Building Futures Together

UNIVERSITY COLLEGE LONDON

Political Sciences School 36-38 Gordon Square London, WC1H 0PD Accessibility works

Design, Access and Heritage Statement

P24-0166

October 2024

Barker



University College London

Accessibility works

Design, Access and Heritage Statement

Accessibility works at University College London Political Sciences School, 36-38 Gordon Square, London, WC1H 0PD

Prepared For and on Behalf of: University College London

BA Job Ref: P24-0166

Document Type:

Design, access and heritage

statement

Version & Revision: Original

Date of printing: -

Electronic File Name: P24-0166 – Design, access and

Heritage Statement

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RIBA Conservation Architect

Authorised for issue by:

Date of issue: 30 October 2024



Barker

Accessibility Works at 36-38 Gordon Square, London, WC1H 0PD



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1 Introduction

This statement is written in support of the submission of an application for Planning and Listed Building Consent for undertaking accessibility works to a grade II listed building consisting of the installation of a new external platform lift, works to widening existing doors at Ground Floor level, alterations at lower ground floor level, installation of secondary glazing, alterations to the rear external areas and damp proofing works to existing lower ground level at University College London, Political Sciences School, 36-38 Gordon Square, London WC1H 0PD.

Following Planning approval (Ref: 2024/1300/P) and Listed Building Consent (Ref: 2024/1515/L) granted for the installation of external platform lift, new gate in front railings, replacement of doors/window, alterations to rear courtyard and internal alterations to existing building, it is proposed to submit a new application for the following works:

- Amendments to the design of the proposed platform lift. It is now proposed that the lift would only access street level and ground floor level.
- Damp proofing works to existing lower ground.

36-38 Gordon Square is a grade II listed building. In addition, the historic building is within Bloomsbury Conservation Area.

The historic building has recently been refurbished and as part of the previous scope of works, it was provided with accessible W.C. facilities within the lower ground floor. However, there is not currently means of accessing main areas of the building. For this reason, a new application to improve the accessibility of the building and to address damp proofing issued in the lower ground floor, is submitted.

Planning History

Application Number: 2024/1515/L

Installation of external platform lift, new gate in front railings, replacement front door, replacement of door and window at lower ground floor and lowering of rear courtyard area; internal alterations at lower ground and ground including the widening of doors, secondary glazing and other associated works.

Status: Granted May 2024

Application Number: 2024/1300/P

Installation of external platform lift, new gate in front railings, replacement front door, replacement of door and window at lower ground floor and lowering of rear courtyard area.

Status: Granted May 2024

Application Number: 2010/4380/L and 2010/4298/P

Erection of 3no. stainless steel gas boilers at basement level and associated flues to side elevation of existing medical research facility (Class D1).

Status: Granted Dec 2010



2 Design Statement

2.1 Location

The site is located at University College London, Political Sciences School, 36-38 Gordon Square, London WC1H 0PD.

Please refer to drawings:

- P24-0166-BA-A1-ZZ-DR-A-3000 Location and Block Plan

The building is situated at the North Easter corner of Gordon Square.

The surrounding area is mainly buildings associated with the University and residential properties.



© Google Maps. Aerial view of the site.

In addition, the site is within flood zone 1, and area with a low probability of flooding according to the Environment Agency flood map below.





Flood map for planning

Your reference Location (easting/northing) Created

<Unspecified> 529797/182337 22 Oct 2024 12:33

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is any of the following:

- bigger that 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its
 development would increase the vulnerability of its use (such as constructing an
 office on an undeveloped site or converting a shop to a dwelling)

Notes

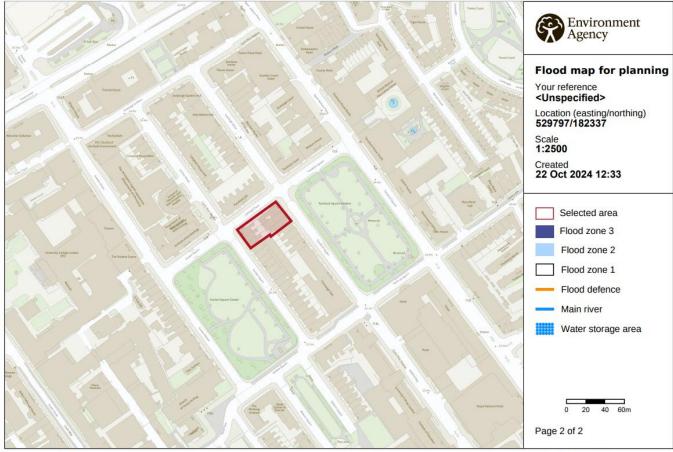
The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2024 OS AC0000807064. https://flood-map-for-planning.service.gov.uk/os-terms





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2.2 Use

The use of the building will remain as existing: Educational.

