
Design Access and Heritage Statement

EDWS Architects

14 Eaton Gardens,
Hove BN3 3TP





“The select Brighton became the people’s Brighton, and it was Hove that developed the more genteel reputation.”

Nicholas Antrim and N. Pevsner: “The Buildings of England, Sussex: East-Brighton and Hove.”

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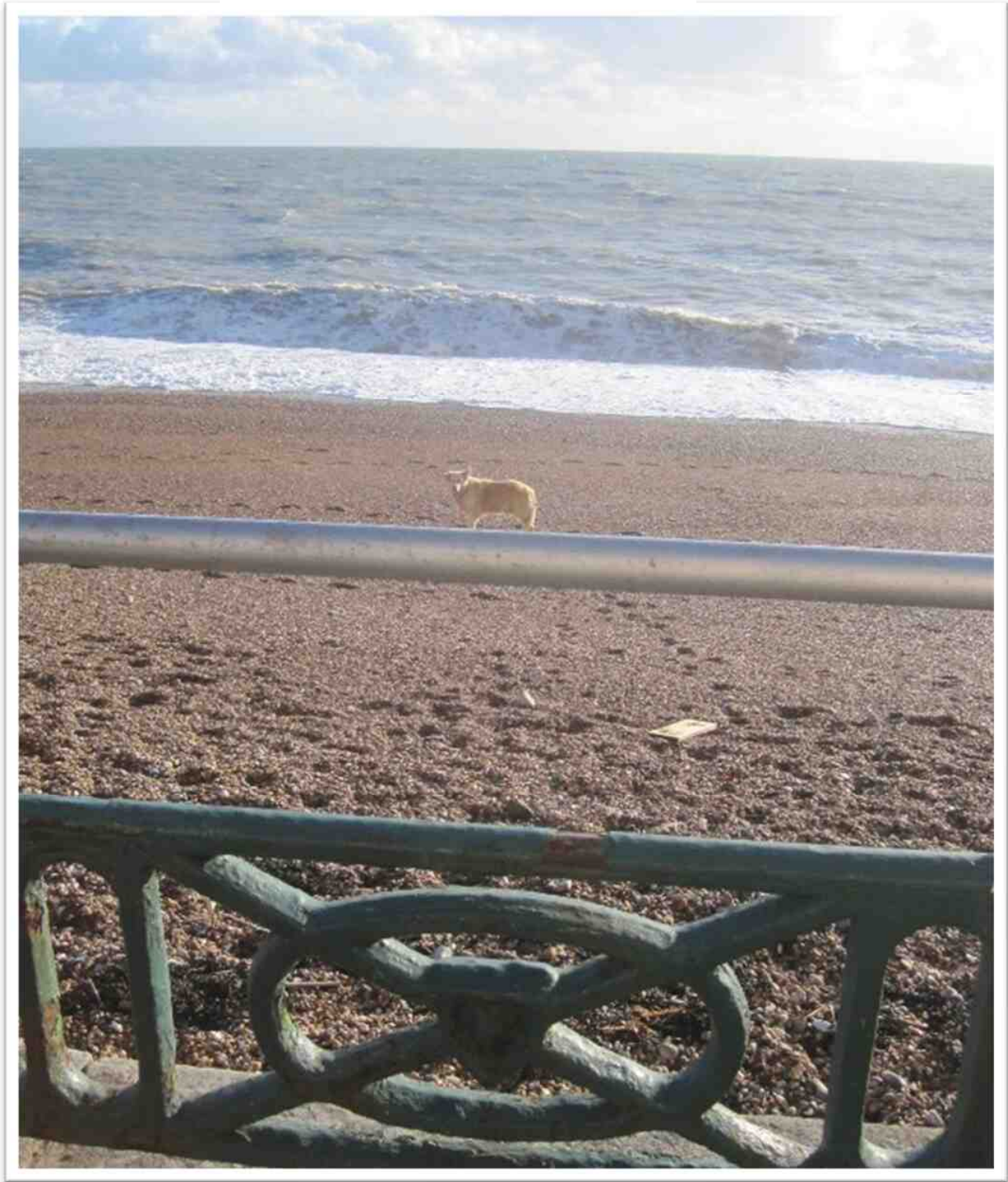
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Executive Summary





Executive Summary

A Heritage Statement outlines No.14 Eaton Gardens, Hove. We review the historic and architectural interest of this handsome Victorian double-fronted house. Further, we explore its original story, and show photographs that explain the Listed Building's significance. Then, we assess the impact of a proposed return to a separate, self-contained family dwelling-house.

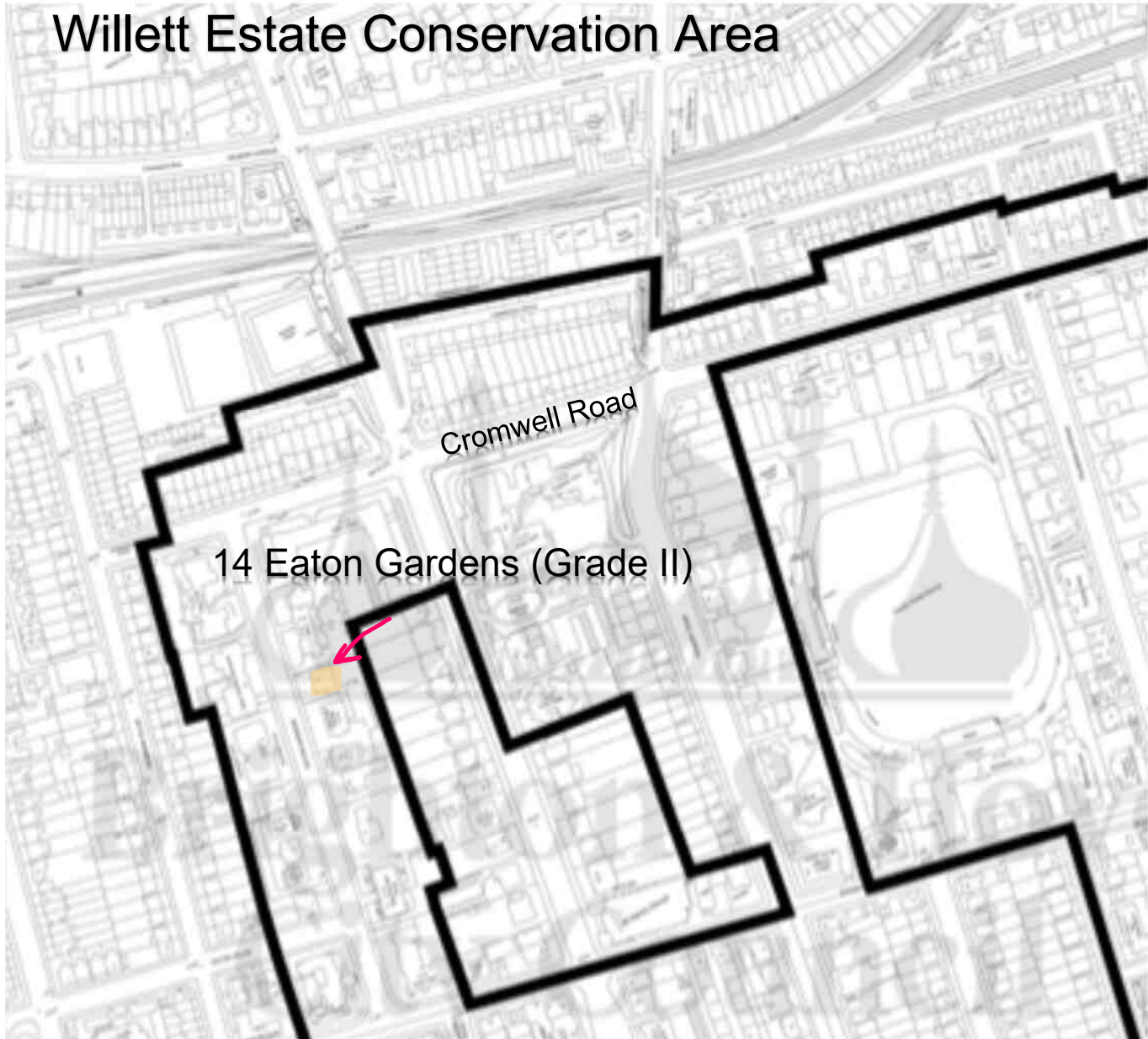
The current application proposes that this large-scale Listed Building with a modern (20thC) 3-storey side extension could be reconverted to offer a private house, able to respect the principal Listed Building. A brief summary of Exton House's architectural merit is included for a frame of reference. Then, we note a nearby comparable Victorian house opposite has a matching design, which gives this house its context. No.14 retains its grandeur, despite having a modern 3-storey wing. This matching mid-Victorian house on Eaton Gardens gives this Listed Building its more modest residential flavour, although there are modern flat blocks nearby which vary its original setting. The return to an individual house could offer fresh family accommodation, and should be acceptable, if bearing in mind that for historic buildings, the original use is often the best, most appropriate use.

1.0 BACKGROUND: SITE, LOCATION, SETTING.



- 1.1 The grand double-fronted house at No.14 Eaton Garden is located just off the historic thoroughfare of The Grand Avenue which runs north/south, blocks from the seafront, and just north of Kingsway and the Esplanade. This road is typical of the burgeoning, 19th-C. expansion that accompanied the coming of the railway and saw the development of Grand Avenue to the east, and First Avenue, later followed by Third and Fourth Avenue. To the east, Grand Avenue intersects with Eaton Road, and to the north lies The Drive running north/south, and running east to west, lies Cromwell Road, which terminates at Hove Railway Station. The application property is located within the Willetts Estate Conservation Area (see map below, next page).

Willetts Estate Conservation Area



1.2. No.14 Eaton Gardens is located in the Willetts Estate Conservation Area just south of Cromwell Road, and only a short distance from the seafront in Hove. Eaton Gardens, is part of the Willett Estate Conservation Area, built in the 1880s by William Willett. It features Victorian yellow-brick buildings, many of which are Grade II listed, such as No. 3, 7, and 14. It is centrally located near Hove Station, Church Road, and the seafront, making it an attractive neighbourhood, lying just west of Brighton central.





1.3 Willetts Estate Conservation Area: In this particular location, 14 Eaton Gardens typifies what remains from the fashionable expansion of Hove in this street during the mid 19th-century. Double-fronted, imposing villas originally lined the street, as Victorian Hove blossomed after the coming of the railways. This era saw an enormous boost in the tourism that had made Brighton famous already, since the Georgian and Regency eras. The Brighton & Hove Character Area Statement summaries as follows:

*“The area takes its name from William Willett, a builder of national repute, responsible for many of the fine houses built in the town centre during the last quarter of the 19th Century, however not all the buildings in this Conservation Area were built by Willett. **The character and appearance of the conservation area..., is derived in the main from large bay fronted, detached, semi-detached and terraced houses, set in spacious tree-lined streets, behind walls with railings.** The predominant building materials are yellow/cream gault brick and slate; however, a significant number are rendered... The brick elevations are relieved by a variety of details, and the extensive use of decorative and moulded bricks with a floral motif is a particular feature in the finest Willett houses...”*

It was designated as a Conservation Area first in 1989 which makes gives it notable status as a heritage asset. No.14 Eaton Gardens is designated as a Grade II statutorily Listed Building (Historic England), which makes it among the top 10% of historic buildings in the country. Above: Eaton Gardens “Mansions” at No.13, opposite the application site has an authentic, bow-fronted, 19thC side extension to the right (north) side, and together they make a fine pair.

1.4 Willetts Estate, Hove: Notable Residents - Background History.

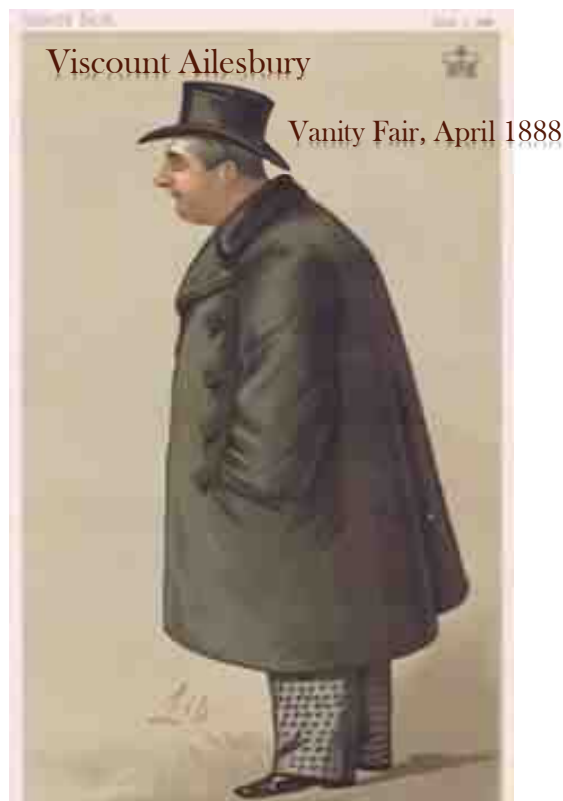
1.4 *Hove in the Past*, (author, Judy Middleton- 2024) notes that William Willett began building in Hove with two houses in Second Avenue, where he lived for some time. He also constructed houses on Stanford Estate land, such as in: Wilbury Road, Eaton Road, Cromwell Road and The Drive, along with Eaton Gardens. Ms. Middleton notes that:

The *Hove Courier* reported in 1883: “*Eaton Gardens [was] another aristocratic neighbourhood of detached residences with large gardens and bold carriage approaches, arranged and built by Mr. Willett... and twelve houses [are] already being tenanted, and last week one was sold for £4,680.*”

The Times (12th Nov. 1913) also said: “*Mr. Willett, a Colchester man, founded the business of building and contracting now carried on in Kensington, Hampstead and elsewhere. The firm enjoyed a high reputation for building solid townhouses and the term “Willett-built” applied to a type of residence, which is distinguished by individuality of design both inside and out.*”



4494 N. BRYANT PHOTO, S.E. MISSES PHYLIS & ZENA DARE. FOLIOGRAPH & BRYANT



Right: *The Marquess of Ailesbury, and his “plebian wife”* once lived at No. 13 Eaton Gardens, just across the street from 14 Eaton Gardens. This article from “*Hove in the Past*” only notes that No.14 was once a family home, but was converted into an old-folks home, until recently.

