

3 ETON VILLAS

London NW3

STATEMENT OF SIGNIFICANCE AND HERITAGE REPORT

In support of Planning and Listed Building Consent Applications for
external alterations.



Introduction.

1.1 ADAM Architecture have been appointed by the owners of 3 Eton Villas to carry out a Statement of Significance and Heritage Report to accompany the proposed alterations developed by Atelier West Ltd.

1.2 On the 24th May, Adam Architecture visited to carry out a visual inspection and to make an assessment what was original or a later alteration.

1.3 A pre-application meeting was held at the property with the Conservation officer to discuss the proposed alterations to the building internally and externally.

1.4 Following the meeting it was agreed that it would be sensible to submit separate applications for the external and internal alterations. This document is written in support of proposed alterations to the exterior of the building only and specifically to 2 no. existing dormers at roof level and for the installation of traditional French doors at lower ground level. Proposed alterations to the interior of the building will form part of a separate application.

1.5 It is recognized that justification for the alterations to the 2 no. external elements of the building will in measure need to be informed by proposed uses of the spaces within the building and this is referred to in the attached application document.

THE PROPERTY

2. Historical development.

2.1 Prior to 1780 the site on which Eton Villas now stands was largely pasture. The potential of building there was first recognised in 1796. In 1826 the Act of Parliament of 1826 authorised Eton College, who owned the land, to grant building leases. However development did not occur until after the nearby London and Birmingham Railway was opened in 1837. The villas themselves were built in 1849/50.

2.2 Since then 3 Eton Villas has largely remained largely un-altered with the original plan form surviving, along with the front door, staircase, many of the windows and shutters. Previous alterations to the property, which are largely unrecorded within the public realm, have included the installation of bathrooms, new ceilings to the second floor, some replacement of timber sash windows including a slightly different window to the kitchen and some security window bars, a replacement of side door and secondary security gate.

2.3 The main earlier (undated) alteration to the exterior of the building is the insertion of two dormer windows in the slate slope over the side elevation. The addition of dormers has taken place on most of the semidetached villas within this enclave of houses with varying degrees of 'design' success and has indeed been the subject of some local controversy amongst residents. Nonetheless almost every house within the enclave has existing dormer windows on these slopes.

3. Brief Description

3.1 The property is a semi-detached villa ranged over three floors with attic accommodation. The upper ground floor is raised almost one floor above the ground providing a reasonably well-lit lower ground floor. A single pitched roof abuts a party wall to the adjacent semi-detached property. The roof has a deeply projecting eaves in what has been described in the Buildings of England volume as 'rustic

Italian'. In the tympanum, there is a central tripartite feature, to the front and rear elevations, which has a casement window to each house and central blind recess between in front of the party wall.

3.2 There are modern dormers with flat roofs over to the front and rear rooms on the second (attic) floor. The ground and first floors have wide vertically painted timber sash windows. The ground front elevation window has pilasters with an entablature above them. The half glazed four panel front door in the side wing and the first floor windows all have architraves around them. The lower ground floor front window is narrower and smaller. All windows are single glazed. The lower ground floor rear window is non-original with fixed and hinged casements. The windows to the dormers are modern casements and are double glazed. There is a flat roof to side wing.

3.3 The elevations are rendered in 'Roman Cement or Stucco' with coursing lines to simulate stone. Part of the elevations have now been painted. All external parts need to be cleaned and redecorated.

3.4 The building is situated almost to the rear side of the plot; the front door is approached by a path through a reasonable sized garden which needs to be revitalized. To the rear of the house there is no real space of any consequence excepting that for dustbins or a bicycle store. As a consequence the only outdoor amenity space for the occupants of the house, is located at the front of the building which is not ideal but is ameliorated, for privacy, by the presence of a high stock brick wall to the Eton Villas road.

4. Significance.

4.1 3 Eton Villas is part of a small but complete enclave of early Victorian villas created around St Saviour's Church. The homogenous, and largely untouched character of the enclave is recognized by the Local Authority as being of importance.

5. Condition.

5.1 The building is generally in good condition albeit that it needs full refurbishment and repair. The external appearance of the building is tired and in need of repair and redecoration.

5.2 The interior of the building was last refurbished some 20 years ago and the absence of comprehensive maintenance is reflected in the general condition of the building.

5.3 The garden areas have had little or no attention for many years and are overgrown. Refurbishment of the garden landscaping and the general appearance of the building will enhance the Conservation Area.

STATUTORY CONTEXT

6. Heritage Planning Policy and Guidance.

National Planning Policy: National Planning Policy Framework

6.1 National Planning Policy Framework (NPPF) Paragraph 17 states 'Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking'. Planning should 'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.'

NPPF Paragraph 128 states:

6.2 ‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.’

6.3 Significance is defined in the National Planning Policy Framework Glossary as: ‘the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.’

6.4 Regarding preserving the significance of a heritage asset (see section 6.0) the NPPF Paragraph 129 states that:

6.5 ‘Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset.