2.3 Amount

The existing building is a six-storey building including lower ground, ground, first, second, third and fourth. This application relates to the lower ground and ground floor only.

The proposal has not got any implications on increase of floor area and the building footprint will remain as existing.

The proposal is for the installation of a new external platform lift, alteration works for widening existing doors, fire rating existing front courtyard with the replacement of existing door and window at lower ground floor level, the installation of fire rated secondary glazing, accessibility works to the external rear area and damp proofing works to existing lower ground floor.

To improve accessibility a number of doors will require replacement and widening as follows:

- 9Nr doors on the Ground Floor

In addition, it is required the reinstatement of a pre-existing fire rated door and partition to the existing staircase between ground floor and lower ground floor level at Nr 36.

2.4 Layout

It is intended to undertake minimal internal alterations to the building including widening existing doors and alterations to the external rear courtyard at Nr 38.

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Please refer to proposed drawings for further details.

2.5 Scale

The proposal will not have any impact on the scale or volume of the building.

2.6 Landscaping

The present application has no implications for garden areas and landscaping.

Alterations to rear external area at Nr 38 Gordon Square are proposed to improve accessibility.

2.7 Appearance

Existing doors are to be replaced on a "like for like basis" to improve the accessibility throughout the ground floor. Please refer to drawings for further details on the proposed works.

3 Access Statement

The main existing pedestrian access into the building is via a stepped access from Gordon Square and/or a stepped access via Endsleigh Pl.

The current application seeks to provide reasonable adjustment access from the main street into the building and facilitating wheelchair access to an office, kitchen, accessible toilet, and common room / meeting room space.

To achieve this, it has been carefully considered access by undertaking door widening, vertical access provision from the street into the basement and ground floor.

4 Heritage Statement

4.1 Description of the Heritage Asset

36-38 Gordon Square appears on the list of historic buildings maintained by the secretary of state as follows:

NUMBERS 36 AND 46 AND ATTACHED RAILINGS AND WALL ON ENDSLEIGH PLACE RETURN SCREEN WALL LINKING NUMBER 36 TAVISTOCK SQAURE

NUMBERS 36 AND 46 AND ATTACHED RAILINGS AND WALL ON ENDSLEIGH PLACE RETURN, 36 TO 46, GORDON SQUARE

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1113031

Accessibility Works at 36-38 Gordon Square, London, WC1H 0PD



Date first listed: 28-Mar-1969

List Entry Name: NUMBERS 36 AND 46 AND ATTACHED RAILINGS AND WALL ON ENDSLEIGH PLACE RETURN SCREEN WALL LINKING NUMBER 36 TAVISTOCK SQAURE

Statutory Address 1: NUMBERS 36 AND 46 AND ATTACHED RAILINGS AND WALL ON ENDSLEIGH PLACE RETURN, 36 TO 46, GORDON SQUARE

Statutory Address 2: SCREEN WALL LINKING NUMBER 36, GORDON SQUARE

Statutory Address 3: TAVISTOCK SQAURE, 29, ENDSLEIGH PLACE

Location

Statutory Address: NUMBERS 36 AND 46 AND ATTACHED RAILINGS AND WALL ON ENDSLEIGH PLACE RETURN, 36 TO 46, GORDON SQUARE

Statutory Address: SCREEN WALL LINKING NUMBER 36, GORDON SQUARE

Statutory Address: TAVISTOCK SQAURE, 29, ENDSLEIGH PLACE

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

County: Greater London Authority

District: Camden (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 29798 82303

Details

CAMDEN

TQ2982SE ENDSLEIGH PLACE 798-1/94/594 Screen wall linking No.36 Gordon 28/03/69 Square & No.29 Tavistock Square

GV II

See under: Nos.36-46 and attached railings and wall on Endsleigh Place return GORDON SQUARE.