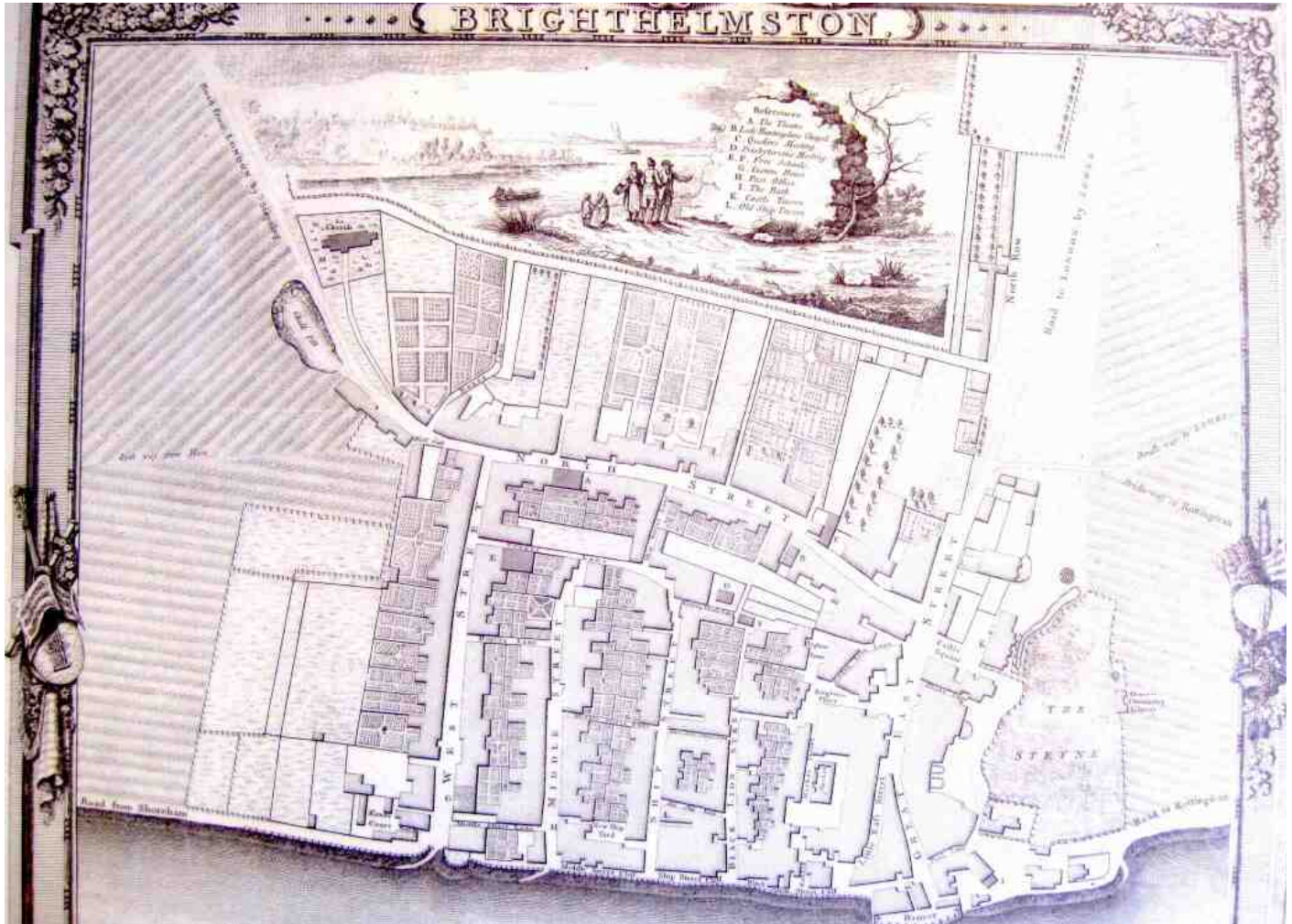
A colourful neighbour at No.13, the Marquess of Ailesbury, married to an actress from the Brighton stage named Dolly Tester, real name Dorothy Julia Haseley. Having achieved fame on the stage in Brighton, the supposed aristocratic residents of Eaton Gardens, considered his wife, Dorothy “from very humble circumstances.” But when she married the Marquess of Ailesbury (who was Viscount Savernake) in 1884, she became a Viscountess. Similarly, Phyllis Dare lived at No.13 with her sister Zena, and they performed at the *Brighton Hippodrome*. Phyllis was an enormously popular pin-up girl of the WWI era. At her height of fame, she had to sign 300 photo-postcards per week.

2.0 HISTORY OF THE SITE: HISTORIC BACKGROUND OF HOVE.



2.1. No.14 Eaton Gardens is shown in the map from the Pevsner volume on East Sussex: Historic Buildings of England, shown above, (page 239). Eaton Gardens lies just south of Cromwell Drive, and north of Eaton Road. The few early historic maps available do not specifically show buildings here in Hove because, in the 18thC, The Avenues and most of these streets hadn't been developed or the houses built yet. The early maps show the town centre itself. However, starting from the late Georgian era, the indicative 1815 map shows only sporadic construction at this time, beyond Brighton town itself. To begin, a general map of Hove in the following Section relates to the seafront. Above, we see the overall layout south of the Old Shoreham Road (at the top of the map). Just skirting the beachfront and the English Channel, we see Kingsway (King's Road/A259) running along the coast, being the main thoroughfare from Worthing in the west, to Brighton, just east of Hove.

2.2 HISTORIC MAPS: BRIGHTON AND HOVE IN THE GEORGIAN ERA.



2.2. Above we see the 1740 Overton Map. Originally, Brighton was a fishing village and old port called “Brighthelmstone”, and on its west side, Hove is an integral part of its story. Brighton was only a minor town by the mid 12thC whose population peaked in 1657 to around only 4,000. Sir Nikolaus Pevsner* notes that in Brighton:

“The seaside story starts towards the mid C18 with sea bathing recorded as early as 1736. From the 1740s Brighton sea water was prescribed by doctors... “ Visitors first began to appear as early as 1753 after Doctor Russell published ‘Dissertation Concerning the Use of Sea Water in Diseases of the Glands.’

*“Dr Russell also discovered a chalybeate spring in St. Ann’s Well Gardens, [and] Hove was discovered around the same time.” Visitors began to appear and there must have been quite a number and of a genteel kind... The Castle Inn built a ballroom in 1766, and The Ship Inn its Assembly Room in 1767. The Duke of Gloucester came in 1765, Duke of Cumberland in 1771, 1772 & 1779; the Prince of Wales in 1783, 1785, and 1786.” (*The Buildings of England: Sussex, Brighton:* pages 150, 248-249, 454. Published by Yale University Press, rev.2003, edited by Ian Nairn.)*

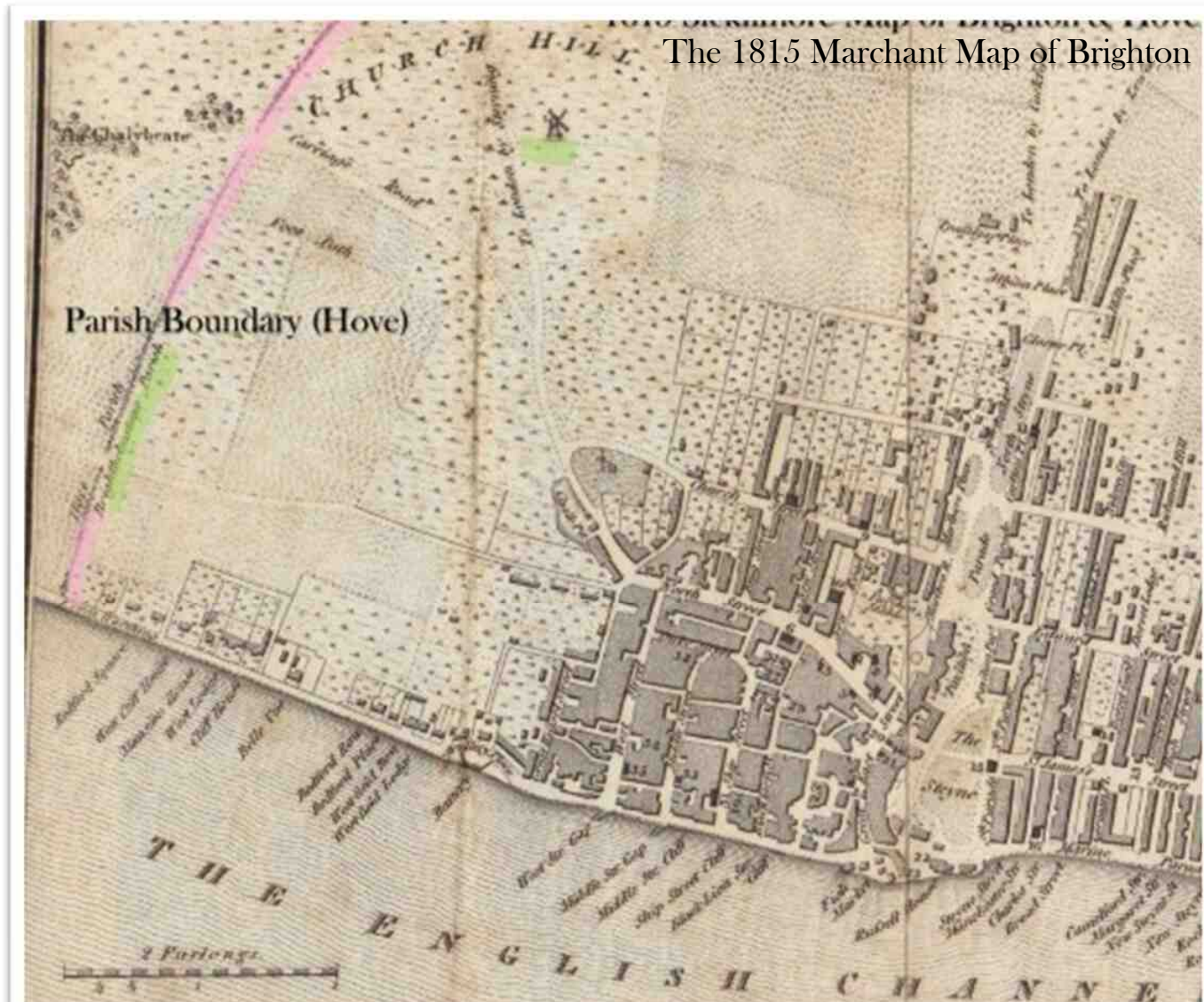


2.3. The Georgian Era: Page above, we see the Overton map of Brighton circa 1740. At this time, Brighton had not expanded much beyond West Street, with the area surrounding it being mainly agricultural fields. Sir Nikolaus Pevsner said:

"In 1740, there were 450 houses in the town. Most of these were built along the north south streets, and generous areas of land remained behind them to serve as garden allotments and open ground for drying nets..."

"The growing popularity of Brighton after 1750 led to development outside of the old town, but much redevelopment also took place within it. ...One consequence of the developments which accompanied Brighton's transformation from a fishing town to a fashionable resort is the fact that a large proportion of the buildings which stand today date from the end of the 18thC and beginning of the 19th centuries." (Ibid, Pevsner, pages 150- 454.)