7.0 Statutory Listed Building Description

1-6, ETON VILLAS

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: 1-6, ETON VILLAS

List entry Number: 1342065

Location

1-6, ETON VILLAS

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Grade: II

Date first listed: 14-May-1974

TQ2784NE ETON VILLAS 798-1/52/414 (East side) 14/05/74 Nos.1-6 (Consecutive)
6 semi-detached villas. c1849. By John Shaw. For Eton College. Built by S Cuming. Painted stucco with slated gabled roofs, most with dormers or extended roof. 2 storeys, attics and semi-basements. 2 windows each. Recessed doorways, in recessed side bays, with architraved entrances, pilaster-jambs carrying cornice-heads; mostly half-glazed doors, approached by steps. Architraved recessed sashes; ground floors with pilasters supporting entablatures. Plain stucco 1st floor sill bands. Attic windows of 2 lights in plain frame with blind centre. Central slab chimney-stacks. INTERIORS: not inspected.
Listing NGR: TQ2793784496

8. Location:

National Grid Reference: TQ 27937 84496



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A listed building is a building, object or structure that is considered of national historical or architectural interest. Every part of the listed building is protected, including the interior and any later alterations or additions.

9.0 Planning Context: Conservation Area policy.

9.1 A Conservation area are areas designated as being of special architectural or historic interest. Their designation recognises the importance of the quality of the area as a whole, as well as protecting individual buildings and trees which are considered to make a positive contribution to the character and quality of the area. *Conservation areas are not designated to stop future development, but to ensure that new buildings fit in with the existing special character of the area.*

10.0 Eton Conservation Area.

10.1 3 Eton Villas is in the London Borough of Camden and in the original part of the Eton Conservation Area which was designated in 01/12/1973.

11.0 Conservation Area Appraisal.

11.1 The Local Authority, the London Borough of Camden, produced an Appraisal in 2002. This contained a number of policies which have been used in making an assessment of the proposed alterations developed by Atelier West Ltd.

PROPOSED EXTERNAL ALTERATIONS

12.0 Proposals

12.1 The following alterations are proposed for the property:

- i. Alteration and enlargement of dormer windows to side elevation.
- ii. Installation of traditional painted hardwood french doors to lower ground floor facing on to front garden.
- iii. Replacement of existing non original, painted timber casement windows to rear of property with relocated original sash window from front elevation. of existing sash window.
- iv. Replacement of existing stone steps leading to front door with new portland stone steps.

The proposals have been carefully considered to ensure an appropriate balance is struck between restoring and renovating 3 Eton Villas so that it is fit for modern family living, and preserving and enhancing its architectural and historical significance both as a Listed Heritage Asset and in the context of the Eton Conservation Area, in line with national and local authority policies.

13.0 Proposal I: French doors to the Dining Room.



Fig: Existing sash window to from elevation.

13.1 The kitchen/dining living areas will be located in the lower ground floors where existing services are already located. As a consequence this floor will be used as the primary area for the family occupants of the house on a day to day basis.

13.2 The *only* outdoor amenity space for the house is the front garden which is located almost at lower ground floor level. Access to the front garden, from within the house, is via the front door which is

located at upper ground level. A door exits from lower ground floor level into the narrow side passage of the property which is primarily a 'service' space.

13.3 The house is therefore 'wanting' for a means by which access can be made directly from the main living spaces at Lower ground floor to the only useful garden space. French doors have been proposed because they are a traditional element of design for this period of house, and because from the Georgian and regency periods on, such doors were almost invariably used to create access to gardens alongside painted box sash windows.

13.4 The proposed, traditionally design, French doors – see Architects Drawings - will allow occupants of the lower ground floor areas to have direct visual and physical access to the only garden space; and with minor garden alterations a small terraced area will offer the occupants the opportunity and amenity of outdoor space directly associated with the dining room.

13.5 This is a relatively minor alteration to the building, at lower ground floor level. The part of the building in question is hidden from the street by the front garden wall, trees and its low level location; it will have a **neutral** impact on the Conservation Area.

13.6 In the context of the Listed Building the installation of the french doors will only impact on the historic fabric of the building to a very limited degree; the intention is that the doors are designed and detailed to match the existing joinery of the original sash windows within the existing opening. The lower part of the french doors will be solid to maintain the feeling that the the glazed part of the doors is similar to that of the pre-existing window.

13.7 The existing structural opening will be retained as existing. The existing box frame and sashes will be relocated into the window opening on the rear of the property to replace the existing non-original casement windows which are of a very similar width and height. By reusing the original sash window in this fashion the character of the heritage asset will be enhanced to the rear and the impact on the same to the front of the building will be minimised.

13.8 The removal of the masonry below the existing sash window opening will have a **minimal** impact on the fabric of the building. The french doors will bedesigned in a tradional fashion to suit the period of the house with a regency flavour. The bottom rail of the doors will be sized to line with the rendered skirting at the base of the front elevation so that it looks purposeful and intended as one element in the Architecture of the building.

13.9 The paving to be used in the terrace areas outside the new French doors will be reused in large measure from the existing stock of Yorkstone paving within the existing garden enclosure. Such work will have an enhancing effect on the setting of the Listed Building and will have a **neutral or enhancing** impact upon the character of the Conservation Area.

14.0 Proposal II: Alterations to Dormer Windows

14.1 The Conservation Area appraisal notes 'that the new dormers, particularly on roof slopes which are clearly visible from the street needs to be carefully controlled'...'and the quality is important'. (Policy ET28.).