CAMDEN

TQ2982SE GORDON SQUARE 798-1/94/594 (East side) 28/03/69 Nos.36-46 (Consecutive) and attached railings and wall on Endsleigh Place return

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GV II

Includes: Screen wall linking No.36 Gordon Square & No.29 Tavistock Square ENDSLEIGH PLACE. Terrace of 11 houses. c1825. Built by Thomas Cubitt. Yellow stock brick with rusticated stucco ground floors (No.46 plain). Balanced composition of 4 storeys and basements. 3 windows each. Entrance to No.36 on return to Endsleigh Place. Square-headed, recessed doorways with fanlights and panelled doors. Nos 36, 38, 43 and 45 slightly projecting with 4 Corinthian pilasters through 1st and 2nd floor carrying entablature, continuing across the rest of the terrace, at 3rd floor level. Continuous cast-iron balconies to 1st floor casements, No.46 with cornices. 2nd and 3rd floor, architraved sashes. 3rd floor with pilaster strips above the pilasters. Cornice and blocking course. Return of No.36, with balustraded entrance porch, continues the entablature and pilaster treatment and forms a balanced composition, linked by a low screen wall (along Endsleigh Place), with No.29 Tavistock Square (qv). INTERIORS: not inspected. HISTORICAL NOTE: No.46 was the residence of John Maynard Keynes, economist (GLC plaque). (Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: London: -1949: 92).

Listing NGR: TQ2979582311

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 477358

Legacy System: LBS

Sources

Books and journals

'Survey of London' in Survey of London - Tottenham Court Road and Neighbourhood St Pancras Part 3: Volume 21, (1949), 92

Legal

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

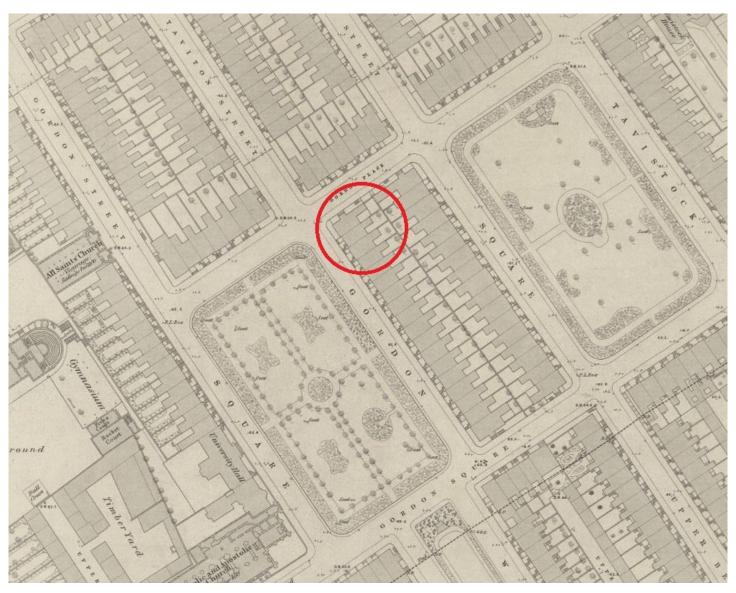
In addition, the site is located within Bloomsbury Conservation Area. It was first designated in 1968 to protect elements of development from the Georgian and earlier eras. Gordon Square was designed by Thomas Cubitt in 1860. Gordon Square has a variety of building types surrounding it which mainly originate from the 19th century as stated on Bloomsbury Conservation Area Appraisal and Management Strategy.



4.2 Significance of the Heritage Asset

36-38 Gordon Square is a grade II listed building which is in the proximity of various listed buildings such as numbers 47 to 53 and attached railings to areas and wall to number 45 tavistock square screen wall linking number 53 gordon square and number 45 tavistock square (Mid C19 – Grade II Listed Building), or Passfield Hall and attached railings (C19 – Grade II Listed Building).

The following maps from the Library of Scotland shows the historic evolution of the site:



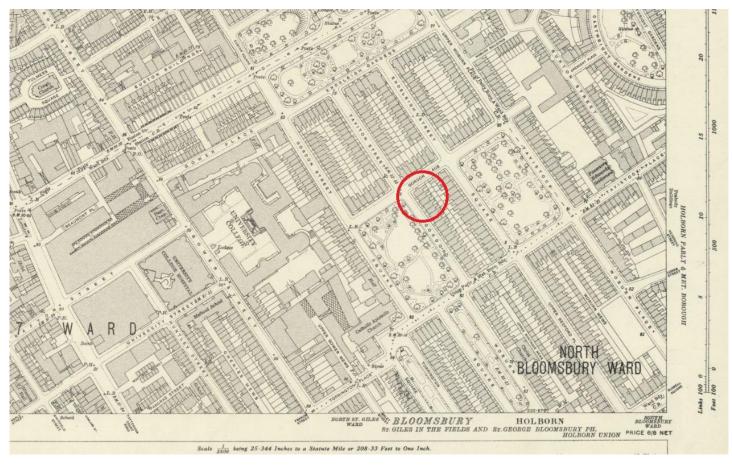
© National Library of Scotland Copyright.

