

CUBE Planning

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20 ETON VILLAS LONDON NW3

DESIGN AND ACCESS PLANNING STATEMENT, HERITAGE STATEMENT AND STATEMENT OF SIGNIFICANCE

Proposed internal and external refurbishment works, conversion of two self contained flats into single family dwellinghouse involving the removal of non-original partitions. External works including repair of existing windows and façade, insertion of basement level windows, new external staircase to garden and Juliet balcony at upper ground floor level to the rear elevation.



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1.0 Introduction

- 1.1 This statement has been prepared in support of this planning application for the proposed works to the Grade II listed building at 20 Eton Villas, London NW3
- 1.2 The application submission comprises of the following:
- Completed 1APP Planning Application Form;
 - Planning & Design and Access and Heritage Statement including Statement of Significance
 - Architectural Drawings
- 1.3 In this Statement we outline the site, its planning context, history and the proposed scheme along with its reasoning. The proposal is prepared in response and assessed in terms of the adopted planning policy context.

2.0 Site and Surroundings

- 2.1 The site is situated on the northern side of Eton Villas forming part of the Grade II listed semi detached dwelling. The area consists of residential uses.
- 2.2 No. 20 Eton Villas is included on the statutory list of buildings of special architectural or historic interest at grade II and for group value as part of the wider group of properties Nos. 13-20 on 14th May 1974.
- 2.3 There are also a number of other statutory listed buildings within the immediate area.
- 2.4 The application site is located within the Eton Conservation Area.



Heritage / Statement of Significance - Description of Significance of Heritage Asset Affected

2.5 Determining Significance

2.6 Significance for heritage purposes is defined as the value of a heritage asset to this and future generations due to its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence but also for its setting.

2.7 The property is a Grade II Listed building and a description of the heritage asset is outlined below.

"8 semi-detached villas. c1849. By John Shaw. For Eton College. Built by S Cuming. Stucco, ground floors channelled, upper floors as ashlar; stucco quoins. Hipped slated roofs with dormers and bracketed eaves; Nos 13 & 14 with cornice and blocking course. 2 storeys, attics and semi-basements. 2 windows each. Prostyle porticoes with round-arched side openings; doorways with fanlights and panelled doors (some part glazed) approached by steps. Recessed, architraved, mostly tripartite sashes; ground floors with console bracketed cornices.

INTERIORS: not inspected.."

2.8 As mentioned, the property is part of the villas which is listed due to its group value of buildings in the Eton Conservation Area which is a historic residential area. The row consists of eight semi detached buildings by John Shaw, dating back to the early 19th century. They show restrained classical detailing, stucco with banding to the ground floor and steps up to porches. This is a townscape of heritage value.

2.9 The Council's Conservation Area Statement identifies the character of this part of the Area which states that the east side of Eton Villas (north) comprises of eight semi-detached villas of similar plan. They date from c1850. The properties are on two main storeys plus lower ground and attic. They are faced in stucco with projecting porches supported on square section columns. Detailing, where it survives, is relatively simple (these being from that part of the Victorian age when the simplicity of Georgian domestic architecture was still prevalent). Roof form is generally hipped with eaves but Nos.13 and Eton Villas at the junction with Eton Road have a parapet and cornice with a concealed pitch behind. The published literature therefore focuses on the generally consistent appearance of the group of the Eton Villas houses, which is derived from their construction together at the same time by the same architect.

2.10 It is noted that the interiors of the buildings have not been assessed in the statement.

The contribution of the setting to the significance

- 2.11 The significance of the listed building is primarily due to its principal street elevation which retains its original architectural features and character which contributes to the group value of the terrace and wider townscape.
- 2.12 The existing plan form, interiors and rear elevation of the application property have experienced alterations where the property has been historically converted and used as 2x self contained units. . It is considered that the rear elevation, internal layouts and roof form make a considerably lesser contribution to the significance.