2.4 HISTORICAL CONTEXT: THE EARLY VICTORIAN ERA IN HOVE.

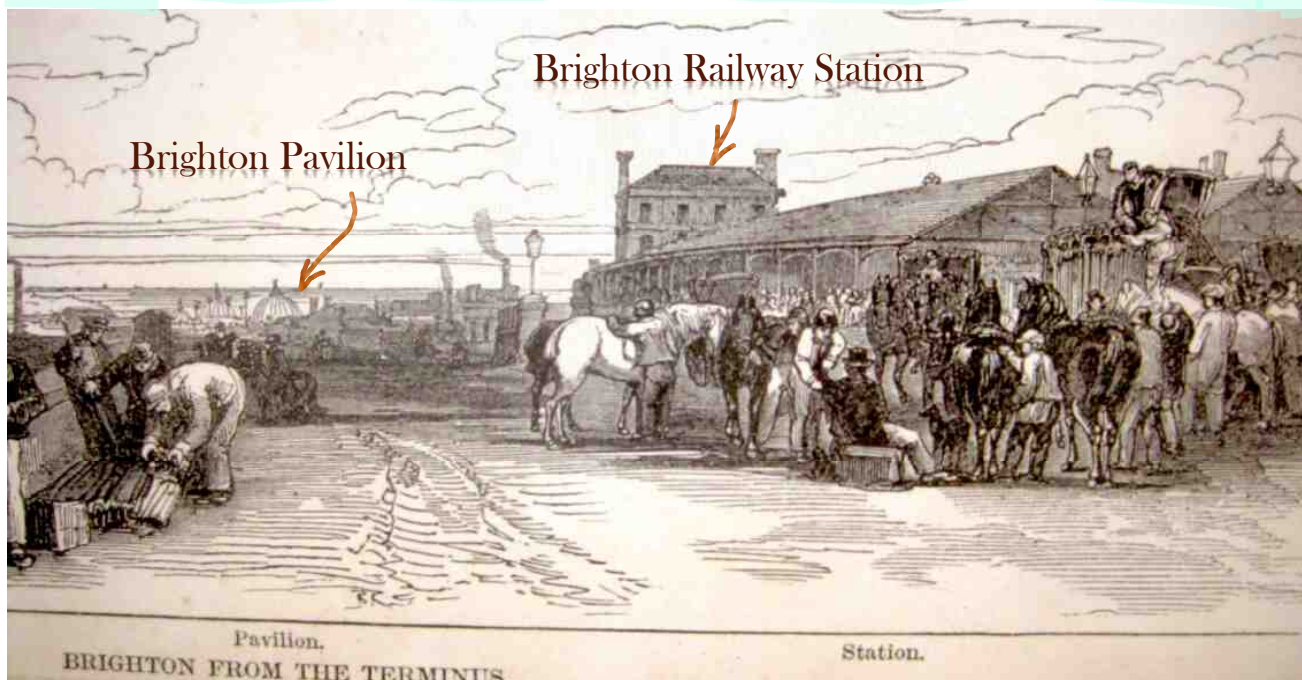
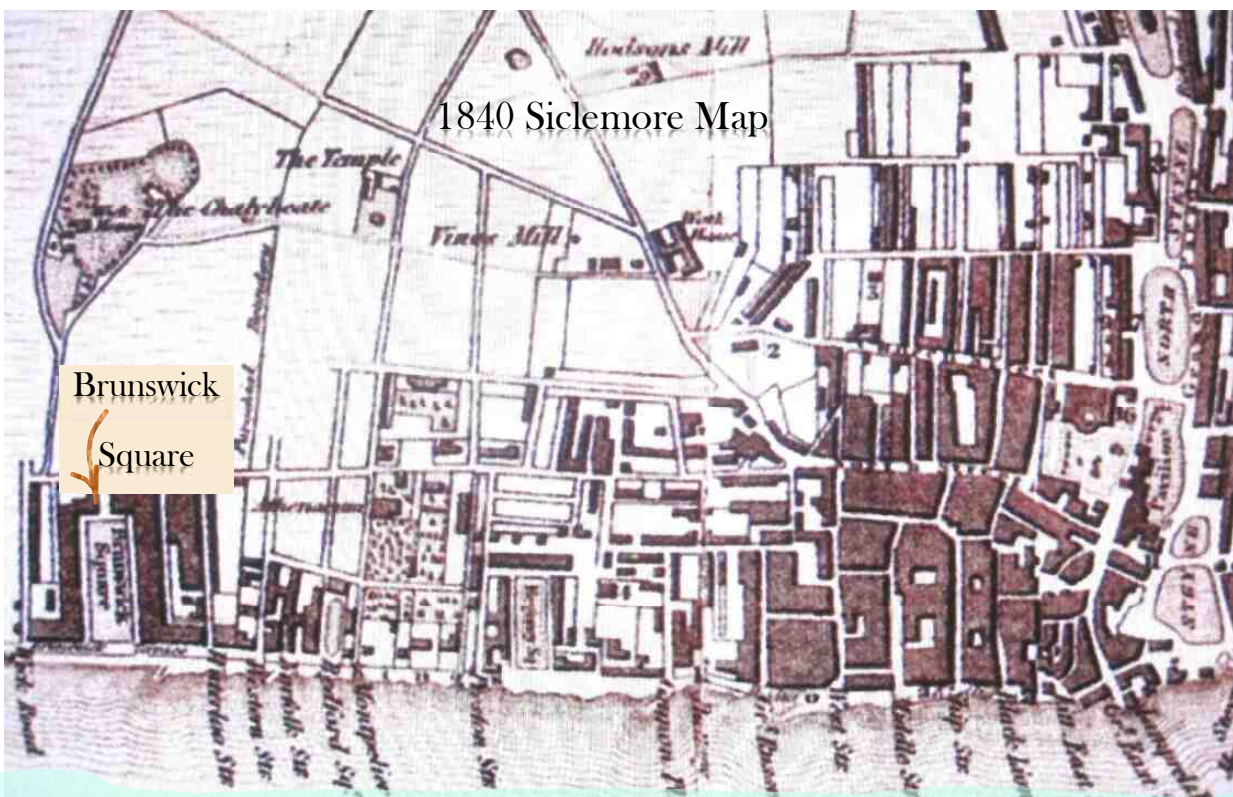


2.4. The Early Victorian Era in Brighton and Hove. Sir Nikolaus Pevsner's volume on "*Sussex: East in The Buildings of England*," edited by the respected historian Nicholas Antrim notes the history of Hove was interwoven with Brighton itself, just to the east. He explains:

*"In 1822 the King's Road was opened along the West Cliff and the seafront promenade replaced the Steine as the focus of fashionable life... Here we might say that Hove's fortunes were entirely dependent upon Brighton, and indeed, even towards the end of the C19 Hove was just as often referred to as West Brighton. For there was only a settlement of no particular consequence at Hove, with a Medieval parish church. But the Brighton and Hove...for the architectural visitor is not the Regency Brighton and Hove, but only follows the arrival of the Railway in 1841. **The select Brighton became the people's Brighton, and it was Hove that developed the more genteel reputation.**"*

[see pgs. 217- 255, *The Buildings of Brighton: East Sussex*, Nikolaus Pevsner, Ibid].

2.5 THE BEGINNING OF HOVE: COMING OF THE RAILWAY



2.5 The 1815 Map (page above) shows the western edge of Brighton and the Parochial boundary with Hove. On the seafront, far left, is Brunswick Square. Bottom image: this engraving [c.1850] shows Brighton Rail Terminus with the Pavilion in the background. The c.1850 Map (next page) begins to show early Victorian development. Adelaide Crescent had begun. To the west The Avenues were built late, with First, and Second Avenue, and Eaton Gardens in Hove.

2.6 THE MID-VICTORIAN ERA: THE RAILWAY BOOM AND NEW HOUSING.

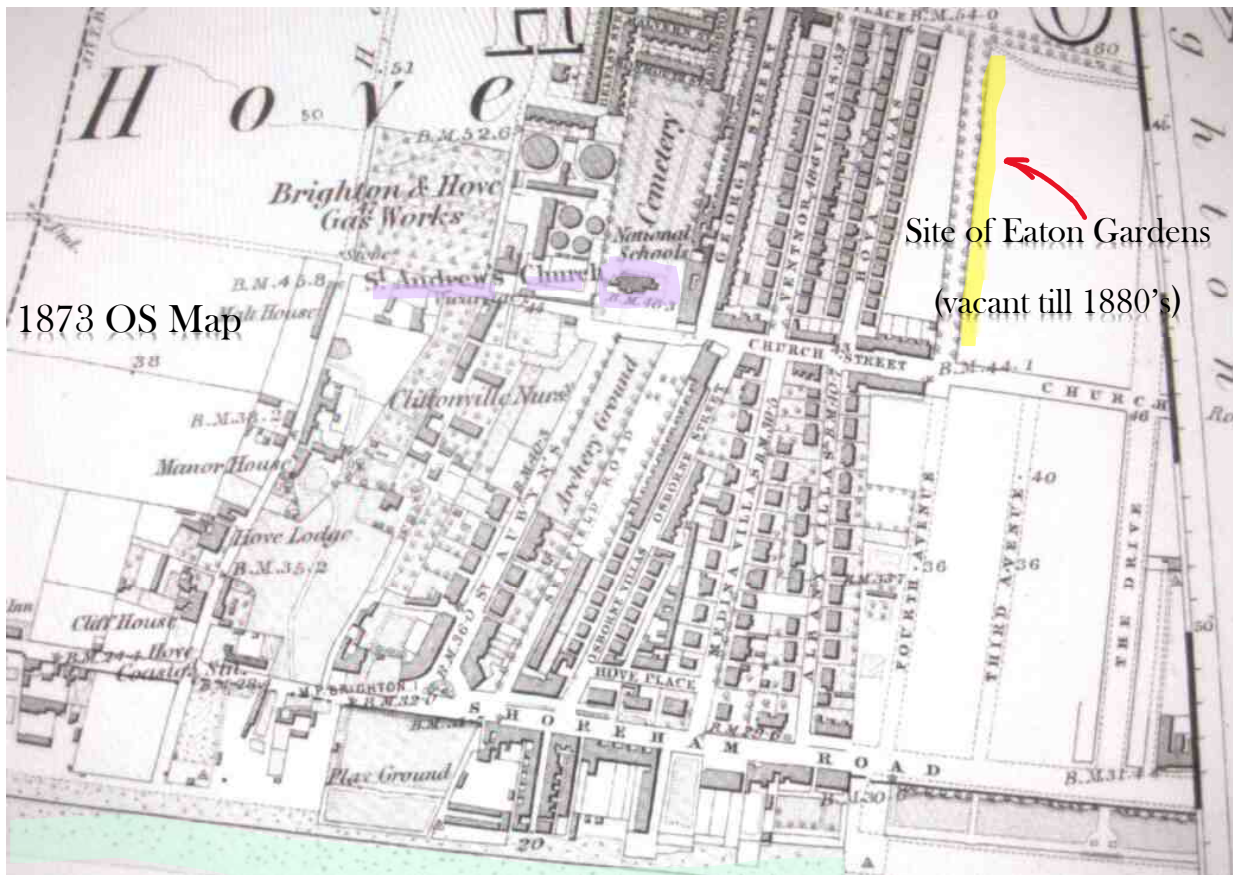


2.6 The Victorian period brought tremendous change in Brighton with the coming of the railway. Nikolaus Pevsner explains [see page 150- below, and see pg. 217 for Para 2]:

“In the second decade of the C18 Brighton was the fastest-growing town in Britain. Between 1801 and 1831 the population had increased 550 per cent to 40,634. Indeed, the Brighton one thinks of is the creation of the 1820s and 1830s, when the seafront developments of Kemp Town and Brunswick Town were carried out... In 1822, Kings Road was opened along the West Cliff and the seafront promenade replaced the Steine the focus of fashionable life. From the 1840’s any remaining gaps in the seafront were filled and the Hove seafront was extended W to Adelaide Crescent (begun in 1830 but not completed until 1850). ...By 1851, the population of Brighton & Hove was 69,673... Victorian and Edwardian Brighton & Hove is no less rewarding architecturally than the Late Georgian town...” according to Pevsner:

*4. The Western Seafront: “The road along the cliff edge was improved as a broad promenade (renamed King’s Road) in 1818-26 and extended W.to Hove in 1834... **From the 1860s the advent of the Victorian super hotels and piers drew, as now, the day—trippers and holiday-makers.**”* While the 1851 Map of Brighton does not show Hove west of Brunswick Square, it hints the town’s growing prominence. Then, in the late Victorian era, 1870’s to 1900, Hove continued to expand in a grand manner.