London - Middlesex VII.43

Surveyed: 1871, Published: 1874.

Size: map 61 x 92 cm (24 x 36 inches), on sheet ca. 70 x 100 cm (ca. 27 x 40 inches)





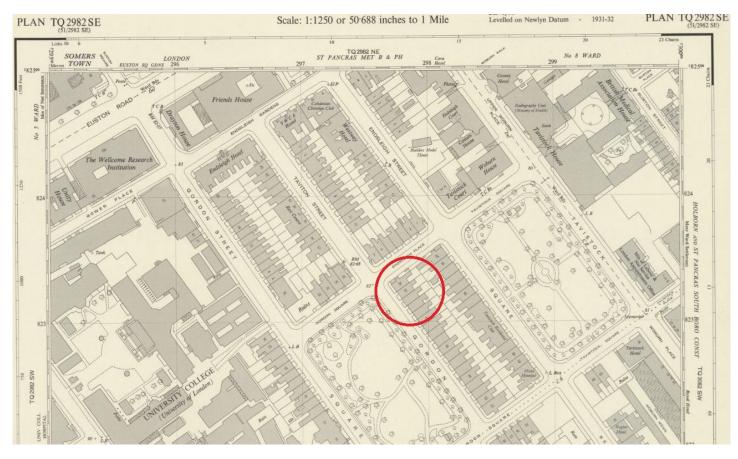
© National Library of Scotland Copyright.

London (1915- Numbered sheets) V.5

Revised: 1914, Published: 1916

Size: map 64.4 cm x 96.6 cm (25.344 x 38.016 inches), on sheet ca. 76 x 104 cm (ca. 30 x 41 inches)





© National Library of Scotland Copyright.

TQ2982SE - A

Surveyed: 1951, Published: 1953

Size: map 40 x 40 cm (16 x 16 inches), on sheet ca. 56 x 49 cm (ca. 22 x 20 inches)

Assessing significance is a key principle for managing change to heritage assets and is embedded within the historic environment section of the National Planning Policy Framework (NPPF, 2023). Within these categories, significance can be measured in hierarchical levels; the most usual levels are:

- Highest an asset important at the highest national or international levels, including scheduled ancient monuments, Grade I and II* listed buildings.
- High a designated asset important at a national and sometimes at a regional level, including Grade II listed buildings.
- Medium an undesignated asset important at a local or regional level, including local (nonstatutory) listed buildings or those that make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of listed buildings.
- Low structure or feature of very limited heritage value and not defined as a heritage asset. May include insignificant interventions to listed buildings, and buildings that do not contribute positively to a conservation area.
- Negative structure or feature that harms the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

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36-38 Gordon Square is listed as grade II. Grade II buildings are defined as of 'buildings of special interest' and comprise some 91.7 per cent of all listed buildings and therefore of high significance. In addition, the site is located within Bloomsbury Conservation Area.

DG-01, DG-02 and DG-08 on the Ground Floor are modern doors replaced in recent years. These are assessed as low significance to the historic building.

DG-03 and DG-06 on the Ground Floor are modern openings carried out to link Nr 36, 37 and 38 internally. These are modern doors. These are assessed as low significance to the historic building.

DG-10 on the Ground Floor is a modern timber double door. These are assessed as low significance to the historic building.

DG-04, DG-05 and DG-07 on the Ground Floor are original doors but have been altered over the years with the addition of door closers, intumescent seals around the perimeter of the doors, door hinges and ironmongery and are assessed as medium significance to the historic building.

Floor tiles to existing corridor on the ground floor at Nr 36 Gordon Street are original and assessed as high significance to the historic building. These are proposed to be retained.