14.2 These proposals are for the replacement of the existing modern dormers with new dormer windows with a sympathetic and traditional design that will reflect the character of the existing building and specifically the existing windows on the building. The clear intent and approach to the replacement dormers is that they should enhance the appearance of the building by removing a poorly designed

modern element with a new complimentary, traditional, design with well proven and recognizable architectural detailing. The resultant improvements to the interior of the second floor will improve and enhance the appearance of the building and more widely the setting of the Conservation area.

14.3 The majority of the properties in Eton Villas have non-original or modern dormer windows at roof level.

14.5 The primary purpose in installing the dormers is to enhance the limited amount of accommodation contained within the shallow sloping roof spaces of the original houses. Each of the attic rooms in the houses within the enclave contains a single small casement window in its gable, to the front and rear, which provides limited amounts of light and ventilation to the enclosed spaces. The attic spaces were clearly intended as living accommodation since each of the two rooms in the properties contains a small coal fire place and the quality of the stair rising to the second floor (attic) space is good.

14.6 The existing dormers to No.3 Eton Villas are, as with many of the other dormer windows in Eton Villas, of a modern design and incorporate modern, double glazed, single pane casement windows. There was little or no decorative elaboration or attempt to try to design the dormer windows to blend with the traditional classical language of the building and they are inappropriate to the elegant design of the original building.

14.7 Poor design is also reflected in the dormer windows installed on *most* of the properties within the enclave, most of which have little or no regard to either the character or details of the listed buildings or the Conservation area (see Atelier West's Location Plan and Dormer Survey – drawing no. 001). It is hardly, surprising, therefore that there has been a degree of sensitivity amongst the local community, and the Local Authority, regarding the enlargement or installation of dormers on the roofs of houses in the road.

14.8 The fact remains, however, that the roof-scape of the Eton Villa's enclave, within the Conservation Area, is in some measure defined by the existing range of dormer windows which have been installed over the course of the last fifty years or so. That many of them are of poor design and have a negative impact on the conservation area is a matter of fact.

14.9 No. 3 Eton Villa (and the existing dormers windows) is no different in this respect. That the house is located in a prominent spot within the enclave, and its dormers are clearly visible to the street does not help either the visual appearance of the building or the wider setting of the Conservation Area. The applicants' are highly sensitive to this and their intent, in making the current proposals, and by improving the detailed appearance of the dormers, is in large measure designed to rectify the current situation.

14.10 The design of the revised dormers is therefore specifically intended to be more traditional and more appropriately suited to the character of the existing building. To assist with this a detailed drawing of the proposed treatment of the dormers is included within this application (Atelier West Drawing Nos.040-041).

The Applicant's view is that the revised appearance of the dormers will have an **enhancing** or **positive** impact on the character of the Conservation Area and in themselves will be more appropriate and of significantly better design than many other existing dormer windows in the enclave.

14.11 The moderate enlargement of the dormers will be largely mitigated by the improved design of the new dormers and, by virtue of the fact that the dormers are only viewed, at ground level, from oblique angles.

14.12 The quality of the proposed dormer is intended to be in keeping with the architectural quality of the rest of the house and in keeping with the architectural character of the area. The additional space created within the shallow attic rooms will significantly add to the amenity and usability of the attic spaces.

14.13 There is some impact on the external appearance to the building, however it is not disproportionate and being located at high level on the side elevation above and behind a parapet wall, it is discreet.

14.14 On balance the combined impact of the moderate increase in size and improved appearance of the dormer windows will have a **neutral** impact on the conservation area and an **enhancing** impact upon the building.

15.0 Summary

15.1 The two main elements of the proposals would secure a number of planning and heritage benefits which will preserve and enhance the appearance and character of the listed building and conservation area, meeting the objectives of the local plan policy and the NPPF.

15.2 The proposed development will secure the following benefits:

- The long term retention of the property for use as a single family dwelling.
- The retention of the property as an attractive and desirable family home will secure the long term upkeep of the listed building, which in parts is in basic condition. The long term conservation of this Grade II listed building is a public benefit and a substantial one.
- The historic plan form and original features on the exterior of the building are to be maintained, preserved. The repair and re-decoration of the exterior of the property will significantly enhance the Conservation Area.
- The re-landscaping of the garden spaces will also enhance the Conservation Area and give improved amenity to neighbours and others.
- The impact of installing the French doors at lower ground floor level fronting on to the only garden space on the site will be minimal, and will improve the usability of the refurbished house.
- The impact of the slightly enlarged dormers at roof level will have an enhancing impact upon the building and conservation area through improved, traditional design.

15.3 The clients and their architects have reviewed their initial proposals, against national and local policies regarding heritage assets highlighted in this report, and now consider that the benefits of these proposals far outweigh any perceived harm. The Council is, therefore, respectfully requested to grant listed building consent for the proposals, subject to safeguarding conditions.

APPENDIX I:

Description of the building – Room by room description and statement of significance.

This assesses what is original or a later alteration.

Exterior.

The property is a semi-detached villa ranged over three floors with attic accommodation. The upper ground floor is raised almost one floor above the ground providing a reasonably well-lit lower ground floor. A single pitched roof abuts a party wall to the adjacent semi-detached property. The roof has a deeply projecting eaves in what has been described in the Buildings of England volume as 'rustic Italian'. In the tympanum, there is a central tripartite feature, to the front and rear elevations, which has a casement window to each house and central blind recess between in front of the party wall.