2.7 THE LATE VICTORIAN ERA: THE 1873-75 OS MAPS.



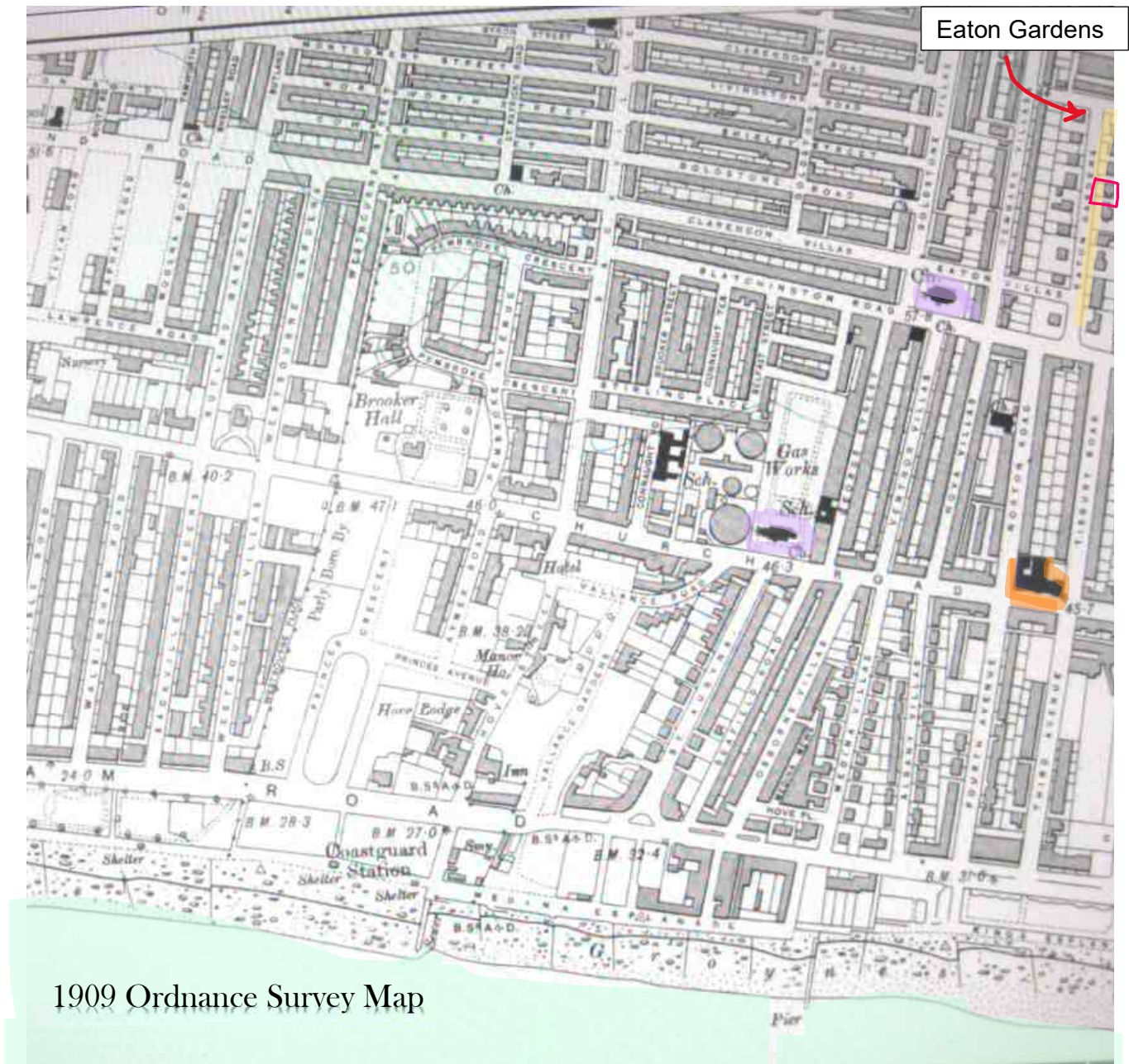
1873 OS Map



1880 OS Map

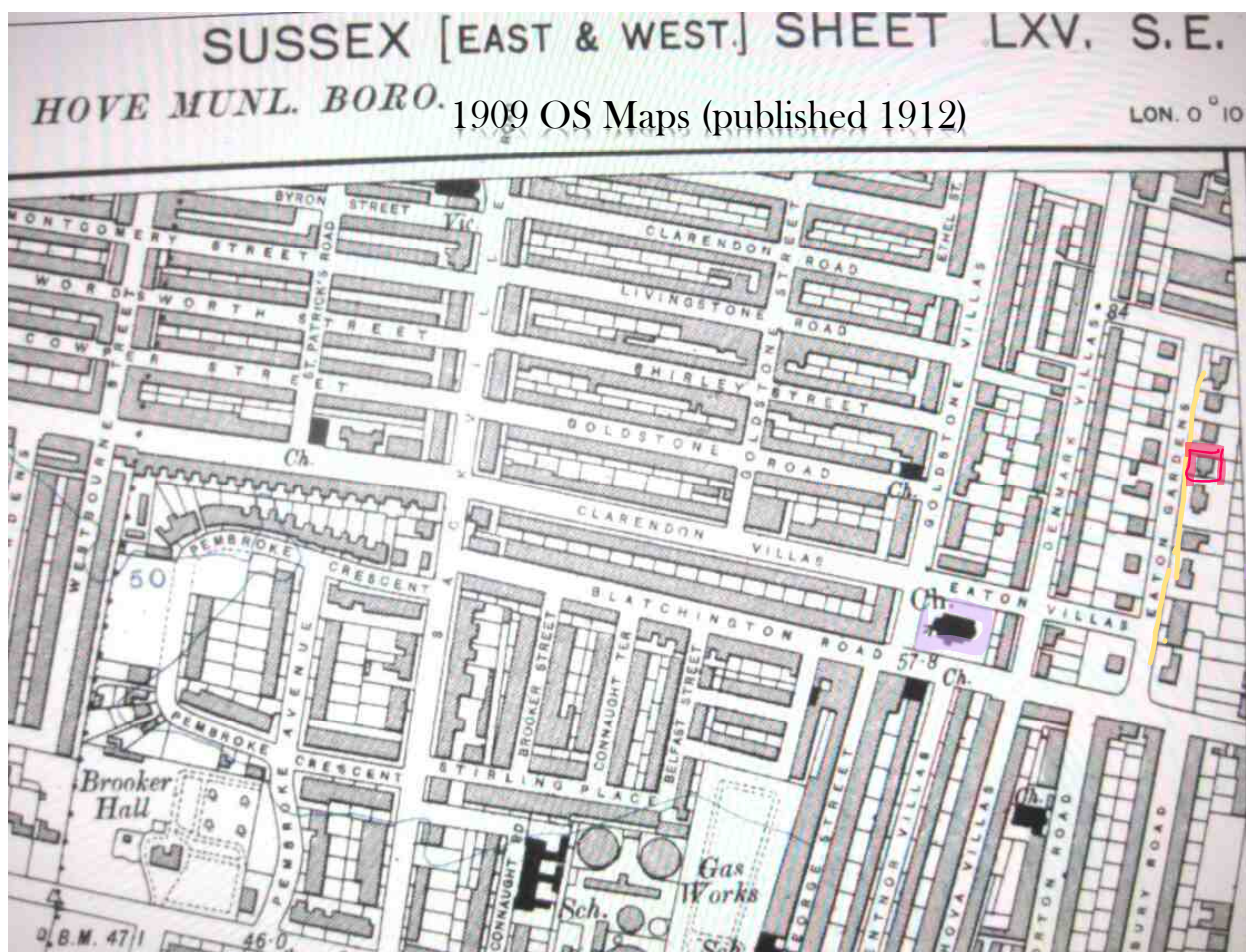
2.7 Top: the 1873 Ordnance Survey Map shows housing development west of Brunswick Square was sparse. By the 1880 [published] OS Map, the Avenues are just getting built. First Avenue has terraces at the southern end facing the seafront. Second Avenue has several large blocks completed facing the sea, but only three villas built on the west side. Comparing this 1875 OS Map with the Historic England map, 4 Second Avenue on the eastern side of the street had not been built yet. It is clearly shown as an empty plot. However, we see Nos. 1, 2-3 and 5-6 were constructed on either side of our site. (See detail, above).

2.8 THE 1909 ORDNANCE SURVEY MAP: EATON GARDENS APPEARS.

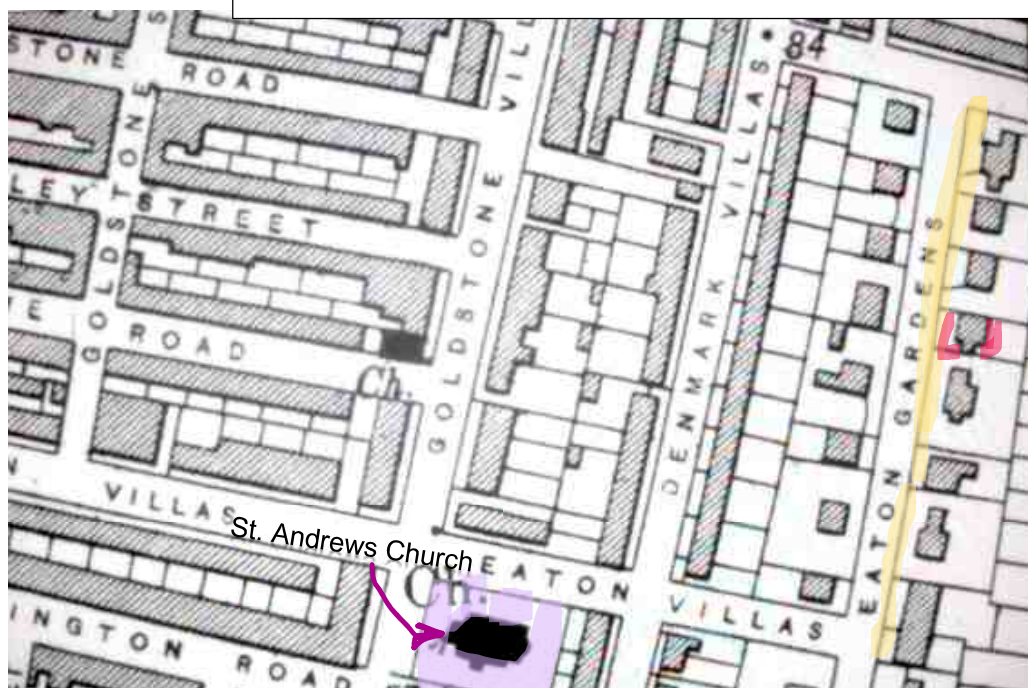


1909 Ordnance Survey Map

2.8 This shows that Third and Fourth Avenue to the south as well as Eaton Gardens had been built along with the rest of the villas in this neighbourhood. Hove was becoming completely built-up with housing. And in contrast with First Avenue, the slightly later houses in Second Avenue and Eaton Gardens were being built on a grand scale with either semi-detached houses or double-fronted villas, as with No.14 Eaton Gardens. This 1909 Map clearly shows the close proximity of the seafront, which continued to be extremely fashionable at this time, drawing not only permanent residents, but also tourists and day-trippers. This gave rise to a variety of housing, as Brighton-&-Hove's Character Statement notes.

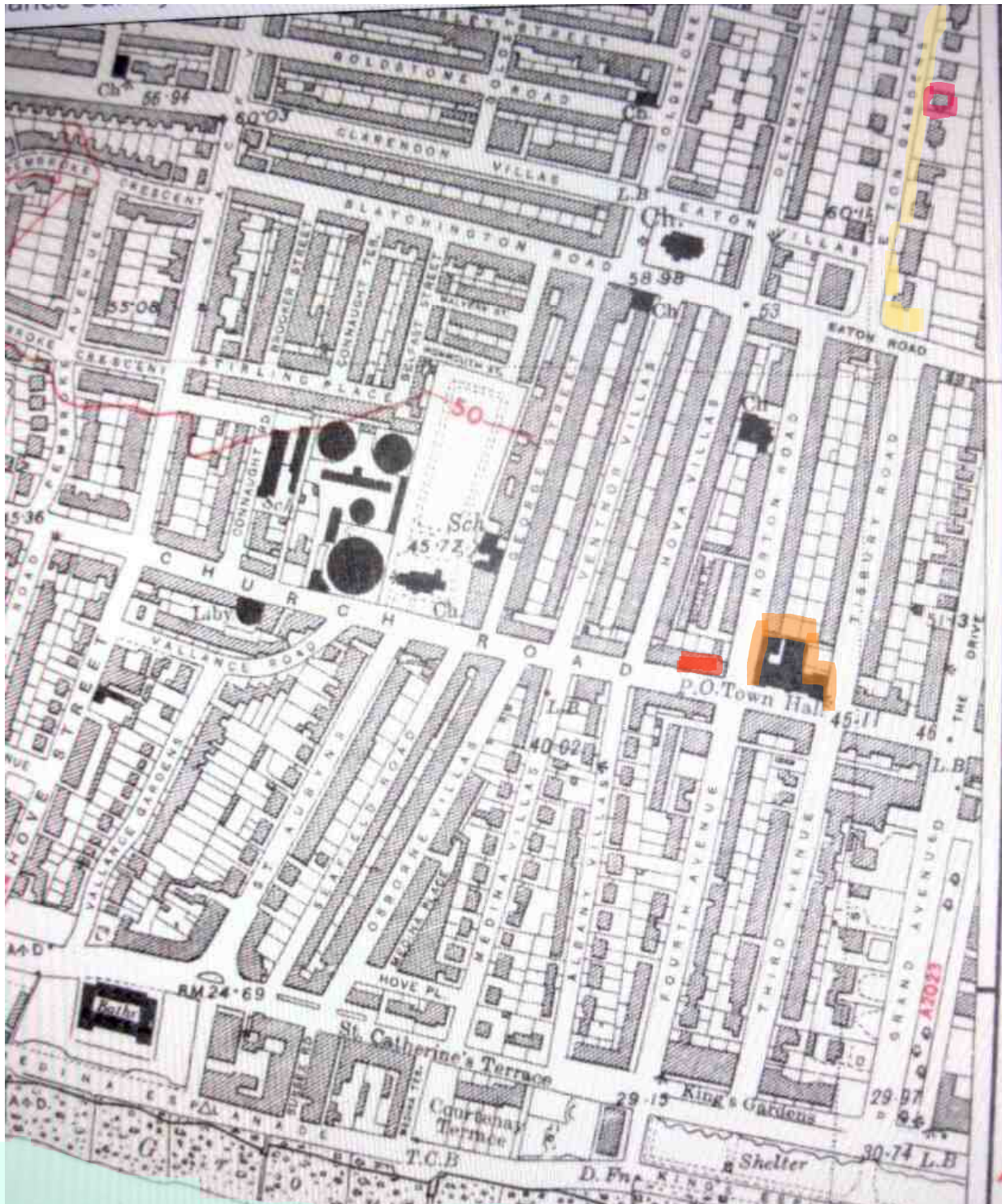


Detailed views of the 1909 Ordnance Survey Map.