The installation of new fire rated door and internal timber stud partition between ground floor and lower ground floor will require the removal of part of the existing balustrade. This is a modern balustrade which was installed recently following the removal of an existing partition and door during the conversion of the existing building and therefore assessed as low significance. Its reinstatement will improve the fire performance of the historic building.

Damp remedial works to the lower ground floor will be carried out in an area of low significance which has been much altered over the years.

External rear area is of low significance. The area has been altered over the years to link several buildings following the conversion. Levelling access will be a positive contribution to improve accessibility.

The external railing to front elevation is of high significance to the listed building. The installation of the new lift to provide access to ground floor level from the street and into the main door entrance would require the removal of a small section of the existing railing. This is proposed to be carefully removed, set aside and safely stored in the building.

4.3 Conditions of the Heritage Asset

The historic building, its surroundings and the Conservation Area are in good condition and well maintained.

The building only provides stepped access via Gordon Square. In addition, the existing doors are not wide enough to accommodate the wheelchair of the person to use the existing premises.

Moreover, some areas of the existing lower ground floor are affected by raising damp.

4.4 Design principles

The following order of priorities are being followed:

- Improve the accessibility for a wheelchair user to main areas of the building at Ground Floor.
- Resolve damp issues in the lower ground floor.

4.5 Schedule of works to the Heritage Asset

The work comprises:



- Installation of new external scissor platform lift at Nr 37 Gordon Square to improve accessibility to Ground Floor.
- Replacement and widening 3Nr internal historic doors to improve the accessibility within the building.
- Replacement and widening 5Nr internal modern doors and 1Nr modern external door and associated door actuator controls to improve the accessibility within the building.
- Installation of new fire rated door and internal timber stud partition between ground floor and lower ground floor at 36 Gordon Square (similarly to Nr 37 and 38 Gordon Square).
- Widening existing opening at ground floor level to 36 Gordon Street and lay new floor tiles to match existing pattern.
- Provide new tea point services and connections.
- Alterations to rear external area at Nr 38 Gordon Square to improve accessibility.
- Installation of fire rated secondary glazing to two existing windows on the lower ground floor.
- Replacement of existing timber flush door and glazed timber window at lower ground floor level.
- Treatment to existing lower ground floor to address damp proofing issues.

Please refer to drawings submitted with this application.

4.6 Impact on the heritage asset and its setting

Historic England's Good Practice in Planning Note 2, Managing Significance in Decision Taking in the Historic Environment confirms that "change in the historic environment is inevitable but is only harmful where significance is damaged". Generally, works will not impact on the significance of the historic building and will be carried out sympathetic to the historic building. However, 3Nr historic doors will be affected by the scope of works, where harm will be inevitable to provide accessibility to the historic building. These doors will be replaced on a "like for like basis" and will need to be balanced against the lack of accessibility to the building. The new doors will be manufactured using similar materials and door styles to those replaced. Keeping the appearance of the historic building while improving accessibility of the historic building as far as reasonable. In addition, part of the existing door frames will be retained, and new door frames will be on similar design to the existing.

New internal partition and door will have minimal impact on the historic building and will replicate works already carried out to Nr 37 & 38. In addition, its installation would be fully reversable.

The widening of existing opening at ground floor level to 36 Gordon Street will involve the removal of historic fabric but this will be reduced to the very minimum required to improve accessibility. In addition, laying new floor tiles to match existing will follow existing patterns and styles.

The installation of new base units to provide new tea point will have minimal impact on the historic building. The requirement for new services and connections will be minimum.

Alterations to rear external area at Nr 38 Gordon Square to improve accessibility will not impact the historic building and will significantly improve accessibility to the area.

The installation of fire rated secondary glazing to two existing windows on the lower ground floor will be carried by retaining existing timber sash windows and will have minimal impact on the existing fabric. In addition, its installation would be fully reversable.

The National Planning Policy Framework advises local planning authorities on decision-making, with Section 16 relevant to the historic environment. Local authorities are advised to take account of 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their

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conservation', and the 'desirability of new development making a positive contribution to local character and distinctiveness' (section 196). A key principle enshrined in the NPPF is the conservation of heritage assets and the presumption against substantial harm to an asset's significance (section 207). Significance must be considered in assessing the impact of a proposal, to avoid or minimise conflict between conservation and any aspect of the proposal (section 205).