There are modern dormers with flat roofs over to the front and rear rooms on the second (attic) floor. The ground and first floors have wide vertically painted timber sash windows. The ground front elevation window has pilasters with an entablature above them. The half glazed four panel front door in the side wing and the first floor windows all have architraves around them. The lower ground floor front window is narrower and smaller. All windows are single glazed. The lower ground floor rear window is non-original with fixed and hinged casements. The windows to the dormers are modern casements and are double glazed. There is an extension to the main slope of the roof over the side wing which is hidden behind a low parapet.

The elevations are rendered in 'Roman Cement or Stucco' with coursing lines to simulate stone. Part of the elevations have now been painted. All external parts need to be cleaned and redecorated.

The building is situated almost to the rear side of the plot; the front door is approached by a path through a reasonable sized garden which is currently in poor condition. To the rear of the house there is space for dustbins or a bicycle store. As a consequence the only outdoor amenity space for the occupants of the house, is located at the front of the building which is not ideal but is ameliorated, for privacy, by the presence of a high, stock brick, wall to the Eton Villas road.

Lower Ground Floor/Basement

Rear Room Kitchen



Surround to working range – Probably original timber surround without original range and late ceramic tiling.



Fitment – Painted dresser with open shelves, draws and pot board. Top is pine and drawers are traditionally constructed and certainly pre-second world war.



Kitchen Sink unit – Kitchen unit under window has a traditional look and has a Westmoreland slate top. The drawers have MDF carcasses so it is of recent construction, and would therefore not be considered to be part of the heritage asset.



Casement and fixed light window. This is a replacement installation.



Door to Utility Room – Four panel door without panel moulding but with Suffolk latch. This is probably original.

Floor – Tiled on probably screed /concrete.



Door to staircase – Four panel door without panel mouldings of type which is probably original with ogee moulded architecture. This is probably original.



Door to lobby to front room – Four panel door without panel mouldings. This is probably original

Front Room - Breakfast or Morning Room



Fireplace – Simple painted timber surround to cast iron register grate with later modification to provide ash can and slate hearth. Original hearth likely to be beneath.

Floor- Carpet on screed concrete or compounded material.



Windows and shutters to front – painted vertically sliding sash window of three panes over six. Hinged shutters hung without box. Later security bars on the outside.



Sash window probably original as glazing bars are ‘thin’ with lambs tongue mouldings and slight top rail to lower. This is sash typical of the date of construction of the house.



Wall to lobby to rear room – Two four panel doors with ogee moulded architecture of type. Likely to be original. Door to lobby has timber framing on the inside.



Door to hot water cylinder cupboard – Single four panel door with ogee moulded architrave. Likely to be original.



Door to back of staircase hall – Four panel door with quadrant moulding to upper two panels. This suggests that this was once glazed but now panelled in timber. Lower panel without mouldings. Glazing may have been similar to door to W.C. on the ground floor.



Larder – Replacement casement window



Staircase – Traditional pattern of staircase including balustrade with mahogany handrail turned newel and revel painted ‘sticks’. Cupboard beneath is 20th Century as is the security door/panel.



Door to outside – Modern half glazed timber door with cat flap and security bars.



Door to space beneath front steps – Front panel door without panel mouldings of type. Likely to be original.



Soffit of steps to front door – stone steps supported on original timber carriage with, later steel strengthening plates, bearing on steel 'I' section beam.



Opening to kitchen (rear room) and morning/breakfast room (front room) plaster reveals without architraves.



Staircase from basement to ground floor – non original painted handrail on other side. Security shutter of recent construction.

9. Upper Ground Floor

Rear Room



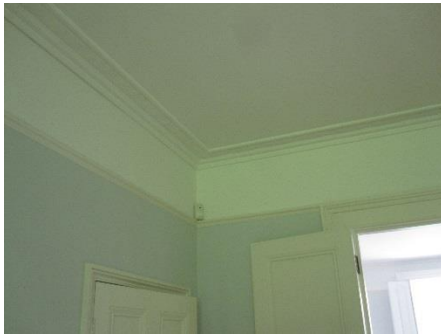
Windows with shutters to rear – painted vertically sliding sash window of six panes over six panes with hinged shutters fitting into shutter box with apron and soffit panels. Panel mouldings are ‘Greek’ inspired and typical. Likely to be original work. Glazing bars and top rail of sashes are ‘thin’ with lambs tongue mouldings typical of the date of construction.



Fireplace – Dark fossil type marble chimney piece with restored mouldings typical of the date of construction, without grate and with later slate hearth. Original hearth likely to be beneath.



Door to staircase hall – Four panel door with ‘Greek Inspired’ panel mouldings typical of original work ogee moulded architrave.



Cornice – Plaster cornice with enrichment. Overpainting suggesting that it is original. Also ceiling rose with leaf enrichment.



Skirting – Taller skirting with moulded top. Carpet over probably timber boarding.



Picture rail – Painted timber picture rail. This may be a later addition.



Interconnecting doors between rooms – Three panelled doors of two panels each. Typical of original construction, with wider architrave with ogee moulded profile. Doors opens into rear room with broad projecting butts.

9.1 Front Room



Flooring and skirting – fitted carpeted flooring over timber boarding. Taller skirting with moulded top.

