

**13 Eton Villas**

3rd March 2023



## 1.0 Introduction

This Design and Access Statement has been prepared in support of a Planning Application and Listed Building Application to 13 Eton Villas, NW3 4SG. It should be read in conjunction with the accompanying heritage statement that has been prepared by Sarah Earney Architecture & Conservation.

Studio Carver have been appointed by the owners of 13 Eton Villas for the renovation of the property. The proposals comprise the erection of a new single storey rear extension, and making a number of minor alterations to the internal of the house. These works will make the house better suited to contemporary family life, whilst remaining considerate to the historic building fabric.

## 2.0 Context + Heritage

The property is a Grade II listed semi-detached house on Eton Villas, within Eton Conservation Area. It is located in the London Borough of Camden.

The property is a single family dwelling arranged over four floors: two main storeys (upper ground and first), a part-buried lower ground floor, and a second floor attic. It sits on the corner of Eton Villas and Eton Road, forming the end of a row of semi-detached villas that were part of a group listing in 1974. The site incorporates both a front and rear garden, with street parking provided on Eton Villas.

The property has a stucco external finish with rendered banding on its front facade. External detailing is established by the stucco quoins, window surrounds, and corncicing.

The rear lower ground and garden is concealed from street view by an existing brick boundary wall, with timber batten fence atop.



Fig. 1: Front of the property as seen from Eton Villas



Fig. 2: Rear of the property as seen from Eton Road

### 3.0 Layout + Scale

A new single storey extension will be constructed following removal of the existing french doors and external decking. A step down into the extension maintains suitable headroom and, alongside the skylight and side window, will provide a bright, contemporary addition to the lower ground floor.

The proposed extension sits within the footprint of the previously granted application for a single storey extension to the property: 2007/4768/L. It steps in from the side elevation to ensure its massing is subordinate to the existing house, and symmetrical to the elevation above.

Internally, the lower ground floor is reconfigured to create a kitchen that is open to the adjacent staircase. Homage to the existing layout is paid by a downstand in place of the previous partition wall. A new boot room, expected to cater for daily entrance to the property, re-instates the position of the original wall along this axis.

On the first floor, the proposed reconfigurations allow for a more efficient internal layout. This provides improved storage throughout and incorporates an ancillary study space outside the rear bedroom and bathroom.

