

20 ETON VILLAS
DESIGN & ACCESS STATEMENT

REV B - 10.08.2022

HESSSELBRAND

DESIGN & ACCESS STATEMENT

This application relates to the internal and external refurbishment works at 20 Eton Villas. This includes repairing or upgrading existing windows and doors, the refurbishment of the facade, and the removal of non-original internal partitions.

Existing

20 Eton Villas is one half of a semi detached villa built c.1849. It is currently split into 2 flats and the associated works included in this application will convert it back to 1 property as originally intended. The property is grade II listed and is situated within the Eton Conservation area.

The significance of the listing is due to its principal street facing elevation which retains its original architectural features and character.

Proposed

The proposal will include:

- a. Minor internal alterations to the lower ground and first floor plan. All alterations do not affect any original features.
- b. Repairing, refurbishing or replacement of existing and damaged timber sash windows and timber doors.
- c. Replacement of non original metal external staircase and balcony.
- d. New wrought iron juliet balcony to raised ground floor.
- e. Refurbishment of both front, side and rear stucco facades.
- f. Conversion of the 2x self contained flats into a family dwelling.

Access

The proposal would maintain the existing access from the front of the property. An internal staircase would be installed to allow access internally to the lower ground floor.

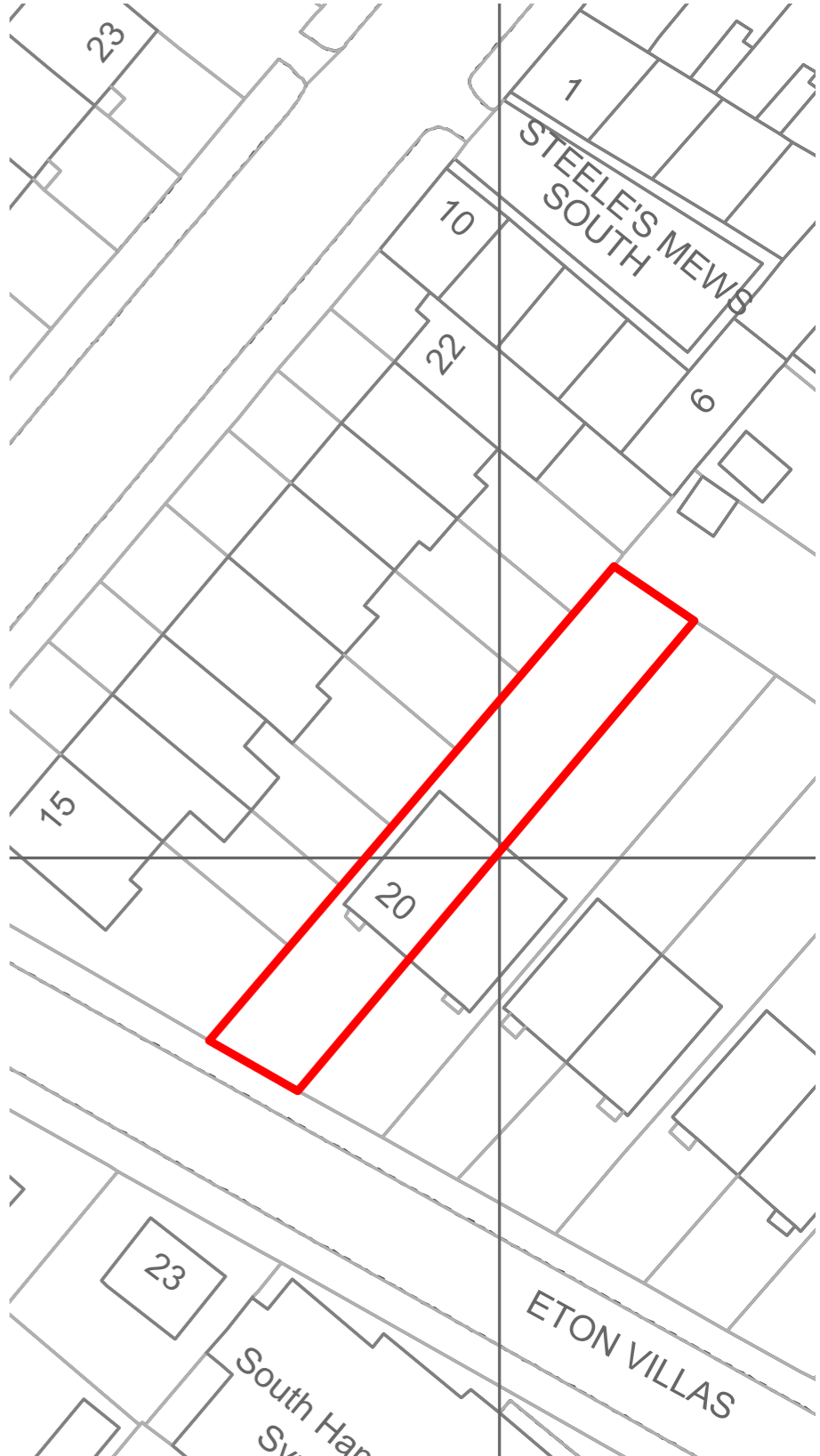
SITE LOCATION

The site, 20 Eton Villas is within the London Borough of Camden, Chalk Farm. It is situated between both Primrose Hill and Hampstead Heath.

The property is on the northern side of Eton Villas forming part of the Grade II listed terrace dwellings and is located within the Eton Conservation Area.



Red hatch / line indicates site - 20 Eton Villas

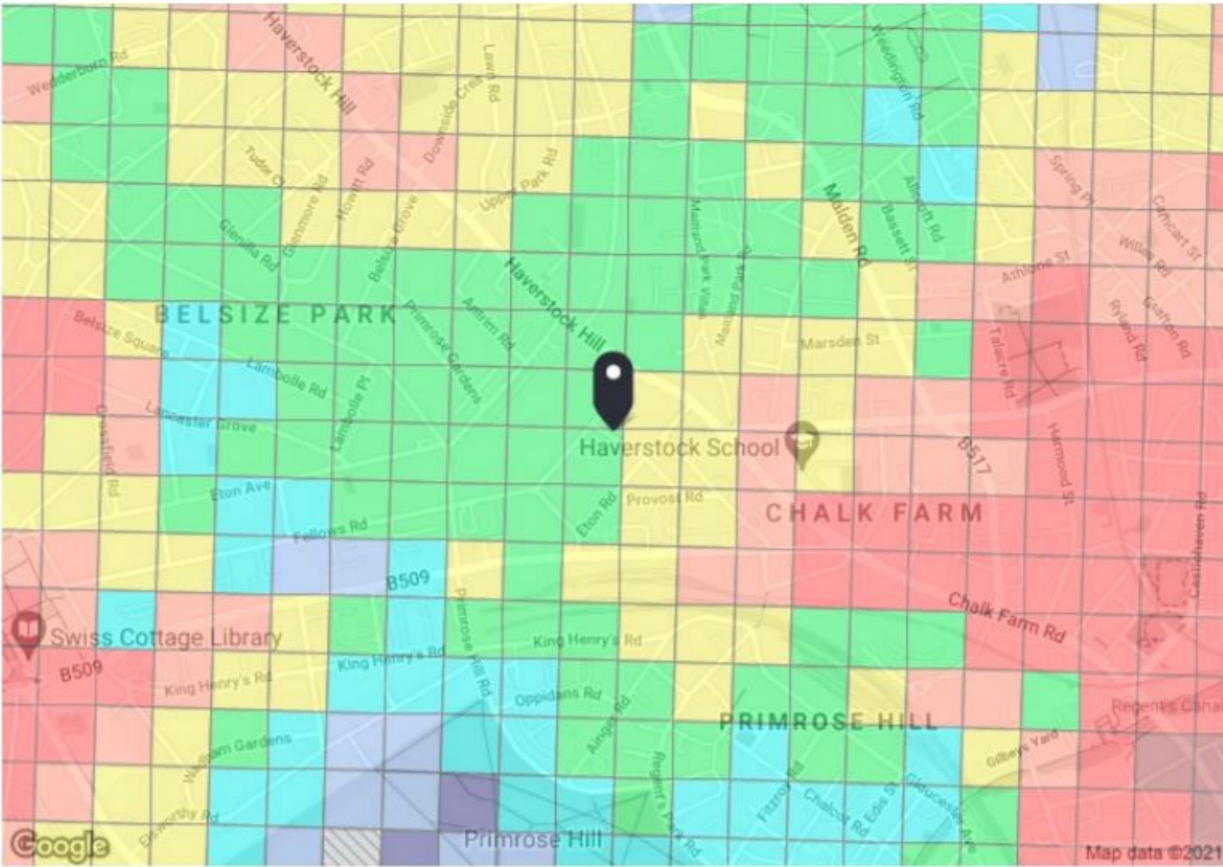


SITE TRANSPORT AND FLOODING

The Environment Agency searches have confirmed that there is no risk of sea, river or surface water flooding at the properties address and it is located in Flood zone 01.