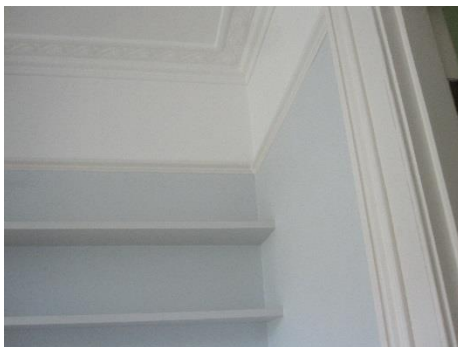
Door to staircase hall – Four panel door with ‘Greek Inspired’ panel mouldings typical of original work with ogee moulded architrave.



Fireplace – White marble chimney piece with restrained mouldings typical of the date of construction without grate and with later slate hearth. Original hearth likely to be beneath.



Cornice – Plaster cornice with enrichment. Overpainting suggests that it is original. No ceiling rose to this room.



Picture rail – Painted timber picture rail could be later.



Window with shutters – Painted vertically sliding sash windows of six-over-six panes with hinged shutters fitting into shutter box with apron and soffit panels.



Entrance Hall Staircase – Opening to front room. Architrave on hall side of ‘Greek Inspired’ type.



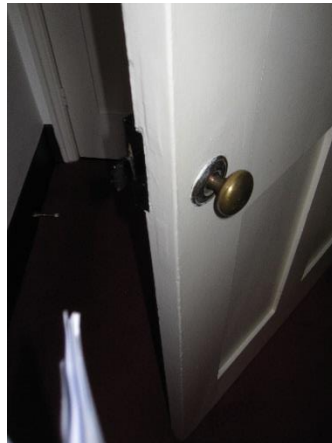
Staircase flight to first floor- Mahogany handrail with ‘Monkey Tail’ end, over turned newel and sticks laid out in a spiral.



Staircase balustrade to flight to basement: Nosings to staircase over cut string – mahogany handrail, turned newel and painted sticks.



Door of lavatory – Later four panel door with upper two panels glazed with etched glass with star motif.



Door to cupboard at side – Four panel door with panel moulding and rim latch of original type.



Small window between cupboard and W.C – Timber frame with etched glass. Possibly glazed with the original glass.

Dado rail and skirting – Timber mouldings are probably original.



Cornice - Plain cornice in entrance hall likely to be original work. No ceiling rose.



Front Door – Original four panel door in frame with original cast iron door knocker and rose pull. Non –original bronze metal antique on brass door knocker and letter box, and Georgian wired cast glass. The original glass was probably etched glass with small pattern.



Staircase window – Vertically sliding sash window and apron panel beneath. Probably original.

10. First Floor -Front Room



Window: Painted vertically sliding sash window of six panes over six panes with hinged shutters folding into shutter box. Glazing bars to top rail of sashes are ‘thin’ with lambs tongue mouldings but thickness of paint suggests these are replacements.



Floor: Fitted carpeted floor over timber floor boarding. Plain skirting.



Fireplace: Painted timber chimneypiece with restrained mouldings typical of the date of construction with cast iron grate. Hearth covered by carpet.



Door to room – Four panel door without panel mouldings and rim lock in moulded architrave. Probably original.



Cornice and picture rail: rim cornice but probably a replacement because not that overpainted. Picture rail maybe original.

10.1 Bathroom to front



Window – Vertically sliding sash windows of three-over-six panes.



Door – Four panel door without panel mouldings architrave. Probably original.



Door to cupboard – Four panel door without panel mouldings and architrave with rim lock.

10.2 Rear Room



Door to room - Four panel door without panel mouldings and architrave with rim lock.



Door to cupboard: Four panel door without panel mouldings and architrave with rim lock.



Floor and cupboard in fireplace recess: Boarded floor and hearth to fireplace (now removed) and modern cupboard inserted.



Wardrobe - $\frac{3}{4}$ height wardrobe with a pair of two panel doors in frame.



Cornice and picture rail: Rim cornice but probably replacement as not that overpainted. Picture rail maybe original. No ceiling rose.

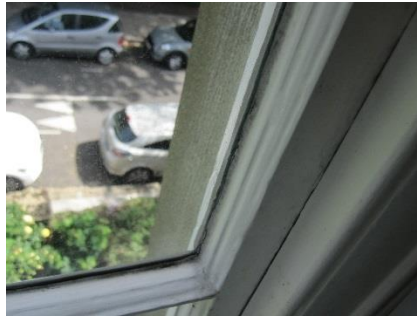


Windows: Painted vertically sliding sash window of four-over-four panes with architraves and apron panel.



Four panel door without panel mouldings and rim lock of type suggesting it is original.

10.3 Bathroom to rear



Vertically shading sash window of two panes over four panes with architrave.

Glazing bars and top rail of sashes are 'thin' with lambs tongue mouldings suggesting they are original.

10.4 Staircase to second floor



Timber staircase made of pine boards with wedges made in the traditional manner suggesting it is original. Curved bottom and top steps.



Modern pine handrail on brackets.

11. Second Floor

11.1 Front Room



Door to room: Four panel door without panel mouldings with rim lock and architraves. Could be original or a later copy.



Fireplace: Panel timber surround with cast iron grate. Hearth covered by carpet.