Impact of the proposals on the significance

- 2.13 The proposal is for the internal refurbishment and removal of non-original partitioning added to create the two self contained units. This also presents an opportunity to remedy the disrepair and historic structural works. The minor external works would mostly repair existing windows, install a new staircase to the garden and Juliet balcony feature along with new basement openings.

The photographs below illustrate the damage and partitioning of the lower ground floor with the bathroom where the proposal would seek to remove this.

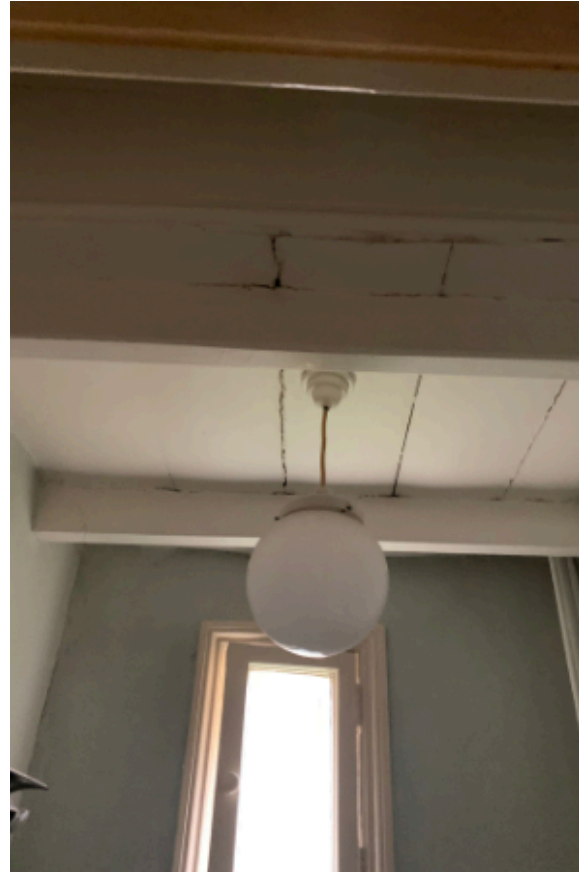
Site Photographs



Lower ground bathroom



Kitchen



Habitable rooms



- 2.14 The proposed internal refurbishment works outlined would enhance and preserve the fabric of the heritage asset. The materials used which include the plastering and items installed would match or enhance the heritage asset. The ceilings would be repaired given the cracking due to structural stress. The materials used which include the plastering and items installed would match or enhance the heritage asset. The materials would be suited to the finish and would not result in any substantial harm on the character and appearance of the listed building.
- 2.15 The installation of a new bathroom fittings and tiles would not have any impact on the fabric of the building and would update the interior finish.

- 2.16 The new basement level opening would make good the fabric surrounding this and the materials and design would match the existing openings of the building. The rear elevation is not visible from the streetscene. The Juliet balcony would match the style of the wrought iron feature of the adjoining property. The new staircase would also replace the dilapidated steel staircase to the garden and would match materials and style of the Juliet balcony.
- 2.17 In summary the proposal would not have any significant harmful impact on the historic fabric of the Grade II listed building and the character and appearance of the listed building and the surrounding streetscene forming part of the conservation area.
- 2.18 Any additional detailing can be secured via condition to ensure its quality preserves and enhances the character of the conservation area. As such, the proposal would not have a negative impact on the significance of the conservation area.

3.0 Planning History

Relevant Planning History

2019/3687/L – Conversion of the 2x self contained flats into a family dwelling and installation of timber staircase with handrail allow accessing between the lower ground floor and ground floor – Granted 19.07.2019

2019/3298/P – Conversion of the 2x self contained flats into a family dwelling and installation of timber staircase with handrail allow accessing between the lower ground floor and ground floor – Granted 19.07.2019

2011/3825/P – Installation of metal handrail along entrance steps to front elevation of existing house – Granted 16.08.2011

2011/3741/L - Installation of metal handrail along entrance steps to front elevation of existing house – Granted 16.08.2011

4.0 Proposed Development

- 4.1 The proposal seeks planning consent for internal refurbishment works which consists of the following works:

The works involve:

- Minor demolition and strip house of non-original features installed when the house was converted into two self-contained units.
- Repair cracking and sagging in ceilings and walls.
- Renovate cornicing, picture rails, skirting to match original at upper ground floor and first floor levels
- General structural rectifications & strengthening to repair areas the house has sagged from previous alterations.
- Restore existing/original timber floor where possible (mostly upper ground floor level and first floor level)
- **All new heating system and full electrical re-wire**
- New/refurbished stone-clad bathrooms on lower ground, first and second floor
- Renovate all existing windows.