Transport links - the nearest station is Chalk Farm, located 0.5km (5 min walk) from the property. There are also numerous bus links to central london and neighbouring districts.

The address has a PTAL score of 3, which is considered good.



PTAL output for Base Year
3

20 Elton Villas
20 Elton Villas, London NW3 4SG, UK
Easting: 527781, Northing: 184584

Grid Cell: 101447

Report generated: 03/11/2021

Map key- PTAL

0 (Worst)	1a
1b	2
3	4
5	6a
6b (Best)	

Map layers

- PTAL (cell size: 100m)

SITE PHOTOS



Existing front facade



Existing rear garden

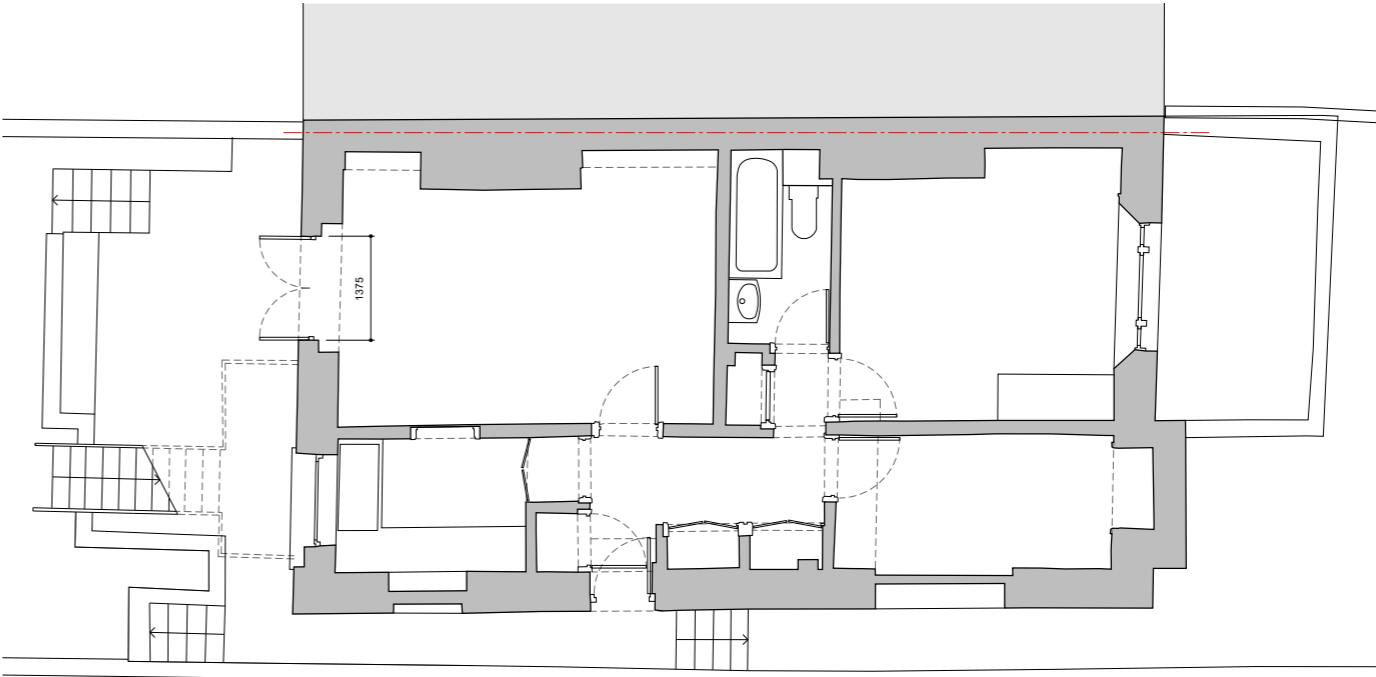


Existing rear facade