Skirting: Plain timber skirting. Typical of the location in this type of house.



Window to front: Hinged casement of six panes. Thicker glazing bars with ovolo mouldings suggest it is a replacement, perhaps late 19th or early 20th century. Windows guards to exterior.



Modern cupboards beneath roof slope: Flush cupboard doors.



Dormer to the side: Single panes of double glazed units suggests it is late 20th century.

11.2 Rear Room



Door to room: Four panel door without panel mouldings with rim lock and architraves. Probably original.



Fireplace: Painted timber surround with cast iron gate hearth covered by carpet.



Modern cupboards beneath roof slope: Flush cupboard doors.

Dormers to side: Single panes of double glazed units indicate it is 20th Century.



Window to rear: Hinged casement of nine panes. Thinner glazing bars suggest this is original. Window guards on the outside.

12. Outside



Rear and side gates – Painted timber boarded door with frame and ledges. Letterbox to side gate.



Paving side of house: Some stone with later cement repairs and lower area covered with duct boarding.



Front steps with dwarf side walls – Stone steps with cement finish. Extent of repairs to original steps unknown.



Paving near south side of house: York stone paving with wide gaps between infilled with soil. York stone possibly land on hardcore.



Gate to street: Late 20th gate boarded door in between gate posts with characteristic original gate caps derived from 'Greek' architecture. Posts have either been rebuilt or certainly repointed.

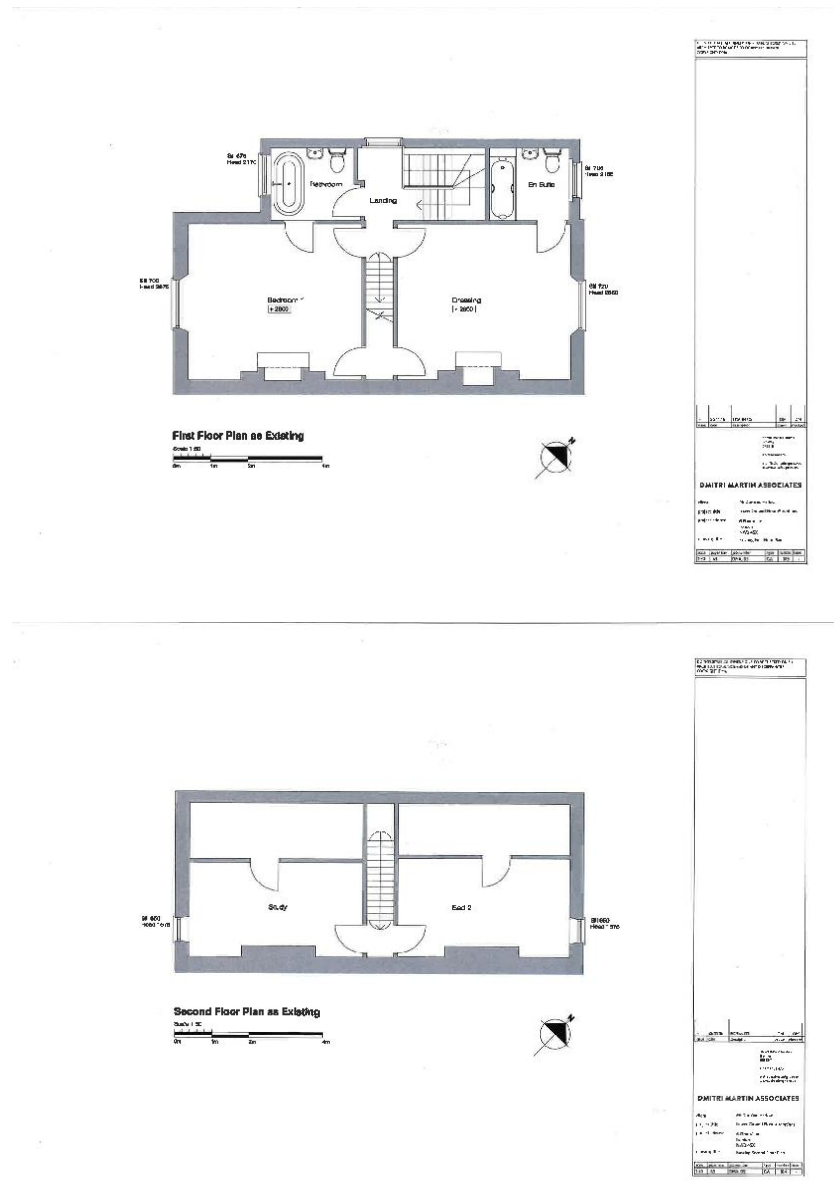
APPENDIX II:

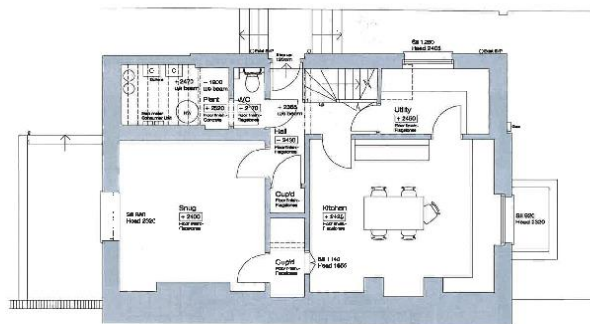
Recent Planning Applications and Decisions within Eton Villas and neighbouring Streets

19.1 Works to trees excluded.

19.2 No.6 Eton Villas.

Internal demolitions to create a new opening between rooms on lower ground floor of grade 11 listed house. Application number 2017/2046/L. Registered 02-06-17.



