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16 ETON VILLAS, LONDON, NW3 4SG

Supplementary Statement relating to applications 2021/0515/P & 2021/1728/L

September 2021

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1. This short Supplementary Statement has been produced to accompany the submission of amended plans as part of the above applications. This follows discussions with Officers at the local planning authority and a meeting on site.
 2. Alterations to the layout at lower ground floor are shown, where the proposal is to see the removal of walls in this already much-altered floor. Wall nibs have been introduced and a double door between the kitchen and the sitting area, in order to restore the original hierarchy of the spaces. This will ensure that the ground floor is seen as the primary floor in the hierarchy of rooms within the house. The proposals also, of course, see the reintroduction of the staircase between lower ground and ground floor, which is a considerable benefit arising from the proposed works. The drawings show further details for this new staircase, which demonstrates that the design will match the ground floor staircase.
 3. The proposed works include the lowering of the floor level at lower ground floor. The attached photos confirm that the current floor is indeed a modern concrete slab, with the original concrete slab at a lower level visible. Hence, this work will not damage original fabric and will be a further benefit arising from the works.
 4. The ground floor layout has been modified by adding a double door between the playroom and the living room instead of a solid wall to connect the two spaces. This further reinforces the legibility of the ground floor as the primary floor within the house.
 5. The first floor has been modified with the specification of a jib door instead of a timber door between the bedroom and the bathroom. A proposed double door between the bedroom and the new dressing room has been omitted, with the existing door retained. An opening towards the dressing room is retained as existing, which was previously shown as being enlarged.
 6. The upper floor has been modified by showing the proposed double glazing with single glazing.



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7. The drawings for all floors have been modified by showing the proposed removal of the existing spotlights, make the ceiling good and the installation of pendant lights (exact number, position and design to be confirmed).
8. It has been demonstrated that there are a number of precedents for a rear extension at the property, which were all allowed by the Council when the nearby buildings were listed and within a conservation area. The design and form of the rear extension has therefore been agreed, with the modifications to the existing rear elevation acceptable.
9. The heritage significance of the property has been identified as primarily the exterior appearance and the group value of the listed building, as part of the row of the Eton Villas houses. This contributes to the Conservation Area. These modifications to the submitted scheme show that the proposed changes to the interior are appropriate and sensitive, with an improved plan form and hierarchy to the property. The rear extension would be appropriate to the house and the wider area.
10. The works to buildings are considered to not cause any harm to significance. There are, in addition, the public benefits arising from the works, namely the reversion to a single family house, reinstatement of original plan form and hierarchy of rooms at the lower ground and ground floors, and the provision of family housing in the Borough. We therefore trust that planning permission and listed building consent can now be granted.

Current concrete slab



Original concrete slab