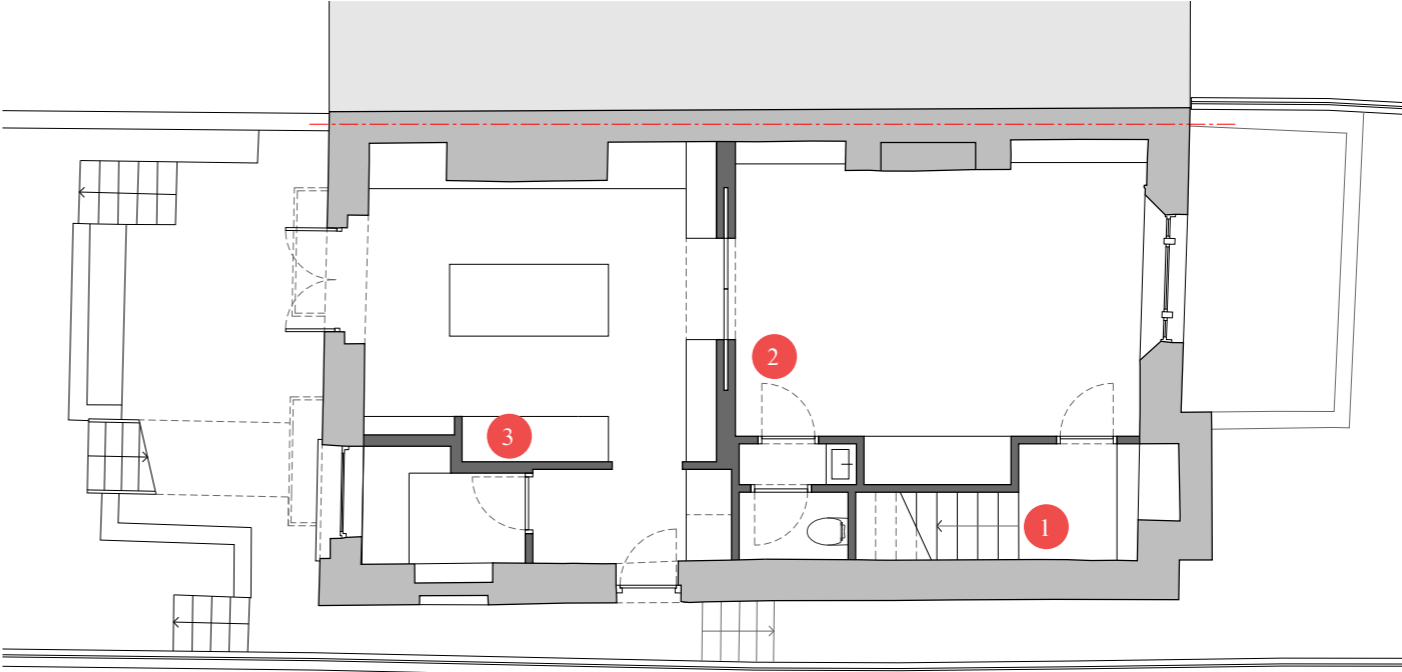
PROPOSED INTERNAL WORKS

Below is a list of the proposed works to the lower ground floor:

- 1. New staircase and opening added to give access from ground floor to lower ground floor. Currently house is split into two self-contained apartments with no access from to LGF from GF.
- 2. Existing bathroom and associated non original walls to be removed to open up the lower ground floor plan and accomodate new kitchen and dining room as well bring natural light deeper into the plan.
- 3. Existing non original stud walls removed and new arrangement made to provide an improved layout for a family dwelling.



