

## HERITAGE STATEMENT

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### PROPOSAL-LISTED BUILDING CONSENT FOR INTERNAL WORKS IN RELATION TO RECONFIGURATION OF CERTAIN ROOMS BY PARTIAL DEMOLITION AND ERECTION OF NEW PARTITIONS AT 2 ETON VILLAS LONDON NW3

#### INTRODUCTION AND RELEVANT BACKGROUND

This Statement is submitted in support of a Listed Building Consent Application for internal alterations to the existing property.

Conditional Planning permission (LPA Ref- 2018/4363/P) and LBC (LPA Ref- 2018/4368/L) was granted recently for the reinstatement of this property into its original form as a pair of semidetached villas. However in anticipation of the future subdivision the prospective owners of one of the semi-detached houses (No2. Eton Villas) wish to obtain Listed Building Consent for some internal alterations to reconfigure a small number of rooms to achieve a more convenient internal layout.

#### The Site and Surrounding Area

The property is Grade II listed and lies within the Eton Conservation Area. The photographs below provide views of the property from Provost Road



The site is a 5 minute walk from Chalk Farm underground station and 10-12 minute walk from Belsize Park station. There are also a number of regular bus services in close proximity. The site has a PTAL of 4.

## Relevant Planning Policy

### Core Strategy

CS14 (Promoting high quality places and conserving our heritage)

### Camden Local Plan

Policy D2- Heritage

Eton Conservation Area Statement (2002)

NPPF 2- 2018

## The Listed Building

The property listed in 1974 forms part of a pair of 6 semi-detached villas. The following description appears in the Council's Register of Listed Buildings:

*"TQ2784NE ETON VILLAS 798-1/52/414 (East side) 14/05/74 Nos.1-6 (Consecutive)*

*GV II*

*6 semi-detached villas. c1849. By John Shaw. For Eton College. Built by S Cuming. Painted stucco with slated gabled roofs, most with dormers or extended roof. 2 storeys, attics and semi-basements. 2 windows each. Recessed doorways, in recessed side bays, with architraved entrances, pilaster-jamb's 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 lights in plain frame with blind centre. Central slab chimney-stacks. INTERIORS: not inspected."*

## Eton Conservation Area

The property lies within Sub-Area 1 of the Eton Conservation Area. This is the largest Sub-Area and the Conservation Area Statement (CAS) states inter alia- "*...This is the largest of the sub-areas, the core of which focuses onto the Conservation Area's set piece, St Saviours Church, set in a triangular open space flanked by an almost intact group of early/mid Victorian semi-detached villas.*

*The pattern of development was largely complete by the time of the 1866 OS, the main road layout having been completed by around 1850....."*

The CAS also comments as follows in relation to the immediate vicinity of the application property:

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*“....The east side of Eton Villas (south) and part of Provost Road are also developed with semi-detached villas but of a different style to Eton Villas (north). The properties are typical early to mid-Victorian gable fronted stucco villas designed to be read as a single architectural unit and in common with all the surviving villas on these two roads are listed grade II. The central section of each property comprises a lower ground and two main levels of accommodation. The proportion of window to wall space (solid/void ratio) is fairly high. Windows are surrounded by a raised stucco architrave, cill and cornice. The third level of accommodation is contained within the shallow pitched slated roof, with dormers on the flank elevations. A central chimney stack protrudes from the main roof ridge.*

*Most of the villas in Eton Villas and Provost Road have been painted but originally the intention was to use stucco as a stone substitute and coursing lines are set into the render. However, the current mixture of paint colours and unpainted properties does not significantly detract from the group value.....”*

The photo below indicates the type and style of existing houses fronting Provost Road in close proximity to the application property



## Description of Property

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The property has been constructed using traditional materials and techniques and is of a solid wall construction and faced in a painted stucco render detailing with its horizontal recessed coursing lines which were a stone substitute of the times.

The two main levels of the building are to the ground and first floor, with the utility room within the lower ground section and some rooms set within the hipped and dormered roof.

The windows are surrounded by raised stucco architrave, sill and decorative cornice, the property still displays much of its single glazed, double hung box sash Windows.

The main entrance is to the first floor and can be seen to the top of the flying buttress steps, this area has been sheltered with a projecting porch supported on square section columns.

The majority of the chimneys are set within the party wall, but there is a single flue stack to the side elevation.

The roof is of a low pitch and constructed using a “cut” frame which has a double lap natural slate tile covering and there is a dormer window Bay to the front gable roof.

## Listed Building Alterations

### List of Drawings

<b>Existing Drawing Nos.</b>	<b>Proposed Drawing Nos.</b>
1002(PLA) EXI_ 104	1002(PLA) 303
1002(PLA) EXI_ 200	1002(PLA) 310
1002(PLA) EXI_ 300	1002(PLA) 311
1002(PLA) EXI_ 301	1002(PLA) 312
1002(PLA) EXI_ 302	1002(PLA) 110
1002(PLA) EXI_ 100	1002(PLA) 111
1002(PLA) EXI_ 101	1002(PLA) 112
1002(PLA) EXI_ 102	1002(PLA) 113

1002(PLA) EXI\_ 103

1002(PLA)210

1002(PLA) OS\_ 106

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There will be no change in the use of the building, no floor space added or subtracted, and no extensions proposed.

No new access points and routes are proposed. No changes are proposed in relation to pedestrian and cycle routes, road layout and local services.

The alterations will be internal and involve the minor reconfiguration of certain rooms to accommodate the requirements of the future owners. These are itemised by floor as follows:

#### **Lower Ground Floor**

- Relocation of existing Stud Wall and door of Bedroom 1
- Erection of new Stud Wall to form New Utility Room and Shower Room

#### **Ground Floor**

- Removal of walls to enable better circulation between Kitchen Diner and Living Room

#### **First Floor**

- Formation of en suite bathroom for Bedroom 3 (Master Bedroom)

The proposed alterations will not alter the character of the Listed Building and in this context it is noted that the Listing description makes no reference to any internal features which need to be retained.

In any event the small scale internal demolition proposed will not alter the character and form of the internal layout of the building.

Paragraph 189 of NPPF 2 advises, inter alia, in relation to proposals affecting Heritage Assets as follows:

*“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.....”*

The NPPF sets out the necessary tests in dealing with applications affecting Heritage Assets and how specific proposals should be assessed having regard to these requirements.

In this particular case, we consider, the proposed alterations will lead to no harm to the character of the Heritage Asset and accordingly Listed Building Consent should be granted.

## **Conclusions**

In Listed Building terms the properties will revert to their original function and purpose. (already consented to by the LPA).

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The internal alterations proposed as part of this application involve the minor reconfiguration of certain rooms and will comply with the requirements of Policy D2 of the Camden Local Plan.

In summary, the proposals comply with the relevant Policies of the adopted Development Plan, the NPPF and the relevant Design Guidance; in our submission merit Officer support and the grant of Listed Building Consent.

**SJP/17/12/2018**