2.8.2 The OS Map at the turn of the Century and published in 1912, during WW1, shows not only how completely developed Hove was becoming, but the grander scale of Eaton Gardens, lined with grand semi-detached family villas.

2.9 The Inter-War OS Map: The 1933 Consolidation of Hove.



2.9 The continuing development of Hove saw the Town Hall built on Church Road, along with the Post-Office. On the seafront, north of Medina Esplanade, a Public Baths were built. And an [air-raid] Shelter appears, no doubt as a result of WW1, or perhaps due to the local Brighton & Hove Gas Works, which may have been a bombing target during WW1.

3.0 HERITAGE VALUES: HISTORIC ENGLAND'S LIST DESCRIPTION.



TQ2905SW EATON GARDENS 579-1/15/42
area garden walls

Official list entry

Listed Building: Grade: II

List Entry Number: 1205411

Date first listed: 07-Dec-1989

List Entry Name: No.14 including Front Garden Area

GV II

Statutory Address NO 14 INCLUDING FRONT AREA GARDEN WALLS, 14, EATON GARDENS

Villa, now nursing home. 1880s, built by William Willett. Yellow stock bricks, lavish use of moulded and incised bricks for cornices, lintels, aprons and string courses, rendered basement, hipped slate roofs, also hipped roof to central projecting bay, paired brick stacks with moulded caps rising on returns. Plan: double-fronted. 2 storeys plus attic over basement, 3:1:3 bays, full-height canted bays flanking central bay rising through attic, segmental-headed window openings, sash windows without glazing bars, cills on shaped brackets, paired windows to central bay in attic and on ground floor above round arched opening carried on rusticated piers with foliate capitals, original lamp set in fanlight above recessed door with sidelights, both with original painted leading, half-glazed inner double doors, approached by shallow flight of steps with low wall returned to piers. Brick wall and piers fronting road, moulded stone caps, cast-iron railings missing. Forms part of a good group with Nos 3 and 8 Eaton Gardens (qv).

3.2 HERITAGE VALUES: National Guidance.

3.1 When developing suitable policies for the Historic Environment, within a planning context, Local Authorities may refer to the guidance produced by the statutory advisors, such as Historic England. This guidance informs planners and other decision makers on the most appropriate way to manage, interpret and implement any changes to our historic sites. Historic England published the Conservation Principles, Policy and Guidance (2008), which sets out six high-level principles:

- The Historic environment is a shared resource
- Everyone should be able to participate in sustaining the historic environment
- Understanding the significance of a place is vital
- Significant places should be managed to sustain their values
- Decisions about change should be reasonable, transparent and consistent
- Documenting and learning from decisions are vital.

The principles offer a clear, over-arching philosophical framework of what conservation means at the beginning of the 21st century. In order to manage the changes and the impact of those changes, we need to fully understand the significance of the site. The significance of a site or building is measured using the four value categories:

- Evidential values
- Historical values
- Aesthetic values
- Communal values

Each site needs to be assessed individually based on these criteria. Below, a considered assessment touches on these values, [not in this order].
A note on the setting's wider significance follows.



4.0 EVIDENTIAL, HISTORICAL AND ARCHITECTURAL VALUES.



4.1 Historic England's List Description goes into detail about the exterior, but omits the interior features of merit. The List Entry is meant only to describe its outward appearance for recognition. In this report, the surviving evidence we find include the various internal features that gives No.14 Eaton Gardens its special historical and architectural significance. We start with the Ground Floor and go up, leaving the Lower Ground Floor/Basement until the last.

"Hove in the Past" notes: **"Today the name of William Willett is a byword for good quality building and interesting decorative details."** These are the features having special historic and architectural merit, which we will illustrate, taking each in turn.

HISTORIC INTEREST:

Nikolaus Pevsner says: "Suburban Hove is uniform and spread out." From the 1820's, Hove was "very much a western expansion of Brighton, historically referred to as 'West Brighton'. [Nearby] Cliftonville, a suburb to the South of St. Andrew's Church [and Eaton Gardens] was developed from 1851.

The seafront and the streets North and South of Church Road came first, mostly called Villas and in their naming and style of housing displaying the fashion for the Italianate popularised by Osborne House on the Isle of Wight."

Referring to Historic England's above-noted List Entry, we take architectural features in turn, to describe the "evidential, historic, and architectural" values.

4.2 Special exterior architectural features include:

- a) Italianate style overall, imitating Prince Albert's Osborne Villa on the Isle of Wight.
- b) "Lavish use of **moulded and incised bricks and cornices.**"





4.3 Building Form and Morphology:

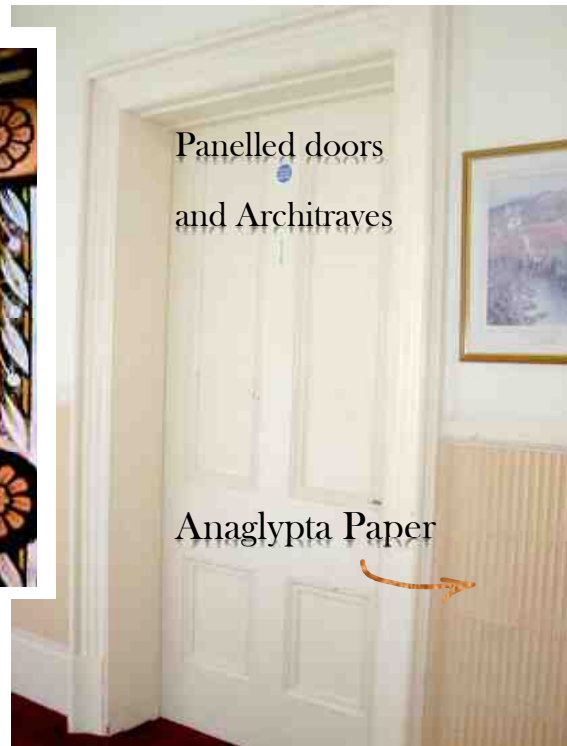
Double-fronted, full-height, canted flanking central 3-storey bay with attic. Segmental window headed openings. Plate-glass timber sash windows. Window cills on shaped brackets. (page 21). Round arched [entry door] opening carried on rusticated piers with foliated capitals. Original lamp set in fanlight above recessed [panelled] door with [stained-glass] side lights. Brick wall and piers with moulded stone caps."



4.3 Special Internal Features of Architectural or Historic Interest.



4.4 Ground Floor: Hall and Main Staircase. Colour Glass, Joinery, Plasterwork.







4.5 The main circulation spaces are graced by two staircases, the Main or Grand Stairs, and the Servants' Stairs slightly to the rear. Both are important features of architectural interest. On the landings, both stairs have coloured glass windows, displaying William Willett's well-earned reputation for fine-quality interior features. The newel posts are detached pilasters with panelled faces and projecting cornices, topped with ogee urns with lotus leaf design. The squared-off bottle balustrade is topped by a moulded handrail. The return soffits have matching pendants. The Servants' Stair has a matching balustrade with smooth handrail, and a bottle baluster for the newel post.





4.6 The landing to the Grand Staircase has arched windows with coloured glass and roundels having characteristic Victorian depictions of various birds. The square panes vary from plain-colour pink and yellow glass to floral motifs. The margin lights have floral motifs matching the side lights of the front entrance. The glass is not only coloured; the birds have etched feather markings, painted leaves, and the pine cones are delicately detailed. The Servants' stairs have flat-headed windows.



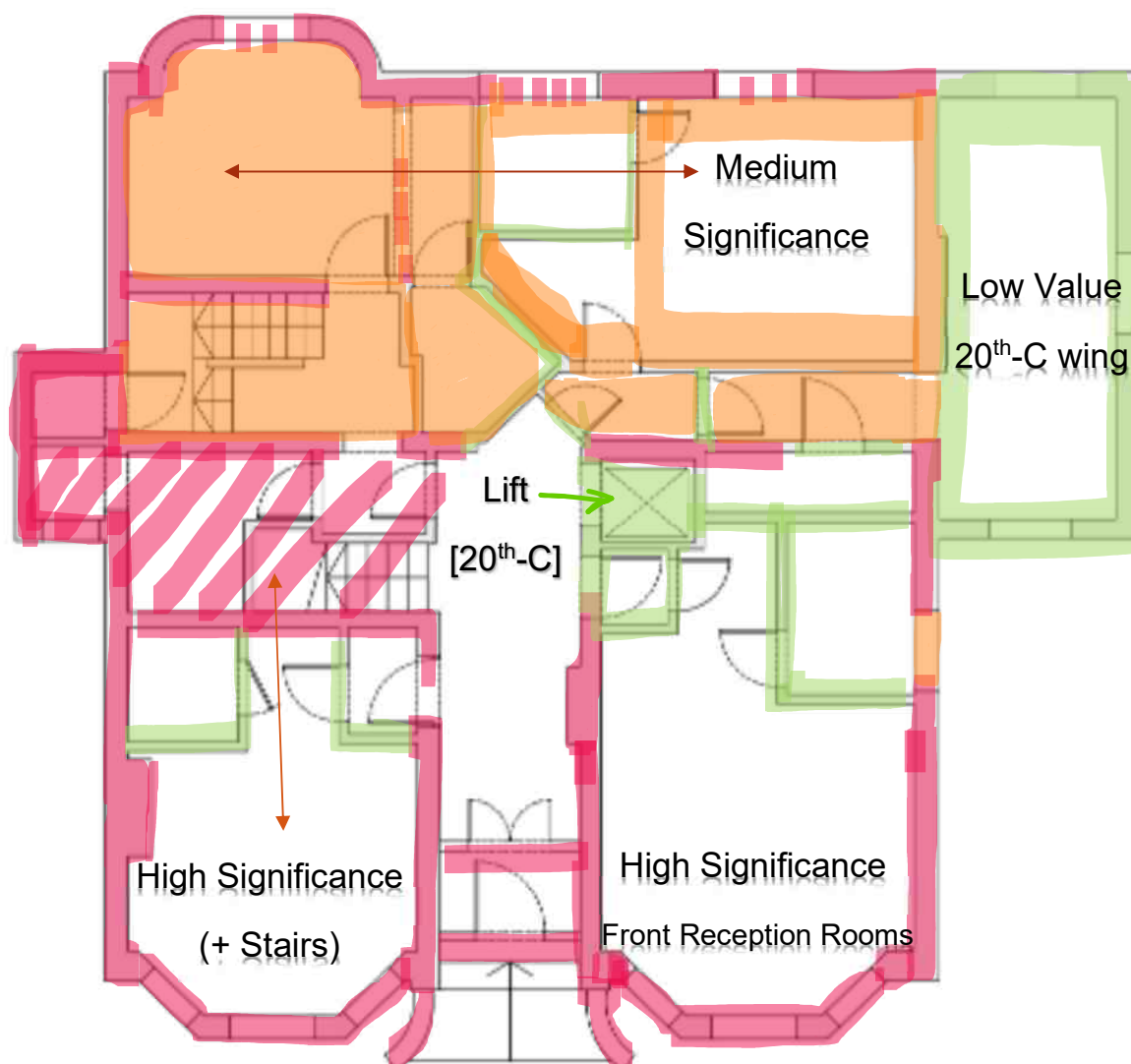


4.7 The Servants' Stair, and Downstairs Water Closet.



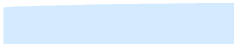
4.7 Directly between the Grand Stairs and the Servants' Stairs, an original W.C. survives, complete with its high-level cistern, tulip-motif tiles, projecting brown dado tile rail, and cream brick tiling above. Even the wooden toilet seat (needing repair) survives, for a complete 19thC suite. The Servants' Stair is also fine. (N.B. Please see ADDENDUM on Victorian W.C.'s following page 44).



5.0 LEVELS OF SIGNIFIGANCE: GROUND FLOOR: HIGH SIGNIFICANCE.**5.1 Ground Floor: High Significance.**

The previous pages begin to show the very fine-quality interior décor that William Willett installed in his villas here in Hove. The grandeur of these large Italianate double-fronted houses, ooze refinement and well-crafted details, such as the joinery and stained glass, the bracketed plaster cornices and splendid staircases which give most of the Ground Floor its “High” Significance status. Although the Reception Rooms have good fireplaces with their original chimney surrounds and cast-iron and tiled insets, the circulation spaces are unusually well-decorated, giving the whole main floor a cohesive feel and fine quality.