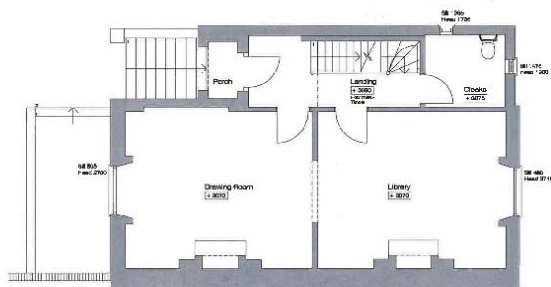


Lower Ground Floor Plan as Existing

Scale: 1/8" = 1'-0"



Project Name	12345 Main Street, Anytown, USA
Client Name	John Doe
Project Number	12345
Sheet Number	1 of 1
Scale	1/8" = 1'-0"
Author	DMITRI MARTIN ASSOCIATES
Check	DMITRI MARTIN ASSOCIATES
Date	12/12/2023

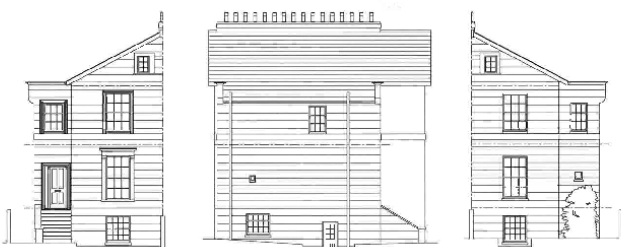


Upper Ground Floor Plan as Existing

Scale: 1/8" = 1'-0"



Project Name	12345 Main Street, Anytown, USA
Client Name	John Doe
Project Number	12345
Sheet Number	2 of 2
Scale	1/8" = 1'-0"
Author	DMITRI MARTIN ASSOCIATES
Check	DMITRI MARTIN ASSOCIATES
Date	12/12/2023



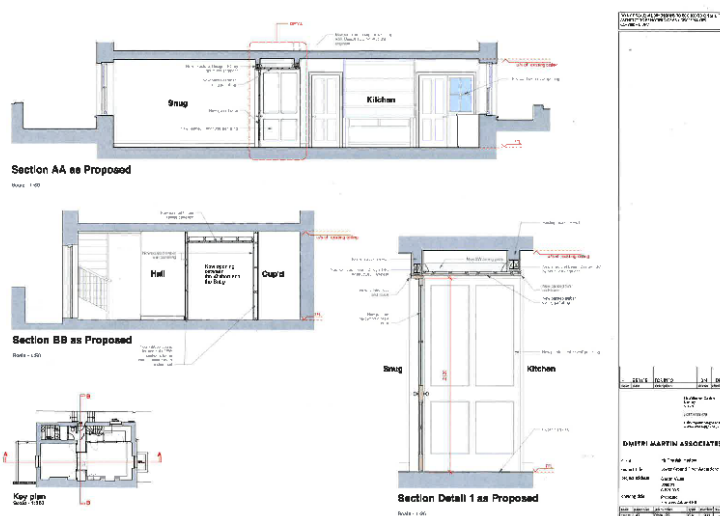
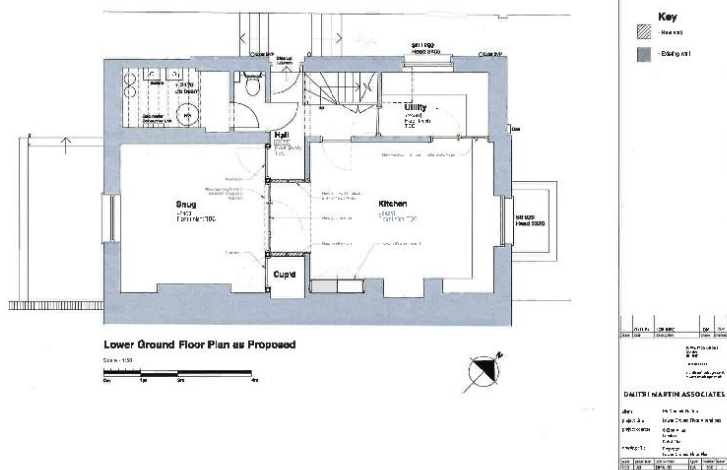
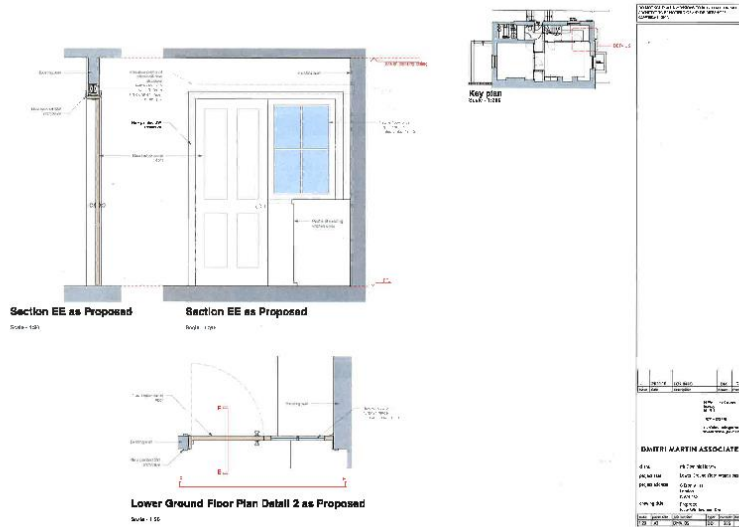
South West Elevation as Existing