This application relates to essential works to provide accessibility into an historic building. The areas where accessibility is required has been reduced to a minimum and to main key rooms on the ground floor. Where proposals for widening doors are to be undertaken, only a small amount of alteration and minimal loss of historic fabric is caused. Works required for the installation of doors actuators would only be carried out on modern doors. Therefore, these works will not result in 'substantial harm' to the heritage asset, so the tests in section 207 of the NPPF do not apply. Section 208 applies instead, as the harm is 'less than substantial'. The proposal causes very limited harm, and this is outweighed by the justification for the works.

In addition, the 3Nr original doors will be carefully dismantled, set aside, protected and stored on site so these can be reused in future interventions within the building if required.

The modest scale of the proposals has been limited to a very minimum and will not detract from the character and appearance of the heritage asset. The proposal will help to secure the 'optimum viable use' for the building by providing a long-term functional role; this benefit outweighs the limited harm (section 208).

Moreover, Camden Policy D2 states "The Council will seek to secure high quality design in development. The Council will require that development:

g) is inclusive and accessible for all;

- (...) The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:
 - inclusive design and accessibility;
- (...) 7.14 Good access benefits everyone. The Council requires new buildings and spaces to be inclusive and accessible to all. As accessibility is influenced by perceptions as well as physical factors, buildings should also be designed to appear, as well as be, fully accessible.
- (...) Any adaptation of existing buildings must respond to access needs whilst ensuring that alterations are sympathetic to the building's character and appearance. Please refer to "Policy C6 Access for all" for the Council's policies on access and to "Policy D2 Heritage" for the policy on providing access to listed buildings.

The proposed works are considered an appropriate response to the needs for accessibility to all users within the historic environment and a schedule of repairs to the lower ground floor to address the existing damp issues would be a positive investment on the listed building contributing to its long term use.

Appendix A: Drawings

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Accessibility Works at 36-38 Gordon Square, London, WC1H 0PD

Drawings:

- P24-0166-BA-A1-ZZ-DR-A-3000 Location and Block Plan P01 (As per approved drawings ref 2024/1300/P and ref 2024/1515/L)
- P24-0166-BA-A1-B-DR-A-3050 Existing Basement Plan P01 (As per approved drawings ref 2024/1300/P and ref 2024/1515/L)
- P24-0166-BA-A1-GF-DR-A-3051 Existing Ground Floor Plan P03 (As per approved drawings ref 2024/1300/P and ref 2024/1515/L)
- P24-0166-BA-A1-B-DR-A-3060 Existing Rear external area P01 (*As per approved drawings ref 2024/1300/P and ref 2024/1515/L*)
- P24-0166-BA-A1-B-DR-A-3200 Proposed Lower Ground Floor Plan P10 (Amended plan)
- P24-0166-BA-A1-GF-DR-A-3201 Proposed Ground Floor Plan P06 (Amended plan)
- P24-0166-BA-A1-GF-DR-A-3205 Existing and Proposed floor tiles details P02 (As per approved drawings ref 2024/1300/P and ref 2024/1515/L)
- P24-0166-BA-A1-XX-DR-A-4000 Existing Elevations P01 (As per approved drawings ref 2024/1300/P and ref 2024/1515/L)
- P24-0166-BA-A1-XX-DR-A-4001 Existing Elevation P01 (As per approved drawings ref 2024/1300/P and ref 2024/1515/L)
- P24-0166-BA-A1-XX-DR-A-4002 Existing Rear Elevation P01 (*As per approved drawings ref 2024/1300/P and ref 2024/1515/L*)
- P24-0166-BA-A1-XX-DR-A-4003 Existing Section P01 (*As per approved drawings ref 2024/1300/P and ref 2024/1515/L*)
- P24-0166-BA-A1-B-DR-A-4010 Proposed Rear external area P01 (As per approved drawings ref 2024/1300/P and ref 2024/1515/L)
- P24-0166-BA-A1-XX-DR-A-4100 Proposed Front Elevation P05 (Amended plan)
- P24-0166-BA-A1-XX-DR-A-4101 Proposed Side Elevation (As per approved drawings ref 2024/1300/P and ref 2024/1515/L)
- P24-0166-BA-A1-XX-DR-A-4102 Proposed Rear Elevation P01 (As per approved drawings ref 2024/1300/P and ref 2024/1515/L)
- P24-0166-BA-A1-XX-DR-A-4103 Existing and Proposed Section P04 (Amended plan)
- P24-0166-BA-A1-XX-DR-A-4104 Proposed Section P02 (Amended plan)
- P24-0166-BA-A1-XX-DR-A-4105 Existing and Proposed Int Elev Tea Point P07 (Amended plan)

