

Design and Access Statement
and Heritage Assessment

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19 Eton Villas London NW3

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Introduction

Smerin Architects have been appointed by the owners of 19 Eton Villas to act as Architects for the construction of a summer house at the end of the rear garden of the property. The owners had previously appointed Smerin Architects to undertake the renovation of the house internally and to construct a glazed extension to the rear. The house, which is Grade II Listed and is located in the Eton Conservation Area, is a single-family dwelling arranged over four floors with a front garden that incorporates off-street parking and a rear garden that until the renovation works in 2012 had a separate summer house and storage building at the end of the garden. The works undertaken were the subject of two Listed Building Consent applications that were granted consent in 2012 (reference 2012/1314/L) and 2013 (reference 2013/5909/L) and comprised a range of works that largely involved the remodelling or replacement of later additions to the original house or refurbishment of its original features. The Listed Building Consent application granted consent in 2012 (reference 2012/1314/L) included for the erection of a new single-storey summer house and storage building to replace the existing to the end of the rear garden. The current application is for a building of the same footprint area and external appearance but located at existing garden level, as the original building was, rather than set just over a metre below as the existing consent allows for. In accordance with Paragraph 128 in Section 12 'Conserving and enhancing the historic environment' of 'National Planning Policy Framework' that requires the significance of any heritage assets that are affected by a planning application to be assessed and the potential impact of the proposal on their significance to be understood, as well as providing an explanation of the design concept behind the proposals, the impact that the proposals have on the Listed Building and wider Conservation Area setting has been assessed.

Background

19 Eton Villas is located on the northern side of the upper part of Eton Villas that forms part of Sub-area 1 in the London Borough of Camden's Eton Conservation Area which was designated in 1973. The Eton Conservation Area Statement describes the history and evolution of the area as the land, that had been owned by Eton College since the 1400's, was developed between 1844 and 1866 by carpenter Samuel Cuming. Eton Villas was one of a number of roads that make up Sub-area 1 set around St Saviours Church between Eton Road, Provost Road and the lower part of Eton Villas. 19 Eton Villas is one of 8 semi-detached villas built in 1849 to designs by John Shaw. The villas are an early example of the semi-detached form of housing that was to become so prevalent across London and the rest of the UK and which John Summerson in his 'Georgian London' identifies as beginning with the groups of similar size villas built in the early 1800's nearby in St John's Wood on the Eyre Estate. Intended to appeal to the "younger and less affluent members of the professional classes and higher reaches of the clerical and shopworkers" as described by Pevsner, the more modest scale of the villas relative to the larger terraced houses of the more affluent means the majority of such houses in the area survived the social changes and post war redevelopment plans of the twentieth century and remain as family houses today. 13 to 20 Eton Villas are similar in plan with relatively simple stucco faced elevations and projecting entrance porches consistent with the early Victorian era persistence with the simplicity of the Georgian domestic architectural style. 13 to 20 were Grade II Listed in 1974 as a group. The listing description identifies their key external features but notes the interiors as being "not inspected". The villas have two principal floors over a lower ground semi-basement level floor and attic accommodation at second floor level beneath the roof. The rear garden is currently arranged with shrub planted borders against the brickwork boundary walls surrounding a large central area covered in synthetic grass sheeting. The original summer house at the end of the rear garden was quasi-traditional in appearance with solid mixed red stock brickwork walls and chimney stack, a steep red mineralised felt covered pitched roof with clay tile ridge cappings and painted timber framed windows and door facing into the garden. It was

believed to date from 1988 when an earlier series of works were carried out to the property and was demolished as part of the works granted consent in 2012 (reference 2012/1314/L). During those works the concrete mini-piles that are to support the new building were installed together with underground services connections from the main house down the rear garden in preparation for the construction of the new summer house once the works to the main house were completed.

Massing Strategy

The proposed new summer house is the same footprint area and form as that granted consent in 2012 but located at existing garden level, as the original building was, rather than set just over a metre below as the existing consent allows for. The proposals retain the classic simplicity of the current rear garden arrangement with a simple rectangular volume to the end of the garden set inside the existing brickwork boundary walls with a narrow gap between the exterior of the summer house and the walls running around. Although raised just under a metre above the boundary walls around, the new summer house will be significantly less visible than the previous building on the site that as well as being taller was also built against the rear boundary wall. The rear garden is not visible from the publically accessible parts of the Conservation Area with only oblique views and occasional glimpses from neighbouring properties. A similarly sited single storey residential outbuilding to the rear garden of number 13 Eton Villas was granted consent and the two properties on Eton Road whose rear gardens run perpendicular bordering the rear boundary also have similar structures at the end of their gardens. As such the proposals are consistent with the character and appearance of the Conservation Area.

External Appearance

The proposed new summer house has the same external appearance as that granted consent in 2012. Whilst the new building is intended to read as an honest product of its time, the areas of solid external wall are clad in timber cladding that has a complementary hue and texture to the brickwork to the rear of many of the houses in the vicinity. Timber cladding is also a traditional way of finishing garden buildings and other ancillary structures in residential back gardens and relates well to the many quasi-traditional conservatory type extensions around. The green sedum covering to the flat roof also helps soften the appearance of the summer house when seen from above. Minimally framed glazed sliding doors to the new rear elevation facing the house match the vertical proportions and style of the doors to the glazed rear extension granted consent and constructed in 2012.

Heritage Assessment

Paragraph 128 in Section 12 'Conserving and enhancing the historic environment' of 'National Planning Policy Framework' requires the significance of any heritage assets that are affected by a planning application to be assessed and the potential impact of the proposal on their significance to be understood. In this instance the heritage assets are 13 to 20 Eton Villas that are Grade II Listed and the Eton Conservation Area that Eton Villas form part of. 13 to 20 were Grade II Listed in 1974 as a group. The listing description identifies their key external features but notes the interiors as being "not inspected". The new summer house is located at the end of the rear garden and is not generally visible from the publically accessible parts of the Conservation Area or

from the gardens of the adjoining properties. As such the proposals have no effect on the setting of the listed buildings or the character or appearance of the Conservation Area.

Summary

19 Eton Villas is located in the London Borough of Camden's Eton Conservation Area. It was Grade II Listed in 1974 as part of a group with numbers 13 to 20 Eton Villas. The house is a single-family dwelling arranged over four floors with a front garden that incorporates off-street parking and a rear garden that until the renovation works in 2012 had a separate summer house and storage building at the end of the garden. The works undertaken were the subject of two Listed Building Consent applications that were granted consent in 2012 (reference 2012/1314/L) and 2013 (reference 2013/5909/L) and comprised a range of works that largely involved the remodelling or replacement of later additions to the original house or refurbishment of its original features. The Listed Building Consent application granted consent in 2012 (reference 2012/1314/L) included for the erection of a new single-storey summer house and storage building to replace the existing to the end of the rear garden. The current application is for a building of the same footprint area and external appearance but located at existing garden level, as the original building was, rather than set just over a metre below as the existing consent allows for. The new summer house is located at the end of the rear garden and is not generally visible from the publically accessible parts of the Conservation Area or from the gardens of the adjoining properties. As such the proposals have no effect on the setting of the listed buildings or the character or appearance of the Conservation Area. Access arrangements to the house and rear garden remain as existing.