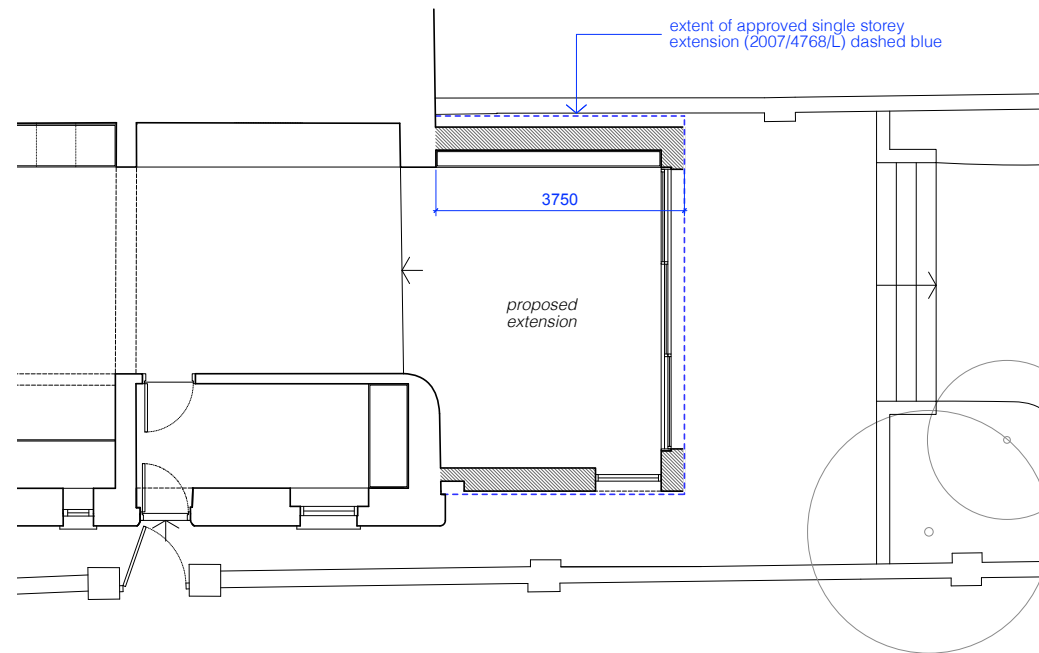


Fig. 3: The proposal sits within the footprint of the previously granted scheme

#### 4.0 Materiality + Appearance

The materiality of the extension has been carefully considered to ensure it is appropriate to both its immediate context, and that it does not negatively impact on the character of the conservation area.

Bronze cladding, a refined contemporary material, is chosen to complement the house and distinguish itself against the existing stucco render. The sheet metal also references the thin skin of the stucco, and its original intention provide a higher quality finish when applied over brickwork.

The proposed rear elevation is symmetrical to the windows above, and the width of the sliding doors complements the proportions of the existing facade. On the side elevation, a recessed metal flashing establishes a clear definition between the existing historic building and proposed contemporary extension.



Fig. 4 & 5: Precedent project by West Architecture featuring bronze cladding to a Grade II listed property in Bloomsbury. Shortlisted for the Camden Design Awards 2022.

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## 5.0 Detailed Description of Proposal

The proposals for 13 Eton Villas comprise a range of work to the property as follows:

### General

- Internal ceiling and wall finishes redecorated throughout
- Modern built-in joinery removed and replaced throughout
- Modern floor finishes replaced throughout
- WC and bathroom fittings replaced throughout
- Existing internal doors upgraded to meet fire requirements throughout, with some changes to handing direction
- Existing timber sash windows on front, rear, and side elevations replaced with new slimline double glazed, timber sash windows throughout (with the exception of window on side elevation above stair)
- Existing metal framed windows on side elevation replaced with new slimline double glazed, timber frame casements
- Heating, lighting, and electrical items replaced throughout
- External security and light fittings replaced on all elevations

### Lower Ground

- Existing French doors to external decking removed and structural opening widened
- Single storey rear extension erected with skylight and sedum planted roof
- Existing floor finish removed, floor levelled and new underfloor heating and floor finish installed
- Modern kitchen fittings removed and replaced
- Partition walls removed between kitchen and existing WC, and those forming stair enclosure. Door to WC retained and rehung in new layout
- New partition wall constructed to form new boot room at side entrance to house
- Nib wall between kitchen and dining adjusted and downstand marginally lowered
- Existing chimney breast and cupboard removed, chimney structure above supported within ceiling zone, and new built-in joinery installed along length of wall
- New sanitary fittings installed to proposed WC
- Opening to proposed WC increased in height to suit door relocated from upper ground floor
- Mist suppression system installed in ceiling
- Gas boiler replaced

### Upper ground

- Stone surround and cast iron insert to fireplace in front room removed and replaced
- Stone surround and ceramic tiling to fireplace in rear room removed and replaced

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### First

- Existing partition walls at top of stairs and between rear bedroom and bathroom removed. Doors retained and re-hung in new layout
- New partition wall constructed in adjusted position between rear bedroom and bathroom, plaster cornice installed along length of wall to match existing
- New built-in joinery desk installed at top of stairs, with side panel to form low level wall at top of stairs
- Position of door to front bedroom adjusted
- Fireplace surrounds in front and rear bedrooms removed and opening into chimney breast covered over, ventilation maintained
- Existing door to storage closet in front bedroom removed
- Existing low-level cabinet door in rear bedroom removed
- Low-profile secondary glazing installed to window over staircase (existing window to remain)

### Second Floor

- Modern floor finishes removed and existing floorboards carefully lifted, mineral wool inserted between floor joists and floorboards re-laid. New floor finishes laid on resilient acoustic layer atop reinstated floorboards
- Opening to eaves storage in rear bedroom adjusted and new concealed door installed
- New opening created and concealed door installed to access eaves storage in front bedroom
- Insulation installed below rafters within eaves storage space