Existing lower ground floor

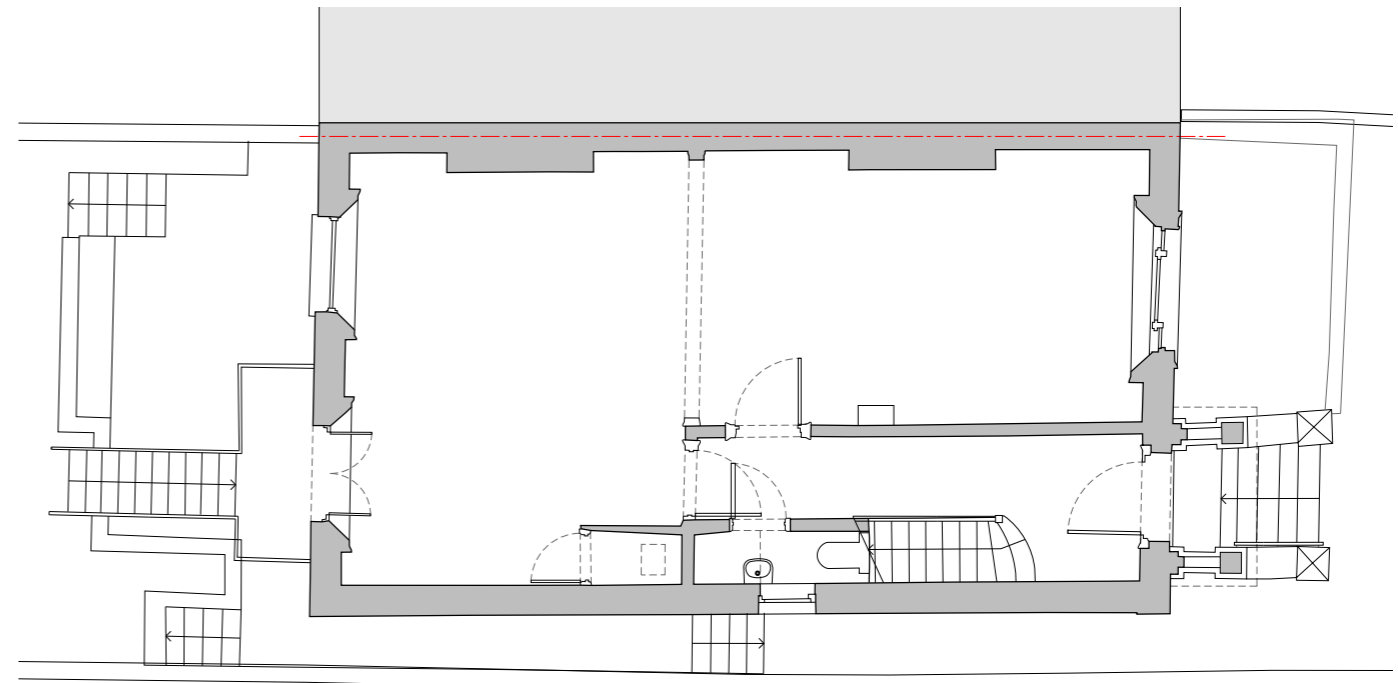


Proposed lower ground floor

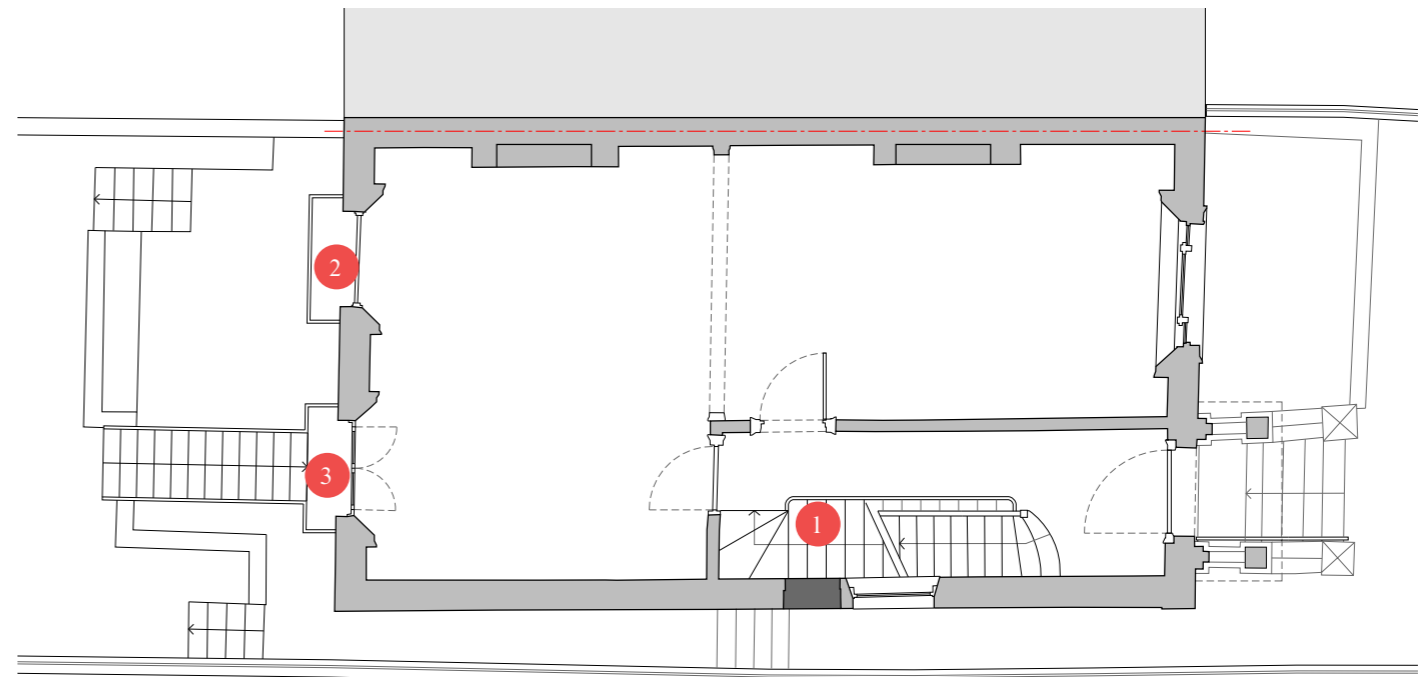
PROPOSED INTERNAL WORKS

Below is a list of the proposed works to the raised ground floor:

1. New staircase and opening added to give access from ground floor to lower ground floor. Currently house is split into two self-contained apartments with no access from to LGF from GF.
2. New wrought iron Juliet balcony to be added to facade to match neighbouring property No.19.
3. Existing timber doors to be removed and replaced with new single glazed painted timber doors with slim timber glazing bars to glass panes to match the adjacent doors. New wrought iron staircase to match the adjacent Juliet balcony.