Only the 20-thC south (right-hand) wing has a “Low” Significance, as it does not possess special historic or architectural features. However, the room sizes are generous and match through. [See next page for indicative views of Ground floor Reception Rooms.

High Significance features=		Low Significance areas=	
Medium Significance =		Neutral /altered areas =	



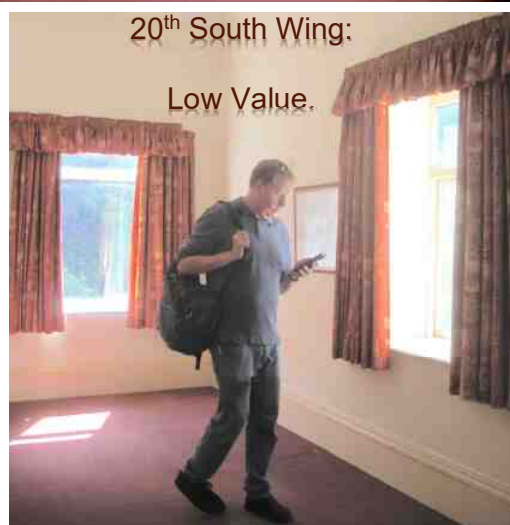
Bow-Front bay:
High Significance



North (rear) curved bay:
Medium Significance



High Significance



20th South Wing:
Low Value.

5.2 On entering the Ground Floor level of No.14 Eaton Gardens, it becomes apparent immediately that the design, materials, and overall décor were executed to a high standard. We saw how the Entrance Hall overthrow, Lobby and main Staircase display Victorian design and expert craftsmanship. The joinery, stained glass, turned mahogany staircases, stained glass, and original anaglypta wall-paper that survives all show a co-ordinated design approach of luxury and intricate detailing. Front Reception Rooms have excellent Victorian fireplace surrounds and insets. Even the soffit of the Main staircase has dropped pendants, and dentilled closed stringcourse. However, two rear Reception Rooms are considered more of Medium Significance. The panelled joinery (doors and cupboards) extend up to the top floor.

In summary, the Ground Floor has a High Significance because the principal rooms on the principal floor, and circulation spaces (Hall/Stairs) have extremely good-quality fittings and fixtures. The Kitchen at Lower Ground is not significant due to the alterations here. At Basement level, the Hall has extremely good, tiled dados so is High Significance. The 20thC wing and some service areas, have — Low value. Next, we turn to the First-Floor level.

5.3 FIRST FLOOR: FEATURES OF HIGH SIGNIFICANCE.



Panelled Window Aprons



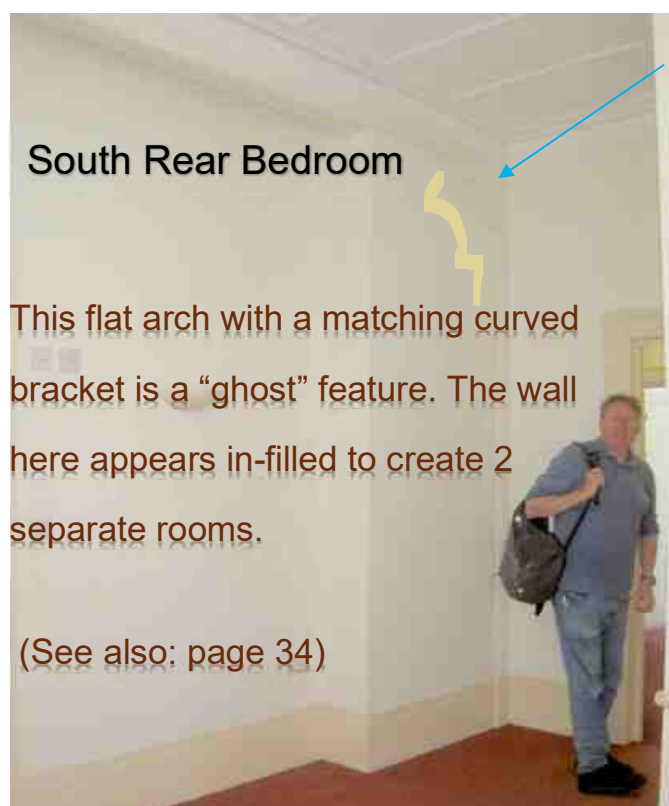
Main Staircase to 1st Floor:
this has Drop Pendants and
Stringcourse with bolection
moulding and dentils.



5.3 FIRST FLOOR: FINE STAIRCASE, PANELLED DOORS AND WINDOW APRONS, COLOURED GLASS AND PLASTER CORNICES.

Previous page and this: The entrance Hall for Eaton Gardens is a grand affair and no expense was spared. The First-Floor is plainer; however, the joinery is also “first-rate” - with the panelled doors and window aprons, and several fine period fireplace surrounds. Also, the stair landing at this level has windows with pastel-coloured glass some panes with ribbed texture. The stair ceiling has detailed plaster cornices with foliated brackets, and egg-and-dart moulding.

The front (south) Bedroom also has a dressing room (or box room) has a fine period fireplace with a delicate carved fireplace surround. The mantle has cyma recta moulding above a dentil band. A “Japanoise” frieze has its own finely moulded cornice and end curved brackets. The inset hearth has Arts-and-Crafts “Pomegranate” and floral tiles echoing William Morris. The fire-box has an original cast-iron plate has a garlanded wreath with foliate décor. This front Bedroom appears to have been connected to the rear room. The dividing wall has a flat arch with bracketed corner, and is recessed. This form suggests the front and rear South Bedrooms may’ve formed one First Floor Reception or Salon room.



The rear South Bedroom appears to have been joined originally with the front South Bedroom, because the shared wall is set back and has an interesting, curved archway that appears on both sides. This opening is now infilled. Perhaps, these rooms could have served as a First Floor Reception Room, in the 18thC manner, originally purposed for receiving guests at parties, or select musical soiree’s popular in the Victorian era.

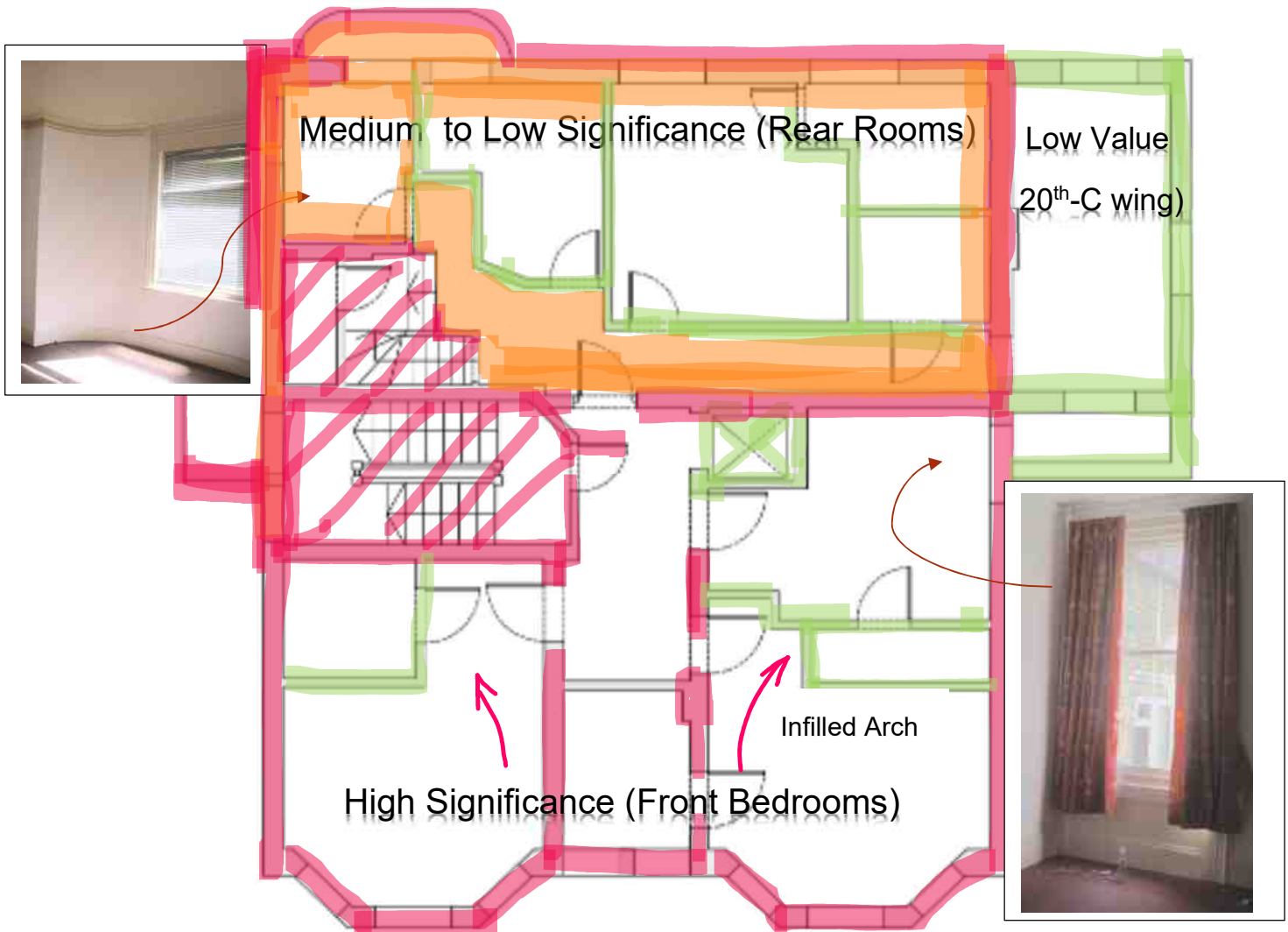


5.3.2 The rear South Bedroom also has a fine Victorian mantelpiece surround with “eared” moulding. However, it is missing its inset cast-iron firebox; although it may possibly be hidden beneath a plasterboard cover. The fireplace surround is similar to the Front South Boxroom/Dressing Room to Bedroom. It has a starred frieze in the “Steamboat Gothic” style. This frieze inset is set between redded projecting brackets, and a moulded mantle shelf.
Below: the landing to the First Floor has coloured glass, some panes with ribbed effect.



5.4 FIRST FLOOR: LEVELS AND FEATURES OF SIGNIFICANCE.

Note: All external walls are Significant structural features.

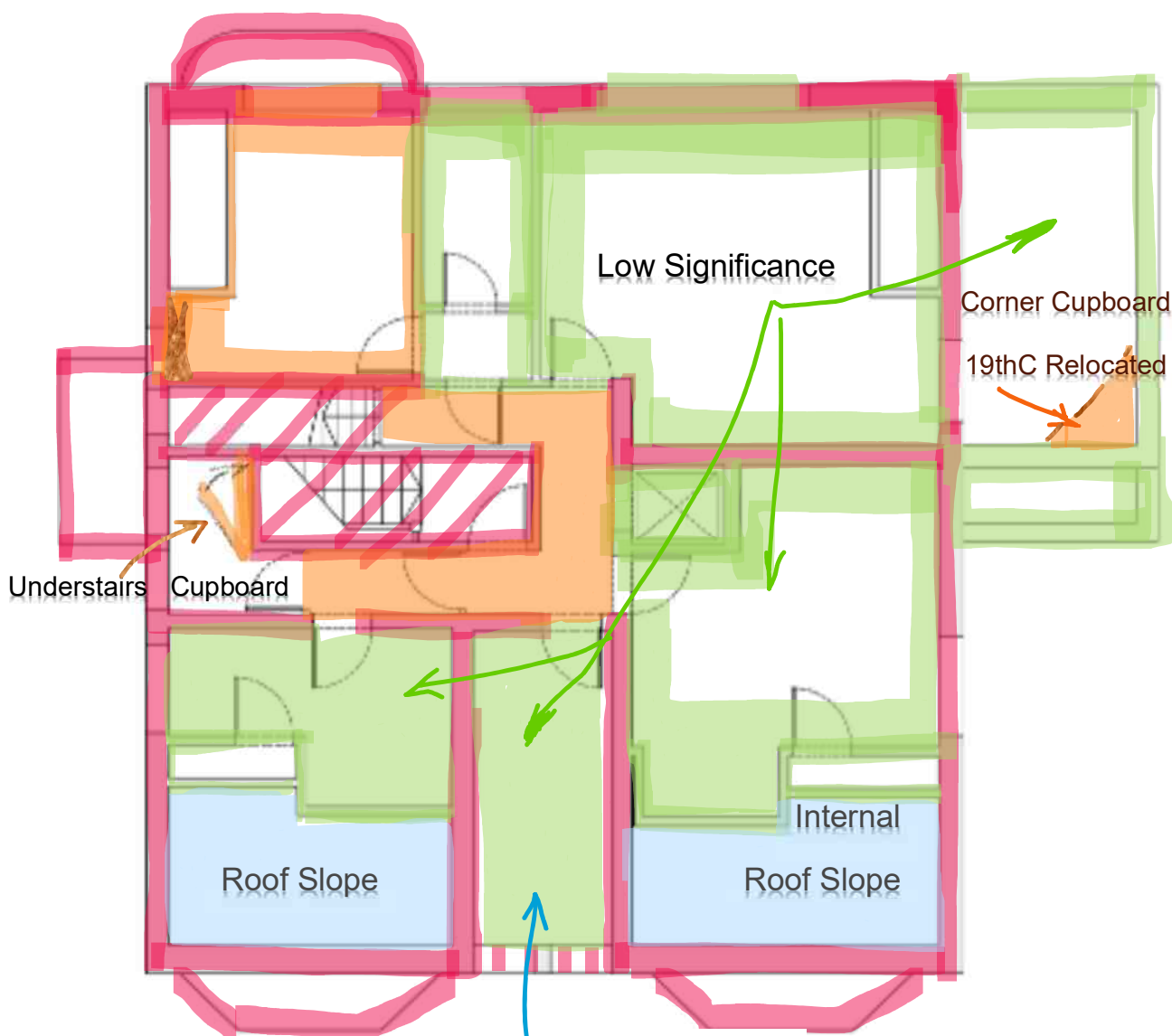


5.4 First Floor Levels of Significance:

The front Bedrooms hold a High Significance due to the original house hierarchy and architectural features. The rear bedrooms are less important; but, the structural envelope has High Importance as well, along with the entire Staircase core and joinery. The modern, 20thC insertions hold no special merit and can be removed to restore the original room sizes and volumes. The modern lift is of no special significance; however, it may be retained for functional purposes; or perhaps removed and the room size here restored. The changes for dedicated bathrooms for every bedroom relate to the modern conversion to an HMO (House in Multiple Occupation) for an elderly persons' home.



