

1 Eton Villas
Design & Access with Heritage Statement

January 2019

F I F E S T U D I O

1.0 Introduction

This statement has been written on behalf of the applicant to support the application for Listed Building Consent to make minor alterations to the existing property at 1 Eton Villas.

This document should be read in conjunction with the following drawings and documents:

1. Existing Drawings

010_Existing Lower Ground Plan
011_Existing Ground Plan
012_Existing First Floor Plan
013_Existing Second Floor Plan
014_Existing Roof Plan

020_Existing Front Elevation
021_Existing South Elevation
022_Existing North Elevation
023_Existing Rear Elevation

030_Existing Section AA

2. Proposed Drawings

100_Proposed Lower Ground Plan
101_Proposed Ground Plan
102_Proposed First Floor Plan
103_Proposed Second Floor Plan
104_Proposed Roof Plan

120_Proposed Front Elevation
121_Proposed South Elevation
123_Proposed Rear Elevation

900_Listed Building Alterations Schedule

2.0 Description of Setting

The property is Grade II listed & lies within the Eton Conservation Area of Camden. It is the first of three pairs of semi-detached Villas, on the corner of Provost Road & Eton College Road, a short walk from Chalk Farm Station & Primrose Hill. Constructed c. 1849, the six semi-detached villas designed by John Shaw.

The property at 1 Eton Villas is painted stucco with slated gabled roofs. The main entrance is by a side bay, at a raised Ground floor level. There two storeys with a Lower Ground level & an attic level. There is a dormer at attic level.



1-2 Eton Villas from Provost Road - Front Elevation

3.0 Relevant Planning History

2018/4368/L October 2018 - Granted Permission

Internal Alterations to a pair of GII listed semi-detached dwelling to facilitate their sub-division to revert back to 2x single family homes.

2018/4363/P October 2018 - Granted Permission

Sub-division of pair of semi-detached dwelling to revert back into 2 x single family dwellings.

2011/4748/L August 2011 - Granted Permission

Installation of commemorative plaque recessed into masonry fabric at first floor level

LE9900792 October 1999 - Granted Permission

Enlargement of First floor windows, Reduction of width of door opening at lower ground floor

LE9800825R1 March 1999 - Granted Permission

Erection of single-storey glazed shed on the side of No. 2; internal & external alterations in association with linking the two buildings

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4.0 Assessment of Significance

1 Eton Villas is part of a small collection of semi-detached villas that have a particular character, recognisable from the external appearance as a complete set of resembling buildings, & therefore designated by the Local Authority as an important asset.

1 Eton Villas also resides within the Eton Conservation Area.

Listing

1-6 Eton Villas

Listing Date: 14 May 1974

Grade: II

Source: Historic England

Description:

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-jambs 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.

5.0 Proposals

Lower Ground Floor Level

1. Removal & replacement of non-original floor tiles from Kitchen & Entrance Hallway (extent shown on accompanying drawings & photos shown on accompanying schedule)

Impact: Removing the non-original tiles would not effect the original fabric of the building. Replacing them would have a neutral effect on the heritage asset.

2. Proposed Removal of non-original fitted joinery in the Entrance Hallway (extent shown on accompanying drawings)

Impact: Removing the non-original fitted joinery would reveal the original building fabric & enhance the building.

3. Proposed removal of section of internal partition wall (extent shown on accompanying drawings) & addition of new timber partition to enlarge the size of the WC room here, currently very small & difficult to use.

Impact: This modest alteration to make the WC at Lower Ground Level a useable room would not make a significant impact on the Heritage asset. The addition of a new timber stud partition would have a neutral impact.

4. Removal of internal door from WC.

Impact: Removing the door will have a neutral impact on the heritage asset.

Ground Floor

5. Proposed removal of a fireplace & surround in Reception room

Impact: the removal & storage of the fireplace & surround will have a neutral effect on the building fabric.

6. Proposed replacement of fireplace surround in Dining Room, Reception Room & TV Room (Photos in accompanying schedule)

Impact: the removal & replacement of the non-original surround in the Dining Room, Reception & TV Room will have a neutral impact

First Floor

7. Proposed Ensuite to replace dressing room. Removal of non-original joinery in the Dressing room (extent shown on accompanying drawings & photos in schedule).

Impact: The proposed ensuite for the master bedroom is a sensible addition for the layout of the house. It will require a second external SVP to run on the Rear elevation of the house. This is not the principal elevation & will be discreetly positioned next to a chimney stack. It will match exactly in colour & material the existing SVP on the side (South) Elevation & therefore will not have a detrimental impact on the heritage asset. It is noted that all elevations on this house front a highway & therefore, the

proposed SVP has been positioned on the rear elevation, to lessen the impact as much as possible.

Removal of non-original joinery in the Dressing Room will not effect the heritage asset.

8. Proposed alteration of arched doorway & addition of door frame & door between Bedroom & new ensuite.

Impact: The proposed adaption of the archway into a single side-hung doorway will have a neutral effect on the heritage asset.

Second Floor

9. Proposed new partition wall in bedroom & new door opening, to create two smaller children's bedrooms on the Second floor.

Impact: The addition of the internal partition wall & door opening will have a neutral impact on the heritage asset.

10. Replacement of existing rooflights (in poor condition) in order to maintain the condition of the house.

Impact: The new rooflights will be exactly the same dimensions as those existing on the roof, therefore will have a neutral impact on the heritage asset.

6.0 Conclusion

The internal alterations are relatively minor in nature, with consideration to the Listed Building. There has been a number of historic internal additions to the house (mainly fitted joinery) that once removed, will reveal the original fabric & give the building increased legibility.

The addition of an ensuite (& external soil pipe) & extra bedroom at attic level will give the property long term use as a single family dwelling. It is considered, when regarding the national & local policies for heritage assets, that the positive impacts of the alterations will outweigh potential harm.

The proposals will include refurbishing the condition of the house, maintaining the long term upkeep of the Listed Building as an attractive & desirable family home.

No alteration to access / landscaping on the site is proposed.

APPENDIX A - EXISTING PHOTOS



Fig 1.0 - View of 1 Eton Villas from Provost Road
Rear Elevation



Fig 2.0 - Front Elevation of 1 & 2 Eton Villas



Fig 3.0 - South Elevation of 1 Eton Villas