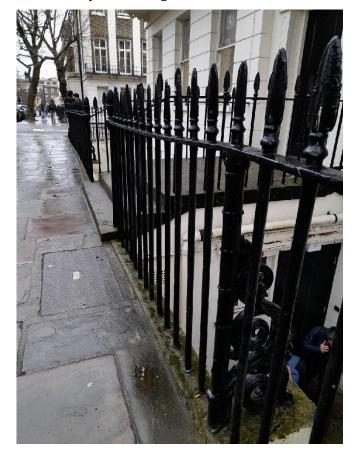
- P24-0166-BA-A1-XX-DR-A-6000 Proposed Door Details P01 (As per approved drawings ref 2024/1300/P and ref 2024/1515/L)
- P24-0166-BA-A1-XX-DR-A-6001 Proposed Secondary Glazing Details P01 (As per approved drawings ref 2024/1300/P and ref 2024/1515/L)
- P24-0166-BA-A1-XX-DR-A-7100 Existing Doors P04 (*As per approved drawings ref 2024/1300/P and ref 2024/1515/L*)
- P24-0166-BA-A1-XX-DR-A-7105 Proposed Doors P03 (As per approved drawings ref 2024/1300/P and ref 2024/1515/L)

Appendix B: Photographs

Barker



Street view of the building



Detail of external railing



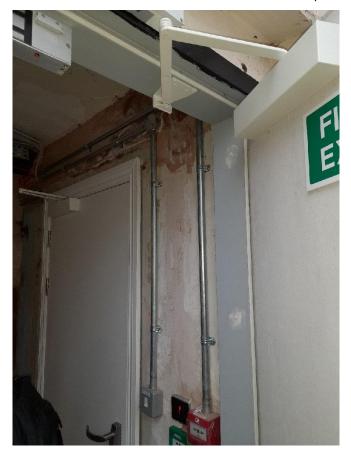
View of front door at Nr 37 Gordon Square