5.6 THE SECOND FLOOR- ATTIC: FEATURES OF SIGNIFICANCE.



5.6 As we shall see on the next pages, the attic floor would have been Servants' Rooms and therefore much plainer. However, there are nice touches, like the corner cabinet that survives in the Rear South Bedroom, and in-built cupboards. One good fireplace surround survives in a Bedroom, but has been cut off with the introduction of a modern wall, which could be removed today.

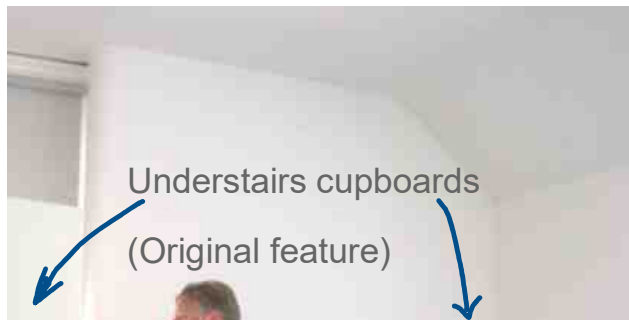


Left: The north Boxroom has been converted into a Bathroom. The fireplace has only a simple shelf and plain surround, reflecting its humble origins. This lacks the fine tiling and details of the Ground Floor W.C. here. The narrow double sash windows clearly identify this room location to the front of 14 Eaton Gardens. Head heights are lower here also.



5.7 The Attic Floor: Rear Bedrooms. The rear bedrooms are large, sprawling, and may not reflect their original room proportions anymore. There is an intriguing survival: the lone corner cupboard sits in the 20thc wing, but is Victorian. So, it must have been relocated from another room in the main house, perhaps intended to sit on a desk or workspace since the bottom of the cabinet has a “foot” that splays out, with fine moulding and a dentilled band. The large, double-width dormer appears original, or may have been altered from two smaller dormers c.1900.





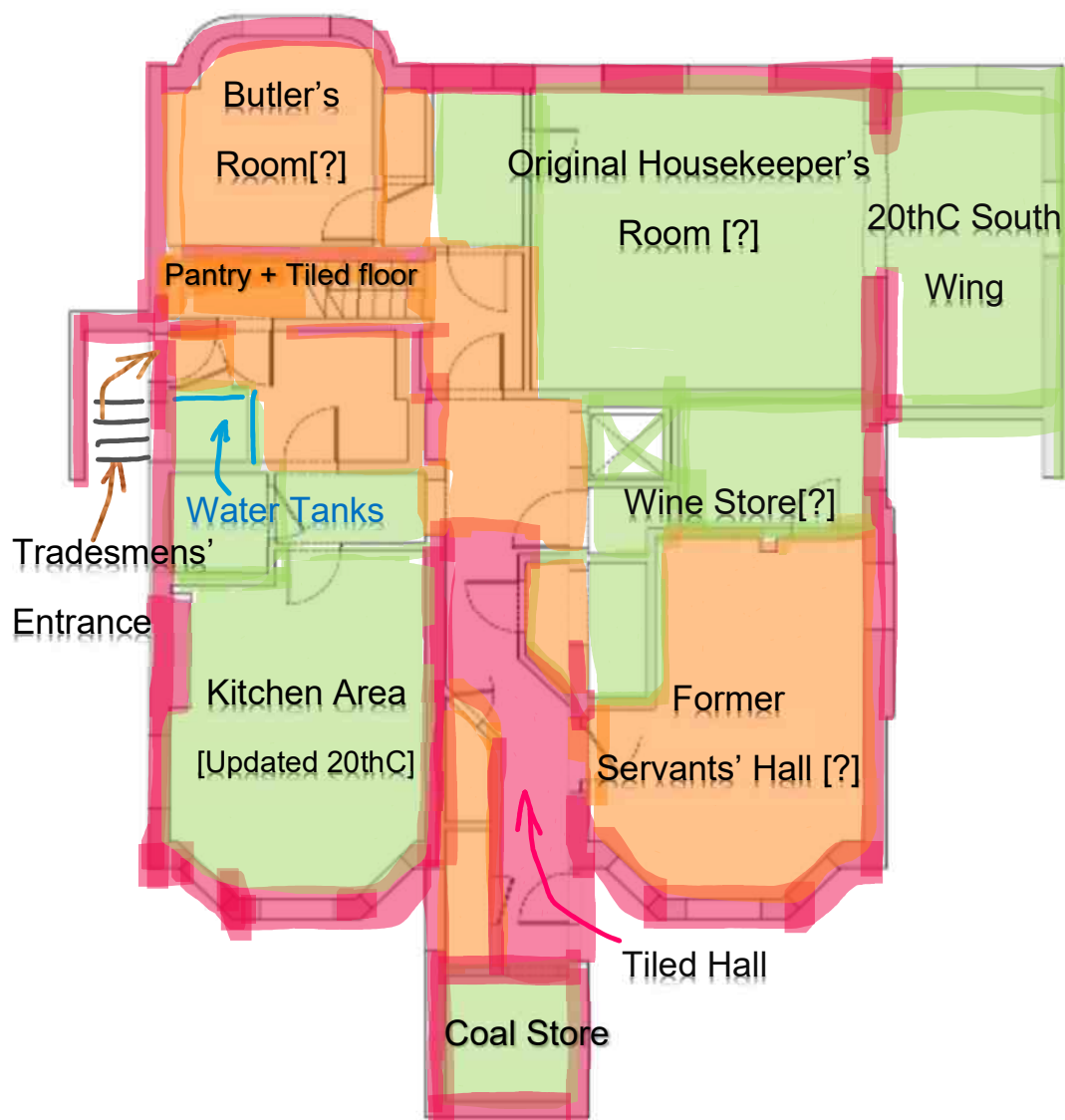
North Front Attic Bedroom



North Rear Bedroom



5.8 BASEMENT: HALL AND INTERNAL FEATURES OF INTEREST.



5.8 Lower Ground Floor: the working engine of any Victorian house would have been the Basement, with its Servants' Hall, Kitchen, and Butler's Pantry, etc. However, here we have unusually fine decorated surfaces, being both functional and beautiful. The Hall is lined with beautiful floral glazed tiles in blue and yellow, with a projecting brown dado "rail". The floor is laid with typical cream and terracotta tiles laid diagonally. The whole effect is refined as well as practical. However, there are little further surviving features of interest, except for the tiling in store cupboards and the rear pantry, the panelled window aprons and doors where they remain. The original 2/2 sash windows still are intact at the front bays and Entry Door. However, the 19thC windows have been lost at the rear, and some flank openings. N.B.- the structural "envelope" has been noted as of "High" Significance, as it forms the foundation of 14 Eaton Gardens.

5.8.2 Features of Special Interest: Tiled Hall, Pantry Stores; 19thC Windows.



Original Side Entry Door Window



House-Keeper's Pantry



Inserted 20thC Kitchenette



South Front Room

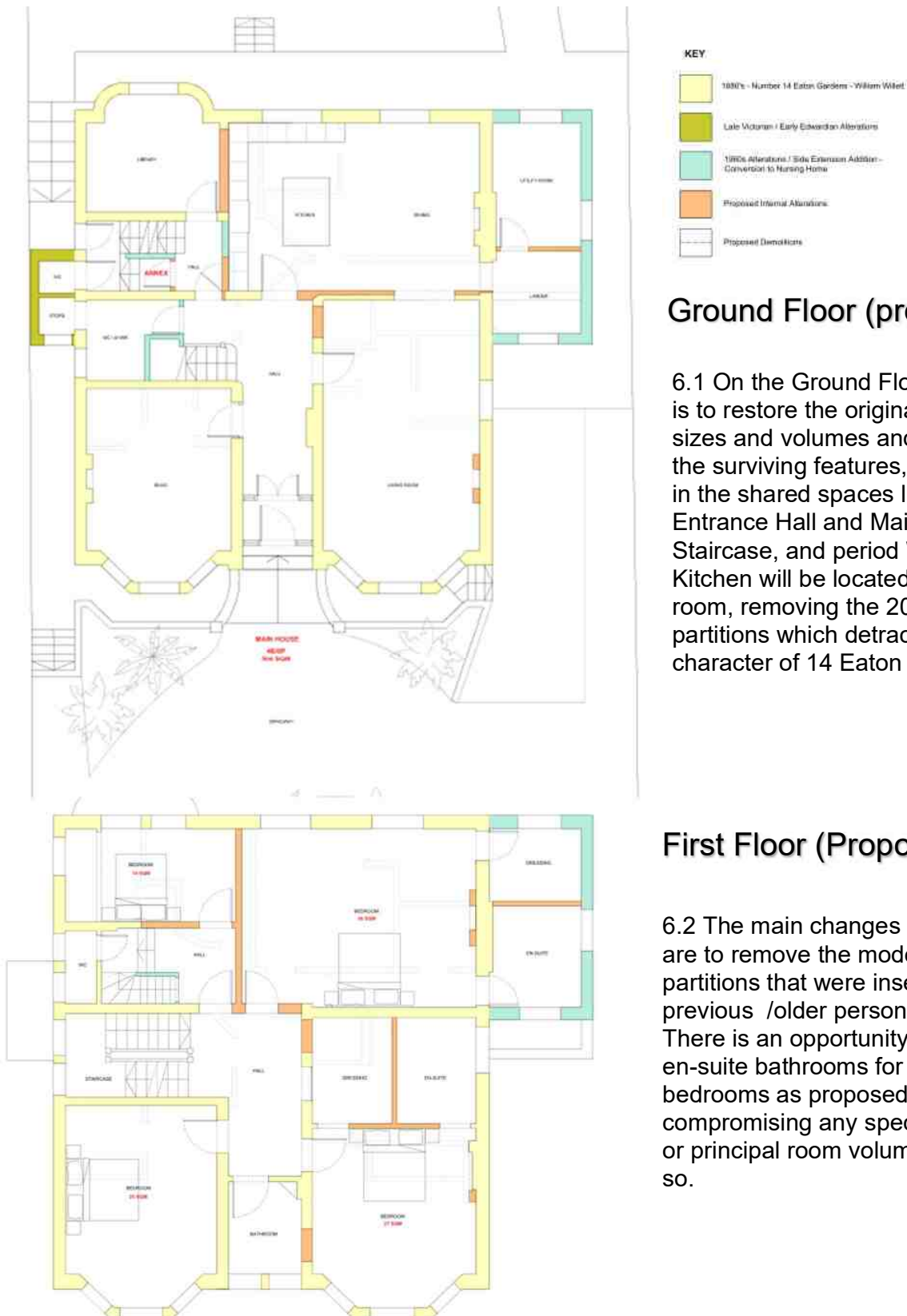


North Front Room



5.8.3 Basement Rooms: the top pictures show the original Housekeeper's Pantry adjacent to the Tradesmen's Entry Door. This would have been the most convenient place for a store cupboard to put goods on delivery. Top right: a modern Kitchenette. Above right: the present Kitchen which may perhaps be the original location, as the Existing plan shows it retains the chimneybreast. Above and Bottom Left: what may have been the Servants' Hall, looking north into the tiled Hall.

