

Joe Ashton
Joe Ashton Architecture
32 Falcon Court, Elmworth Grove
London, SE21 8RG
26.10.2021

Planning Policy Team,
City Development and Regeneration,
Hove Town Hall,
Norton Road, Hove,
BN3 3BQ

RE: APPLICATION FOR LISTED BUILDING CONSENT FOR FLAT 6 EATON HOUSE, BN3 3PJ.

Dear Sir / Madam,

Please find heritage summary statement below in support of our application for alterations to Flat 6, Eaton House, BN3 3PJ.

DETAILS:

District: The City of Brighton and Hove (Unitary Authority)
Parish: Non Civil Parish
National Grid Reference: TQ 28992 05014
Statutory Address: EATON HOUSE INCLUDING WALLS AND RAILINGS, 16, EATON ROAD

LISTING:

Name: EATON HOUSE INCLUDING WALLS AND RAILINGS
Designation Type: Listing
Grade: II
List UID: 1187553
Listing NGR: TQ2899205014

LISTING DETAILS:

'Dwelling, now offices. Late 1880s. Built by William Willett. Yellow stock bricks with lavish use of moulded and incised bricks for cornice, strings, lintels and quoins, hipped slate roof, brick stacks with moulded caps. Double-pile plan, one bay conservatory ground floor left, extension at rear. 3 storeys with attic over basement, 3:1:3 bays; full-height canted outer bays, segmental-headed window openings with cills carried on shaped brackets, sash windows without glazing bars. Round-headed entrance with moulded brick, now painted, carried on piers with foliate capitals. Panelled door with stained glass fanlight, clear glass in place of former lamp, double inner doors with original glazing approached by flight of steps with tessellated pavement. Conservatory: brick wall abutting adjoining property to east, damaged cast-iron cresting to pitched roof, 4 small glass panels painted with birds on the facade, typical of the period, coloured glass to windows. Walls returned from entrance along street frontage; low boundary wall with original cast-iron railings between brick piers with moulded coping. Interior: fine collection of original fittings. Plasterwork friezes to ground floor rooms and stairs; black marble chimneypiece with shaped brackets ground floor right, painted wooden chimneypiece left, laurel-leaf-moulded architrave to arched doorway leading to conservatory; similar architrave at end of blocked through passage, upper portion filled with stained glass. Stained glass panel lighting stairway, ornate cast-iron balusters returned around similar newel post, varnished wooden handrail. Original coloured tesserae floor to hall and stairway; Lincrusta paper dado with sunflower motif in situ throughout, painted over with gloss paint. First floor simple marble pilaster chimneypieces, small angle chimneypiece with damaged grate to room by stairs. Stairs to attic with turned wooden balusters. Rear extensions not seen, probably including another conservatory on this the south front. The house retains most of its original fittings and, with Nos 14 and 18 adjoining, forms part of a good group of substantial residences on the Willett estate.'

PROPOSED ALTERATIONS:

The proposed alterations to the flat, as shown on accompanying drawings, include the removal of a section on internal non-load bearing partition wall, along with the reinstatement on an internal doorway between dining room and kitchen.

Works will be undertaken carefully, and using hand tools, so as not to damage the fabric of the building as a whole.

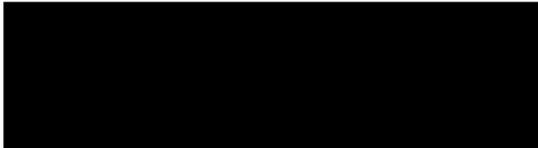
JUSTIFICATION:

The proposed works do not relate to any area or part of the building which falls within the details of the listing.

In accordance with the details of the listing, and the nature of the building, we would suggest that the internal partitions dividing the upper flats are not original to the building, and not in keeping with the buildings age.

We strongly believe that the works set out in this application will not detract from the historic nature of the building or its material fabric.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

Joe Ashton

Joe Ashton Architecture

A black rectangular redaction box covering contact information.