- Restore fireplaces with reproductions of original-style chimneypieces.
- Renovate and repair the facade and external portico. Paint & stucco to match the existing.

Lower Ground Floor Level

- Remove current non-original layout of self contained unit.
- New internal staircase to link to Upper Ground Floor Level.
- Widen opening towards garden from kitchen to better align with openings above and replace rear doors.
- Create small window on side elevation in existing niche in facade.

Upper Ground Floor Level

- Renovate and strengthen ceiling to repair cracking and sagging.
- Small alteration to door opening direction.
- New wrought iron staircase down to rear garden (to match original/neighbour).
- New wrought iron Juliet balcony to rear garden (to match original/neighbour).
- New double doors at the rear leading to staircase

First Floor Level

- Non-original additions and kitchen removed
- Links created between front & rear of house
- New tiled shower room
- Sagging & cracked ceiling and cornicing repaired
- WC & bathroom refurbishment

Roof Level

- Floor structure strengthened to prevent sagging

Additional external works:

- Enlargement of front lightwell with retaining wall to be brought forward with new steps to connect patio to the front garden
- Enlargement of patio area with retaining wall to be moved into the garden with new steps to the larger patio and rear garden – materials to match existing stone paving and brick walls.
- Existing timber trellis to be added to the wall between No.20 and No. 19 similar to the existing trellis on walls surrounding the rear garden
- Timber trellis to be replaced and raised to match the height of existing hedge
- Existing brick piers to front garden wall to be reduced in height slightly. The overall appearance and materials to remain as existing
- Existing brick piers facing the front garden removed and replaced with low hedge
- New timber door to lower ground floor level within front elevation – same as no. 19
- New timber glazed sash window to side elevation

5.0 Planning Policy Context

Introduction

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that if regard is to be had to the development plan for the purpose of any

determination to be made under the planning Acts, the determination must be made in accordance with the plan, unless material considerations indicate otherwise.

- 5.2 The Camden Local Plan (2017), Core Strategy, contains policies which affect buildings which are listed or in conservation areas and the Eton Conservation Area Statement.
- 5.3 These policies outlined below have been considered as part of the proposed scheme and the response of the application to these are outlined below and in the related application submission documents.

Local Plan

- H3 – Protecting existing homes
- H7 – Large and small homes
- A1 – Managing the impact of development
- D1 - Design
- D2 – Heritage

Core Strategy

- CS5 (Managing the impact of growth and development)
- CS14 (Promoting high quality places and conserving our heritage)

Eton Conservation Area Statement (2002)

6.0 The Proposal in terms of Policy Context

Principle of refurbishment, design and impact on character of the listed building and surrounding conservation area

- 6.1 In regards to the policies outlined above it is considered that the proposed internal works which are necessary for occupation as a family dwelling and restoring structural integrity would not have any significant harmful impact on the heritage asset and the surrounding conservation area. The proposal would appear in keeping with the pattern of development within the Villas and immediate area.

It is noted that other Eton Villas properties have experienced alterations historically. This is visible from the street, and in particular the provision of new dormer windows to the side elevation. The planning history records also show that many of these changes have been permitted by the Council which are outlined below.

- 8 Eton Villas - Dormer windows to property - Approved in 2001.
- 9 Eton Villas: Internal works to all levels of the house – Approved in 2004 under planning ref. 2004/2974/L
- 13 Eton Villas: Installation of dormer and erection of a single storey rear extension with terrace over and external stair to the garden. Internal alterations including removal of walls to the first floor,

construction of a bathroom between the two bedrooms to the second floor and alterations to the staircase.