### External

- Existing rainwater pipe diverted around side of extension with new painted cast iron pipework
- Drainage reconfigured and existing manholes relocated to the side of proposed extension
- Existing decking removed and new paved patio installed to rear of proposed extension and side path
- Existing gate on side path removed
- Existing timber batten fence atop boundary walls repaired and repainted
- Garden re-landscaped including removal of existing retaining walls, pergola, planters, timber shed, and extending lawn and shrub/flower beds to rear of property
- Boiler flue replaced on side elevation



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## 6.0 Internal Finishes

Internally, all existing features will be restored where possible. Internal doors will be refurbished and upgraded to meet fire requirements. Where layouts have been reconfigured, existing doors will be retained and relocated. All work will be carried out to the highest standards, using traditional materials and detailing, and a holistic approach to refurbish and reinvigorate the property.

During the refurbishments new electrical wiring, lighting and plumbing will be installed to ensure the property is efficiently and economically run, and complies with current regulations. Where this requires wiring to be run within stud walls and within localised chasing to solid plaster, the plaster will be repaired with materials to match the existing, which in most locations will be a hair-lime plaster.

## 7.0 Landscape

The landscaping in the rear garden has been simplified by extending the lawn to the rear of the property and replacing the existing raised planters with flower beds to the perimeter. A new paved patio is provided to the rear of the proposed extension, with steps leading up to the main garden lawn.



Fig. 6: View of existing garden towards rear of property

## 8.0 Environment

The proposed works include measures to improve the thermal efficiency of the building envelope, with minimal impact on the house.

All existing windows (with the exception of that on the side elevation above stair) will be replaced with new timber framed, slimline double-glazing, to replicate the finish of the existing. Example details from a previous Studio Carver project are shown opposite.

Low-profile secondary glazing is proposed as a thermal upgrade to the remaining original window on the side elevation.

Thermal insulation to the roof will be upgraded with new insulation installed below the rafters.