Existing raised ground floor

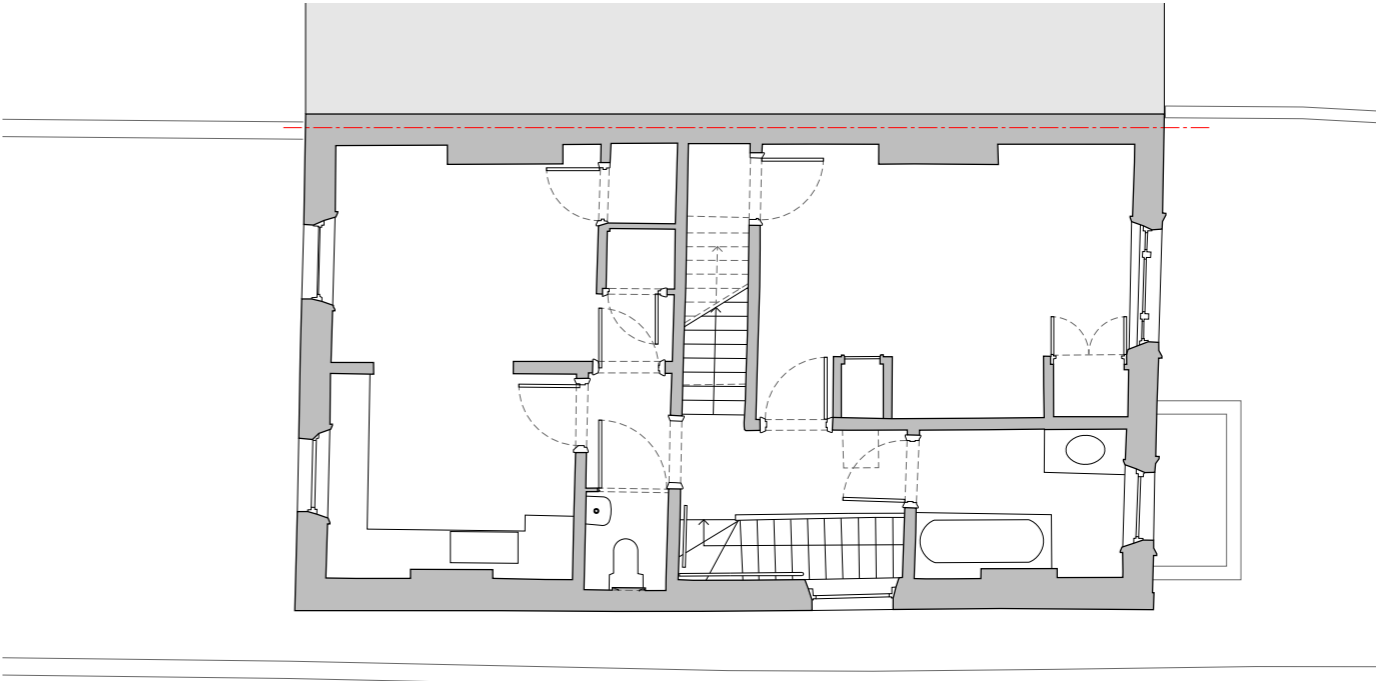


Proposed raised ground floor

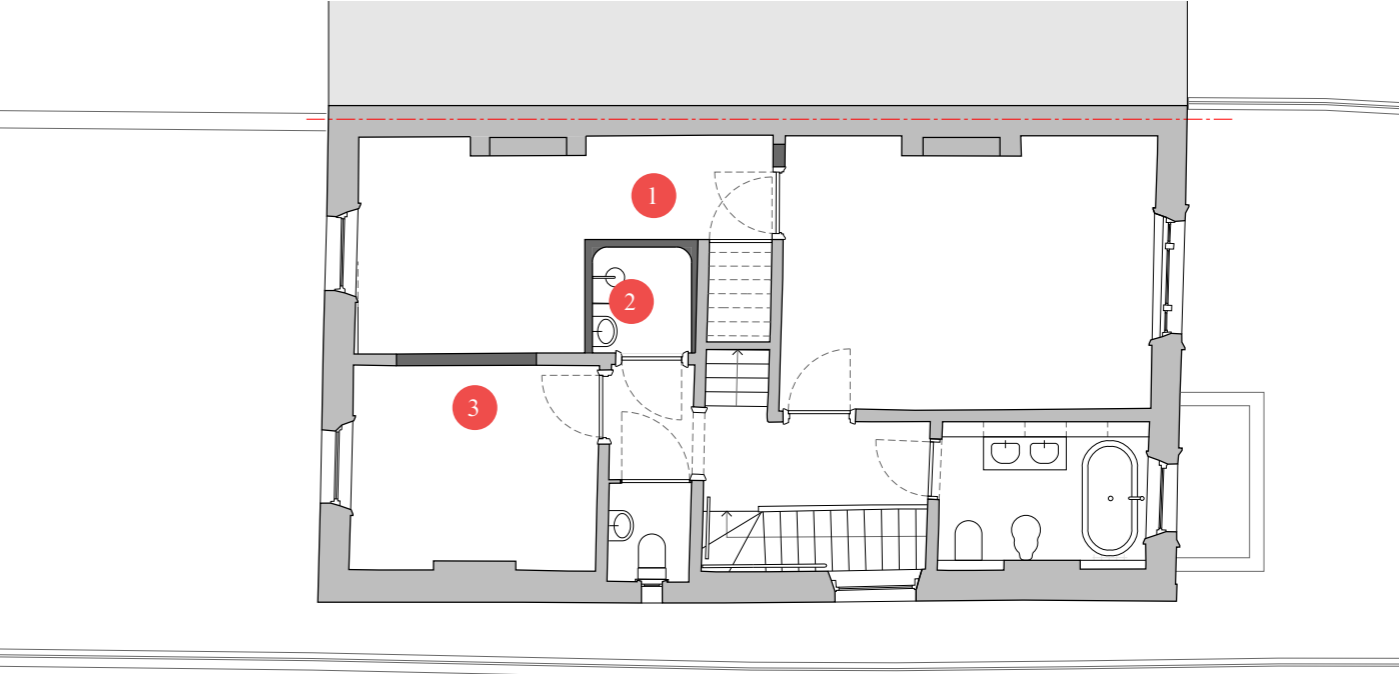
PROPOSED INTERNAL WORKS

Below is a list of the proposed works to the first floor:

- 1. New opening to be made in existing wall to create a larger bedroom.
- 2. Existing walls to be rearranged to create a much improved and efficient layout.
- 3. Existing opening to be blocked up creating a separate bedroom.



Existing first floor



Proposed first floor

FRONT EXTERNAL WORKS

Below is a list of the proposed works to the existing front elevation. All works are to be in keeping with the existing aesthetic of the property to help enhance its original features.