- 14 Eton Villas: Installation of roof dormers and rooflight. Erection of a single storey rear extension with balcony and external stair to the garden and Internal alterations. Approved in 2006 (under planning ref. 2006/1091/P)
- 15 Eton Villas: Installation and repositioning of roof dormer and rooflights. Widening external doors to the rear elevation. Widening rear balcony and relocating external stair to rear garden. Internal alterations. Approved in 2007 under planning ref. 2007/4766/P
- 17 Eton Villas: Installation of a roof dormer, rooflight and roof lantern. Widening external doors to the rear elevation. Construction of a rear balcony and external stair to the garden. Internal alterations. Approved in 2004 under planning ref: 2003/3273/P
- 19 Eton Villas: Internal alterations and enlargement of dormer on side elevation. Approved in 2013 under planning ref. 2013/6989/P.

- 6.2 The proposed works listed in detail above all relate to internal refurbishment following the recent planning approval to revert the property into a single dwellinghouse from two flats (planning ref: 2019/3298/P and 2019/3687/L)
- 6.3 The works would not change any original walls and would merely preserve and enhance the internal layouts for its future occupants. The Structural Survey carried out revealed that historic works had left cracks on the upper floor level walls and this is likely due to an inappropriate beam installed when the original cross wall had been removed at the upper ground floor level resulting in overstress on the building.
- 6.4 The most notable works are to the lower ground floor which would remove non-original partitions for the self contained lower ground floor flat with the removal of the bathroom and reinstatement of the internal staircase which has already been granted under planning ref: 2019/3687/L. The proposal would remove the faulty beam and install its replacement to ensure its correct load bearing and repair the cracked ceiling and corning. The works around this would also be made good to enhance the appearance. The minor alteration to one door opening would not be noticeable and works around this would be made to match the existing fabric. The same would be carried out for the basement level opening within the rear elevation.
- 6.5 The proposal would also involve repairing those windows are in poor condition. The windows requiring repair and replacement have been outlined in the application drawings. The installation of a Juliet balcony would match the adjacent property,
- 6.6 The replacement external staircase to the garden would match the existing style of the neighbouring balconies.
- 6.7 The works to the garden and external front areas along with boundary treatments and insertion of a new door at lower ground floor level with a side facing window would not result in any significant impact on the character and

appearance of the listed house. The windows would match those within the area at no. 19 and 13.

- 6.8 The boundary treatments would be in keeping with the character and appearance of the area. The changes to the front of the property would maintain the character of the house and enhance the streetscene.
- 6.9 The amendment document submitted outline the changes and illustrate these on drawings.
- 6.10 As such, the proposed development would comply with policies outlined above.

Conversion into a single family house

- 6.11 Whilst planning approval has been granted in 2019 under planning ref: 2019/3298/P and 2019/3687/L for the conversion we seek to include this conversion in this application to allow additional time for the works as the 3 year consent would expire in July 2022.



Photo of adjoining property balcony feature



Rear elevation of property - staircase

Amenity Impact

- 6.12 The proposal would not result in any harmful impact on residential amenities given the works are all internal and the Juliet balcony would not allow new views into neighbouring properties.

Access

- 6.13 The proposal would maintain the existing access from the front of the property and the internal staircases would be installed to allow access internally to the lower ground floor.

7.0 Conclusion

- 7.1 Based on the above assessment, we consider that the proposed development would be considered acceptable. The proposed works would not have any significant harm on any interests of acknowledged importance nor would it be detrimental to the amenities of the adjoining or future occupiers.
- 7.2 The design and layout is a well thought-out and appropriate design solution, specific to this particular site. The development would respect the character and appearance of the locality.
- 7.3 There would not be any detrimental impacts on amenity from the use, or other material considerations that weigh against the proposals. Therefore, it is our opinion that the application should be granted.