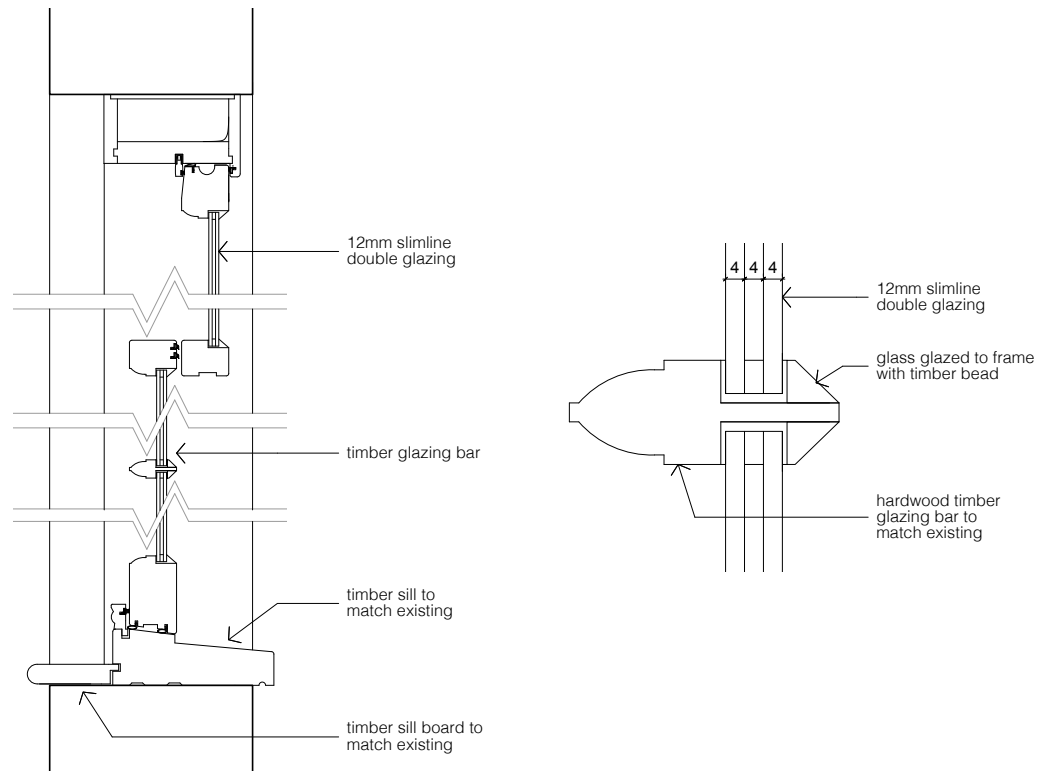


Fig. 7: Example details of slimline double glazed sash window



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## 9.0 Planning

Local and National policy has been reviewed and adhered to. The guidelines relevant to works at 13 Eton Villas include those listed below.

National planning policy (adopted 2021)

- The National Planning Policy Framework puts great weight on the conservation of heritage assets and says that they 'should be conserved in a manner appropriate to their significance'. The NPPF requires that applications for changes to historic assets should set out the significance of the heritage asset(s) in question and that the level of detail given should be proportionate to the importance of the asset(s).

Camden Local Plan (adopted 2018)

- Policy D1 Design requires high quality design, that (among other requirements) respects local character and context, preserves or enhances the historic environment and heritage assets, is sustainable in design and construction, is of sustainable and durable construction and is adaptable to different activities.

- Policy D2 Heritage seeks the preservation and enhancement of heritage assets and their settings, and, reflecting the national policy position, will not permit development that results in less than substantial harm to heritage assets 'unless the public benefits of the proposal convincingly outweigh the harm'.

Eton Conservation area statement (adopted 2002)

- ET11-13, on the need for works to listed buildings to be consented.
- ET14-18, on materials and maintenance.
- ET14 includes that 'original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features' and that 'original, traditional materials should be retained wherever possible and repaired if necessary'.

- ET16 requires materials for replacement or repair to match the existing or original.
- ET22-25, on rear extensions/conservatories.
- ET22 recognises that rear extensions can affect the balance and harmony of a building, and requires that 'rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height'.
- ET23 says that 'extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances'.
- ET25 sets out that 'rear extensions will not be acceptable where they would spoil a uniform rear elevation of an unspoilt terrace or group of buildings'.

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## **10.0 Relevant Permissions**

A number of similar applications have been granted at both the application property and those adjacent. Further detail on the following is given in the accompanying heritage statement prepared by Sarah Earney Architecture and Conservation:

- 13 Eton Villas (2007/4768/L)
- 16 Eton Villas (2021/1728/L and 2021/0515/P)
- 19 Eton Villas (2012/1314/L and 2012/1629/P)
- 1 Eton Villas (2019/ 1145/L and 2019/0849/P)
- 4 Eton Villas (2018/4086/L and 2018/3788/P)
- 3 Eton Villas (2017/5534/L)

## **11.0 Conclusion**

The proposal has been designed with deference and sympathy to the listed building and the conservation area. The various works will retain existing architectural features and preserve the character of the building, whilst significantly improving spaces within the family home. The extension to the rear remains subservient to the existing house in both massing and materiality.

We believe that the proposed alterations are an enhancement to both the quality of the listed building and the character and appearance of the conservation area.

## 12.0 Practice Profile

Studio Carver has gained a reputation for high quality work throughout London. Our projects have been recognised by the Camden Design Awards, Delivering for Barnet Architecture Awards, New London Architecture, Don't Move, Improve! AJ Small Projects, and have been widely featured by publishers such as Architecture Today, Dezeen, Ham & High, and Dwell.

We have extensive experience of working with existing buildings, including those with particular heritage assets, and understand the challenges and opportunities this presents. We delight in finding innovations that make each project quietly extraordinary. At the same time we maintain the core principles of sustainability and good design, ensuring our work remains functional and flexible.



Fig. 8: Belsize House, completed 2017. Extension to an Edwardian terraced property in Belsize Park.

Camden Design Awards 2017 shortlist, AJ small projects finalist 2017, Don't Move Improve 2018 longlist.