North West Elevation as Existing

North East Elevation as Existing

Project Name	12345 Main Street, Anytown, USA
Client Name	John Doe
Project Number	12345
Sheet Number	3 of 3
Scale	1/8" = 1'-0"
Author	DMITRI MARTIN ASSOCIATES
Check	DMITRI MARTIN ASSOCIATES
Date	12/12/2023





19.3 No. 16 Eton Villas.

Detailed drawings required as condition 3 of planning permission 2015/3496/P dated 18/11/2016 for various internal and external alterations granted 30/3/2016. Also 1545/L re listed building Consent for 3980/L

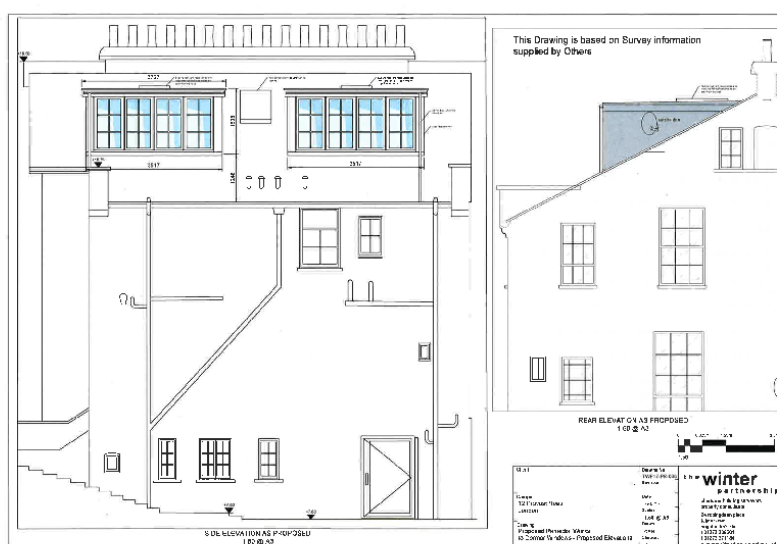
19.4 10 Provost Road.

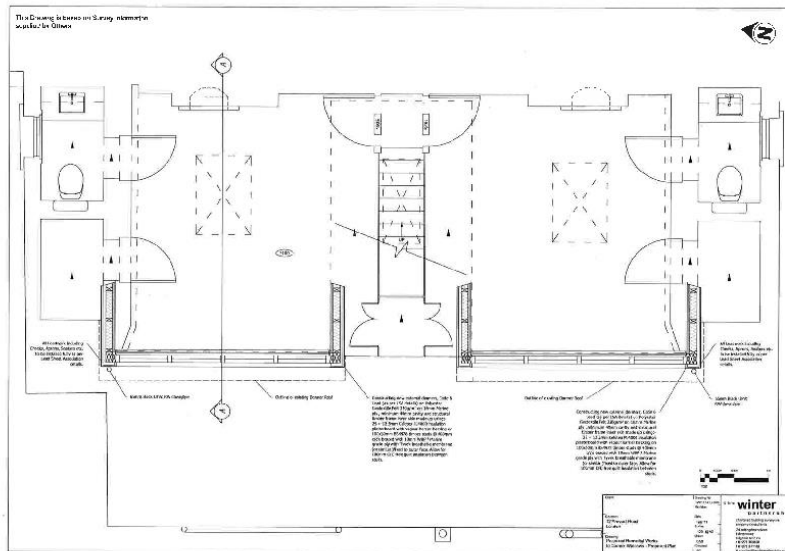
Details of conditions 2a,b,c,f,g,h,j of listed building consent 2016/6595/L dated 10/02/2017 for the erection of a single storey rear extension. Application number 2017/3307/L. Registered 14/06/2017 2017.

19.5

12 Provost Road.

Erection of 2 replacement side dormers with rooflights to upper roof planes, installation of replacement rooflight in the main roof slope and associated internal alterations. Application number 2016/2684/L. Final decision 20/04/2017 granted. Roof plan and side elevation of approved proposal shown.





19.6 Prior to this there was a proposal application 32016/2684 for the dormers which was withdrawn, and 2682 which was for lowering the lower ground floor by 500mm.

19.7 1 Provost Road.

Details of new door required by condition 1b of listed building consent 2016/5748/L granted 29/09/2016.

19.8 Replacement of existing rear elevation doors at ground floor level and window at ground floor level with door and installation of metal balcony spiral staircase, external repairs and redecoration, hard and soft landscaping to front and rear gardens; minor alterations including reinstatement of chimney breasts, fire surrounds and other internal features at ground level. Final decision 02/03/2017 and 28/02/2017