

HERITAGE STATEMENT

Client: **Mr. Andrew Joseph**

Site Address: **73 Eton Avenue
LONDON
NW3 3EU**

Date of issue: **20th March 2019**

Produced by: **EMGA Limited.**

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1. INTRODUCTION

This Heritage statement has been prepared on behalf of Mr. Andrew Joseph in support of a full planning and listed building application at 73 Eton Avenue for the following works:

- Structural support to perimeter wall

This document should be read with the drawings and design and access statement attached to this document

This statement provides background information on the site and a detailed assessment of the proposals for the perimeter street wall, 73 Eton Avenue in relation to the planning history, policy and other relevant material considerations. This heritage statement has been prepared to assess the proposals relating to 73 Eton Avenue in accordance with the National Planning Policy Framework. The NPPF requires that applications affecting a heritage asset are accompanied by a description of the significance of the heritage asset and an assessment of the impact of the proposals.

2. SITE AND CONTEXT

The property is located within the Belsize Conservation area, which was designated a conservation area in 1973. The area around Eton Avenue is characterized by Victorian red brick houses, constructed in a Queen Anne style.

3. PROPERTY APPRAISAL

73 Eton Avenue is a grade II listed building. This will include the perimeter wall which is with in the cartilage of the building.

The list description is concerned with the exterior of the house as follows:

Detached House.c1890. By Harry Measures; built by William Willett & Son. Red brick with tile hung and relief plasterwork gables. Tiled hipped and gabled roofs with tall brick stepped and shaped chimney-stacks and dormers. Asymmetrical design.

EXTERIOR: 2 storeys, attics and basement. Irregular fenestration. Most windows with patterned glazing of small panes; upper floors with glazing bars to top lights. Central gabled porch with round-arched opening and coped gable. Above, a 2-light window. Right hand bay with 5-light bowed bay transom and mullioned windows, Attic gable with rows of fish scale tiles, 3 -light window and bargeboards projects on shaped timber brackets. Left hand projecting bay with 3-light windows to ground and relief moulded plasterwork.

Externally the house appears to be in reasonable condition and makes an important contribution to the conservation area. On the side (western elevation) there are two latter additions, which appear to have been completed during the 1970's. The first is a small rectangular brick extension with a tiled roof and the second is an infill extension below a brick arch. At the rear of the building there is a further single storey red brick rear extension, which was added to the property in 2009-10.

Internally the house has been previously split into flats. No major alterations appear to have been done to the external street wall, other than some poorly executed pointed and patch work.

Below is a photograph of the exterior of the main structure. The perimeter walls are in a similar architectural language which reflects the look of the main structure.



The photograph below shows the condition of the external wall to be repaired.



The objective of this submission is to repair, NOT replace. To stabilize the wall. Allowing for internal strapping and repointing to prevent the wall and stop the possibility of the wall/heritage access falling over

4.0 DESIGN

The wall will be retained and were possible supported, I must refer the reader to the engineers report/notes which provides the means to how this will be done. Apart from pointing locally to were works will be carried out, the appearance of the wall will remain unchanged.

5.0 PLANNING HISTORY & POLICY

- 5.1 The property is within a Belsize Conservation area, and grade 2 listed.
- 5.2 My client is not related to, and has not been in contact with any local Councilors regarding this application.
- 5.3 No pre-application advice was sought for this application.

6.0 EXECUTIVE SUMMARY

- 6.1 To conclude, the objective of this submission is to make safe a wall that is beginning to move, to retain the heritage access though none visual internal strengthening. This submission is NOT to replace but to retain and respect.

Should you wish to discuss the application or require further clarification or detail, please do not hesitate to contact us. We endeavor to work with the Local Authority to ensure that the works are to a high and acceptable standard.