1. Existing non-original front door to be replaced with painted panelled timber door to match style of No.19.
2. Existing lower ground floor timber sash window to be fully stripped back, repaired where necessary and repainted to match existing.
3. Existing raised ground floor timber sash window to be fully stripped back, repaired where necessary and repainted to match existing.
4. Existing first floor timber sash windows to be fully stripped back, repaired where necessary and repainted to match existing.
5. Existing stucco facade to be fully cleaned, existing mortar lines raked out, repaired where necessary and fully re painted to match neighbouring property No.19.
6. Existing portico to be fully cleaned, existing mortar lines raked out, repaired where necessary and fully repainted to match neighbouring building No.19.



Existing front elevation



Existing front elevation - Lower ground floor

REAR EXTERNAL WORKS

Below is a list of the proposed works to the existing rear elevation. All works are to be in keeping with the existing aesthetic of the property to help enhance its original features as well as improve the quality.

1. Existing lower ground rear timber doors (not original) to be removed and replaced with new painted timber framed glass doors. Frame and stiles to be made as slim as possible to be in keeping with the rest of the timber doors and windows to the rear elevation.
2. Existing lower ground timber window (not original) to be removed and replaced with a new sash window with window glazing bars to be in keeping with the remaining windows to the rear elevation.
3. Existing metal staircase and balcony to be removed and replaced with new wrought iron staircase and balcony to more in keeping with the original aesthetic of the property.
4. Existing raised ground floor doors (not original) to be removed and replaced with new single glazed painted timber doors with slim timber glazing bars to glass panes. Frame and stiles to be made as slim as possible to match neighbouring property No.19.
5. Existing raised ground floor timber sash window to be fully stripped back, repaired where necessary and repainted to match existing. New wrought iron Juliet balcony to be added to facade to match neighbouring property No.19.
6. Existing first floor timber sash window to be fully stripped back, repaired where necessary and repainted to match existing.
7. Existing stucco facade to be fully cleaned, existing mortar lines raked out, repaired where necessary and fully re painted to match neighbouring property No.19.



Rear elevation

DETAILS

External staircase

Below is an image of the existing non-original staircase to the rear of the property. The staircase is in a poor state and in much need of repair. The image to the right shows a reference image of the style of wrought iron staircase we are proposing.



Existing white metal staircase

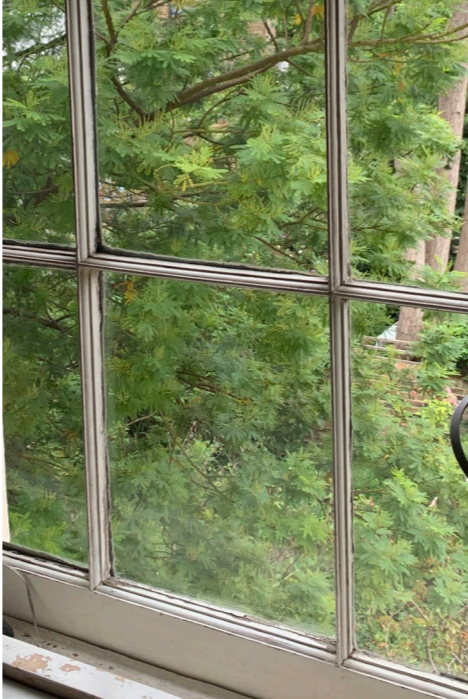


Reference image: Wrought iron traditional external staircase

Windows and doors

Below is an image of one of the existing and original timber sash windows within the property. It is proposed to keep these windows, refurbish and repair wherever necessary and possible.

With regards to any windows that need replacing it is proposed to match the existing in aesthetics, scale and proportions as closely as possible.



Existing timber framed, single glazed sash window

SUMMARY

In summary, the works proposed in this document are light, simple and much needed in order to prevent any further deterioration in the future. The works will not adversely affect neighbouring properties.

The changes will help enhance and improve the appearance of the existing rear facade of 20 Eton Villas as well match the standard of renovation set by its neighbour at No. 19 Eton Villas. The new additions are consistent in scale, proportion and aesthetic with the existing openings, windows and doors to rest of the property.

In conclusion we feel that the proposal presented will greatly improve not just the quality and appearance of the existing property but the quality of living accommodation to this family home whilst remaining fitting to the local vernacular and context.