6.0 IMPACT OF PROPOSED ALTERATIONS INTERNALLY.



Ground Floor (proposed)

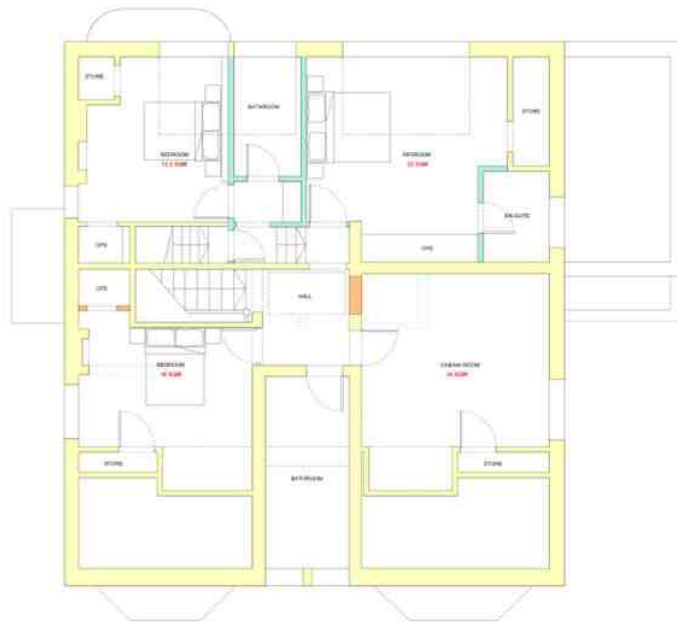
6.1 On the Ground Floor, the aim is to restore the original room sizes and volumes and respect the surviving features, especially in the shared spaces like the Entrance Hall and Main Staircase, and period W.C. The Kitchen will be located in the rear room, removing the 20thC partitions which detract from the character of 14 Eaton Gardens.

First Floor (Proposed)

6.2 The main changes at 1st Floor are to remove the modern 20thC partitions that were inserted for previous /older persons' home. There is an opportunity to provide en-suite bathrooms for these large bedrooms as proposed, without compromising any special features or principal room volume, in doing so.

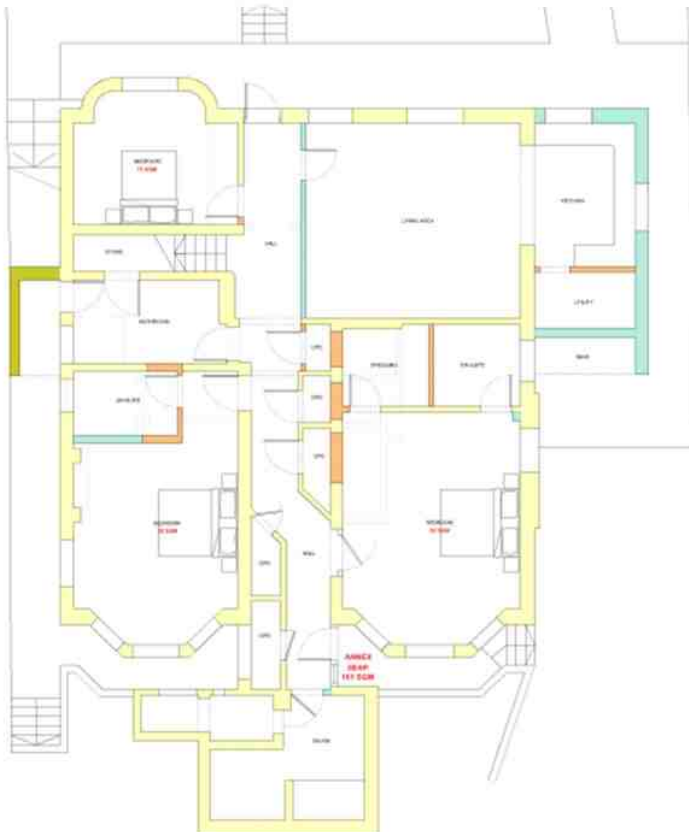
2nd Floor, Attic as Proposed

6.3 The alterations to the 2nd Floor are minimal and only consist of opening up the main hallway and removing non original internal room partitions. Otherwise, there are the same 3 Bedrooms (1 becoming a Cinema Room) and original Stairs and circulation spaces.



KEY

- 1880's - Number 14 Eaton Gardens - William Willett
- Late Victorian / Early Edwardian Alterations
- 1960s Alterations / Side Extension Addition - Conversion to Nursing Home
- Proposed Internal Alterations
- Proposed Demolitions



Lower Ground Floor as Proposed

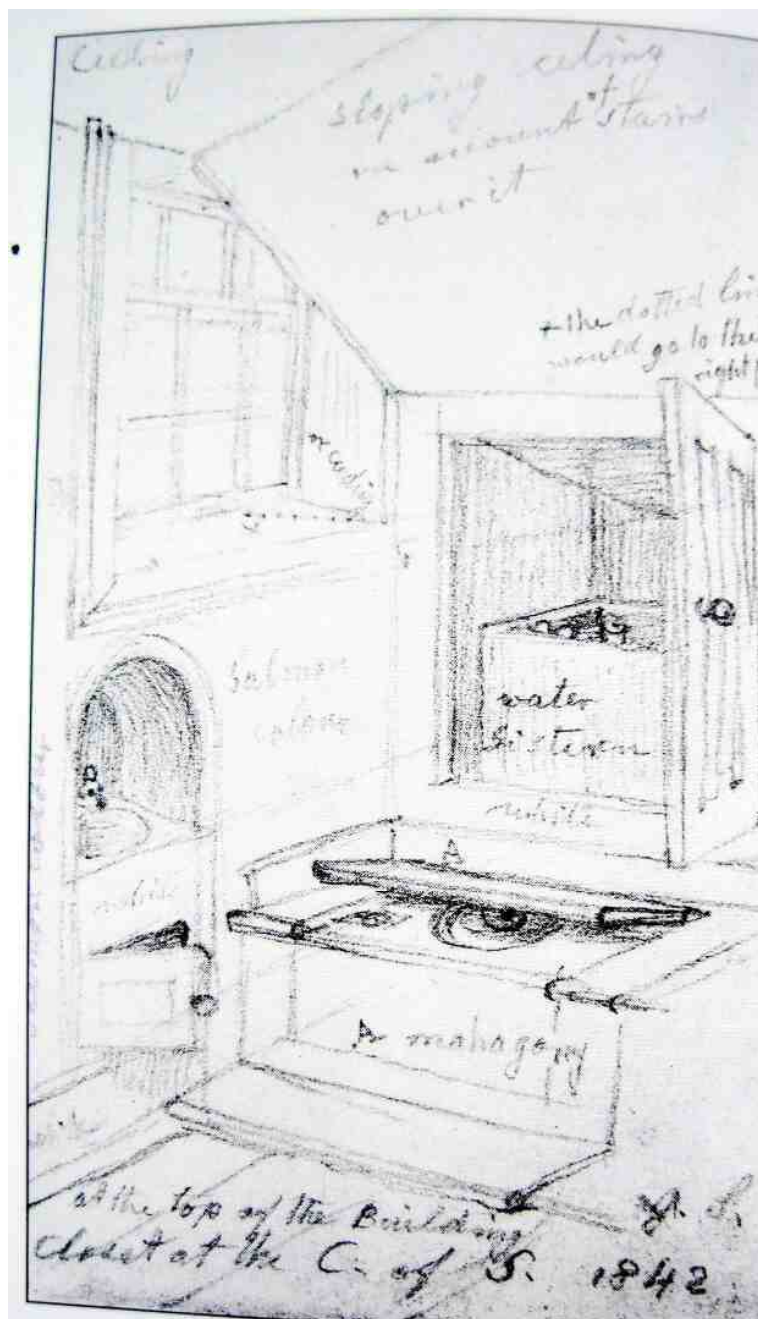
6.4 Lower Ground Floor: the plan as proposed show converting the Basement floor into a self-contained flat, either as a "Nanny/Granny" annex, or to let separately, or for visiting guests. There would be 3 Bedrooms located within. To the rear rooms, there would be a Living/Dining and Kitchen to connect to the rear garden. In the west bays would be placed 2 Master Bedrooms with en-suite and dressing rooms. The old Coal Store would house the Bin / Bike Store.

CONCLUSIONS:



6.1. No.14 Eaton Gardens is a fine double-fronted late Victorian house -Grade II statutorily Listed- dating from the 1880's. It has a recent history of multiple-use occupation. Even so, it retains many of its original, elegant internal Arts-&-Crafts features of high quality. These details are shown in this Heritage Statement. All of the significant external features is in the Heritage Statement also shown here. Some special external features illustrated are to give an overall idea of its fine high-quality design. This Heritage Statement will inform any new proposals for alterations to this Listed Building to restore this handsome building back into single-family house. This is in keeping with the best-practice to use a historic building wherever possible for its original use, and to secure professional conservation advice.

In this report, we aim to inform the new proposals, support further residential use, and ensure it meets best-practice standards. The alterations are designed to be compatible in design and form to the special historic and architectural merit, and enhance No.14 Eaton Gardens.

ADDENDUM: BRIEF HISTORY OF THE WATER CLOSET.

A drawing by George Scharf of 1842 showing the sanitary arrangements at the top of his house. They look remarkably civilized, with a lavatory and wash basin both supplied with water from the cistern. There is nothing to indicate whether the cistern was filled by means of a 'high service' water supply; probably the water was pumped by hand from a ground-floor tank.

The late Lucinda Lambton, noted architectural historian, reported in her "Temples of Convenience" [pages 10 – 11] that:

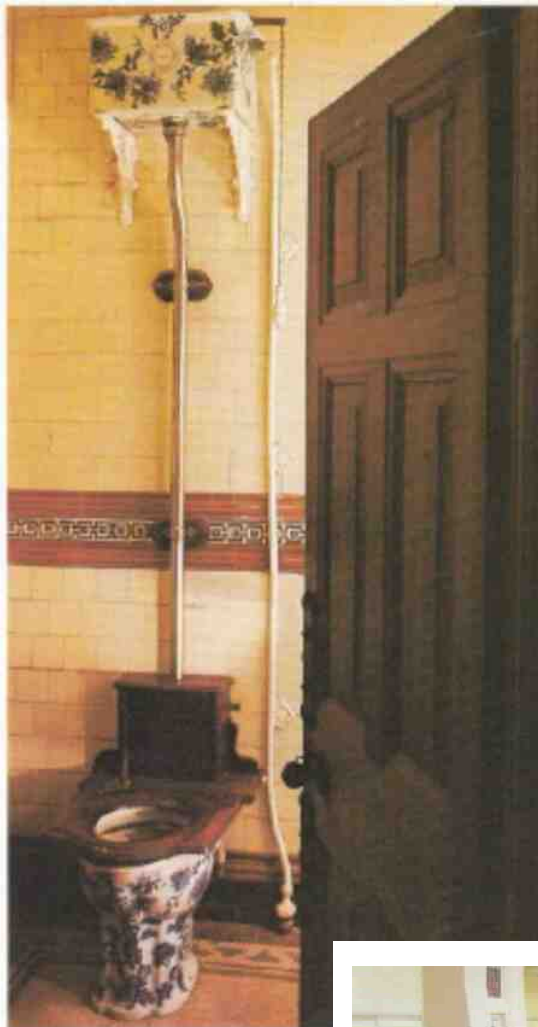
George Jennings "first applied the new sanitary technology to public conveniences. He had introduced his ideas at the Great Exhibition of 1851..." However, "Such reform was far from absolute in the home, the water closet, flushing efficiently might be found in one house, while next door the only convenience could be the bog house at the bottom of the garden. For washing and bathing, the 'lavatory' (washbasin) with its framed mirror rising above it, had developed into an object of grace by the 1880s... Other closet inventions were appearing all the time and from the 1840s several patent for water closets were taken out and published... in *The Builder*. In 1844 a 'portable closet' with a little cistern of water all neatly enclosed with the bowl in a wooden chest was brought onto the market patented by a Mr. Will near Charing Cross. It was taken up and sold by all the suppliers until the end of the century." ...The next wash-out to appear, this time with its workings hidden away by a wooden enclosure, was the 'National' by Thomas Twyford in 1881, which was such a commercial success that by 1889 Twyford's could claim that a hundred thousand were in use. It was followed by an all-ceramic pedestal version in 1883, the 'Unitas', which was... not enclosed with woodwork but is fully exposed, so that no filth nor anything causing offensive smells can accumulate or escape detection."

Left: an early Victorian W.C. with mahogany seat and water cistern illustrated by George Scharf in 1842. This shows how early indoor toilets were making an appearance. By the 1880's, W.C.s had become more common after the Great Exhibition in 1851, Bazalgette in 1858, and Thomas Twyford's success in 1881- 89.



Above Left: The "Cameo Toilet Fixture" by the British Perforated Paper Co. established in 1880. Photo- Kinlock Castle, Isle of Rhum, dated to turn-of-the-Century.

Right: A complete surviving 19thC W.C. Kinlock Castle; Shanks patent "Levern" for sale in 1899.



Bottom Right:

Ground Floor W.C.-

No.14 Eaton Gardens.

The similarity of fixtures and fittings to the Kinlock Castle bathroom is striking. The Scottish example is dated between 1880- 1899.

Bottom Left:

The floral motifs are similar to Exton House, Hove, which is dated in Historic England's List Entry as 1876- 1877.

The cream and terracotta floor tiling is also identical to Eaton Gardens' tiling in the House-Keeper's pantry store and Basement Hall entrance, with its glazed faience tiling.



Exton House

