

plant vault is unlikely to cause any damage to the building itself nor to its heritage significance, and the impact of this element of the proposal would be extremely minor, again neutral in overall impact.

The lowering of the vault floors and removal of the lower parts of the partition walls represents the most significant proposed alteration to the house, though this is limited to the interior of the property and would not have a negative effect on the parts of the building which contribute to its heritage significance. It will have no impact on the settings of other nearby heritage assets. The present floor levels are clearly not original and it is unknown what (if any) historic fabric survives below. The small sections of partition walls to be removed represent a very minor loss of what may be original fabric, although given the extent of internal modification this is uncertain and one of these walls has already been substantially broken through.

Given the depth of the vaults, it seems unlikely that any hitherto unsuspected archaeological remains would survive below, but the lower levels of the building itself might reveal details of early construction. A similar alteration which involved the lowering of the cellar floor was carried out at number 11 Chester Terrace, where the excavation of the basement vaults allowed for increased understanding of the form and significance of the property while improving the interior arrangements. A similar programme of archaeological work could be implemented here, via a condition attached to any consent gained. It may also be considered appropriate for the vaults to be subject to a programme of building recording before (and perhaps during) the structural work to the walls, in order to identify and record elements of 19th century brickwork and foundations.

## References

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