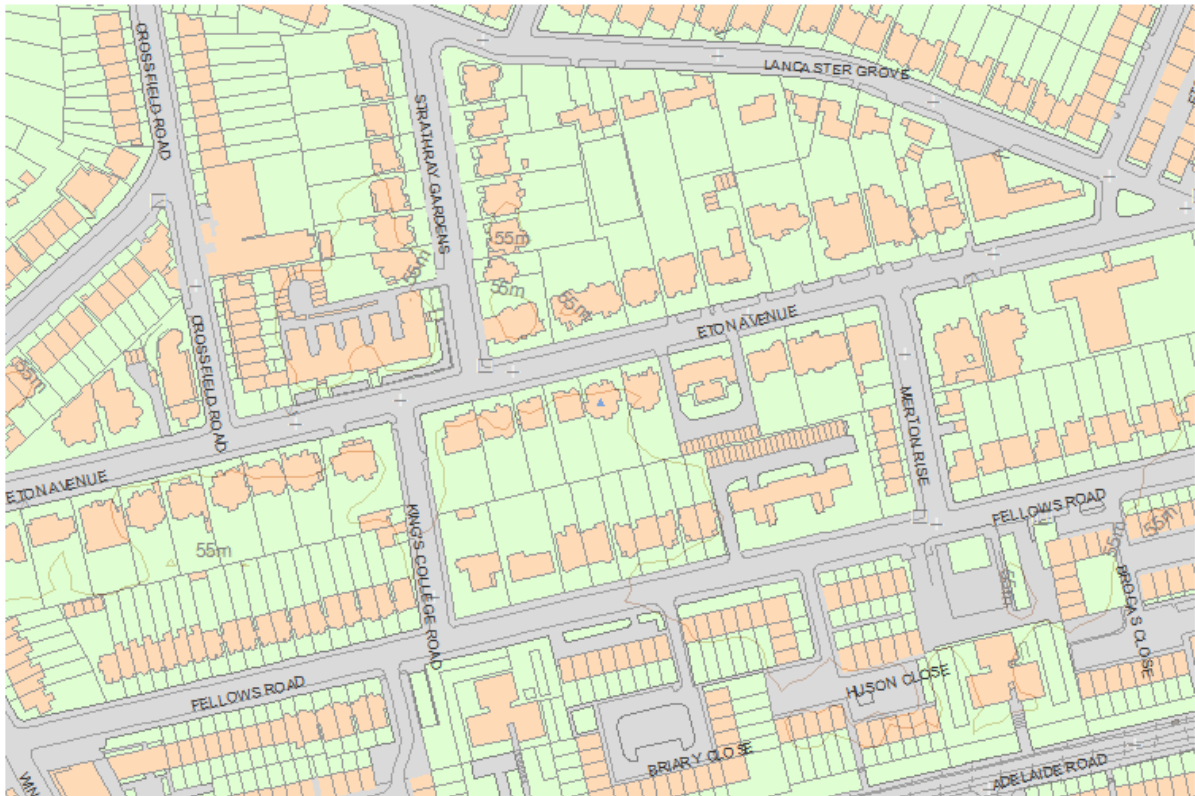
This is a quiet residential street set back between Swiss cottage and Primrose Hill. The street features a variety of Architecture styles, which largely accord with that of the subject property of much more modern construction of the 1950's or 1960's.



Assessment of Significance:

The building is significant in the local area, although like many has suffered from the conversion and sub-division into flatted developments. Particular features of the buildings in relation to the application are the leaded light top sliding sashes or in the case of the ground floor, tall bottom fixed lights with leaded light top hung casement openers.

The property is in the Belsize Park conservation area and is Grade II listed.



Design Proposals:

It is felt that single glazing would be appropriate given the sensitive nature of the character of the building. The comfort of the residents could be increased with the use of a proprietary upgrade system to reduce noise, window rattles etc.

Systems such as Ventrolla and Selectaglaze who provide both draught strip upgrading and secondary glazing systems are proposed. These limit sight lines to match the existing windows meaning that the existing fenestration is followed. There is no permanent damage or change to the structure and reinstatement as to existing is easily achieved.

<http://www.ventrolla.co.uk/glazing/secondary-glazing>

<http://www.ventrolla.co.uk/repair/draught-proofing>

<http://www.selectaglaze.co.uk/technical-library.php>