37 Gordon Square. Proposed location of platform lift



Entrance at Lower Ground Floor to Nr 37 Gordon Square. DB-01



Entrance at Lower Ground Floor to Nr 37 Gordon Square



Front modern door at Nr 37 Gordon Square. DG-01



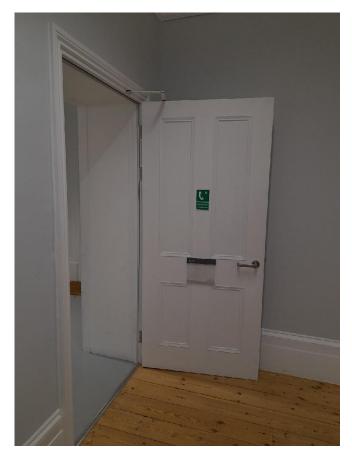
Internal view of modern Door DG-02



Internal view of modern Door DG-02



Internal view of modern Door DG-03



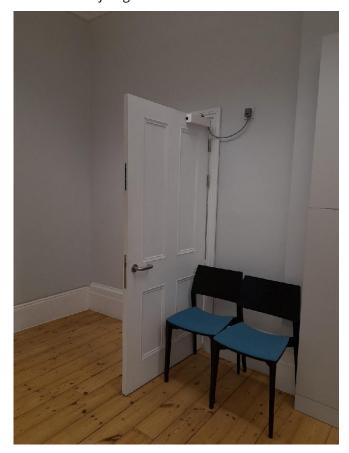
Internal view of modern Door DG-03



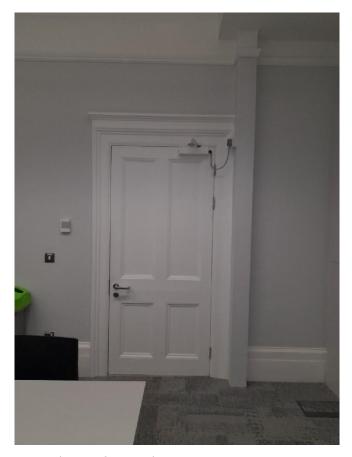
Internal view of original Door DG-04



Internal view of original Door DG-05



Internal view of modern Door DG-06



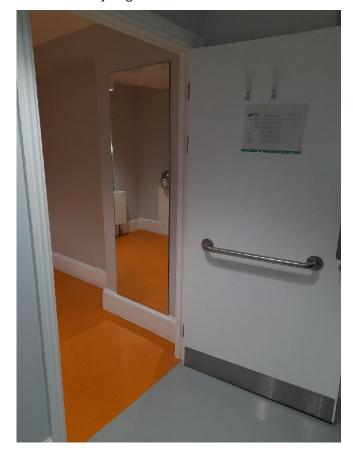
Internal view of original Door DG-07



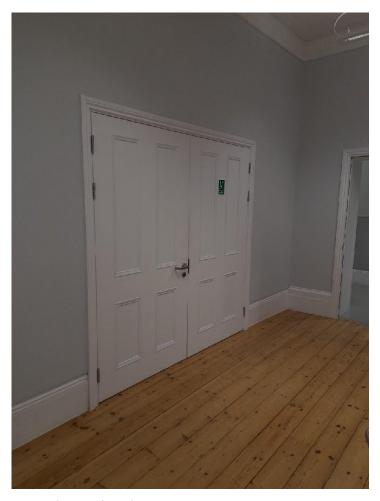
Internal view of original Door DG-07



Internal view of original Door DG-07



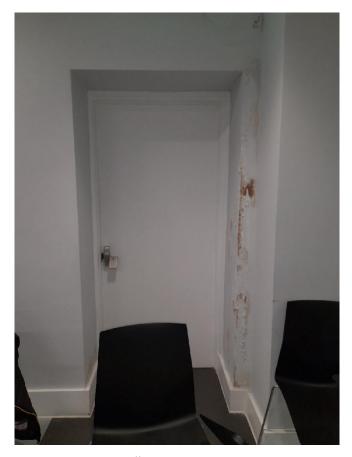
Internal view of modern Door DG-08



Internal view of modern Door DG-10



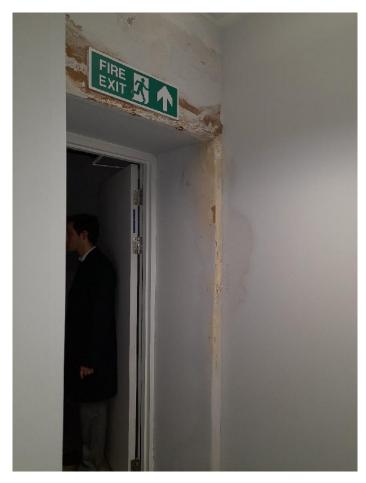
View of existing modern kitchen in the Lower Ground Floor



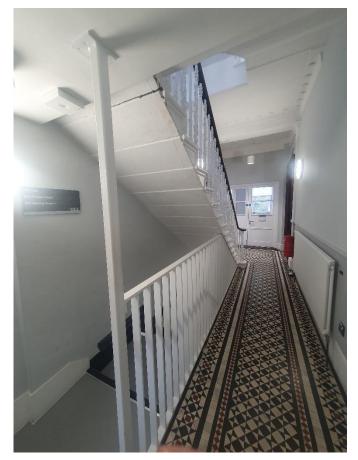
Damp in existing walls



Damp in existing walls

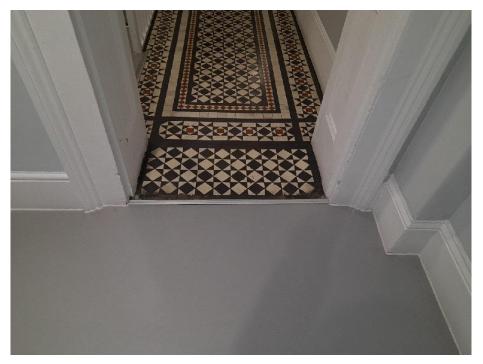


Damp in existing walls

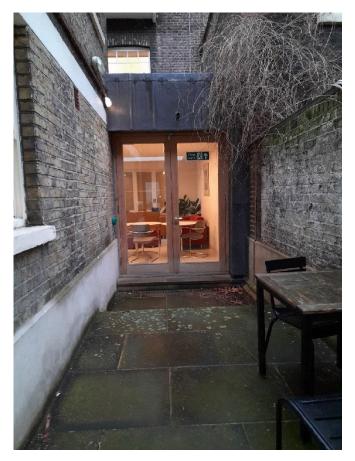




Internal view of corridor to existing acc WC at Ground Floor Level and existing balustrade.



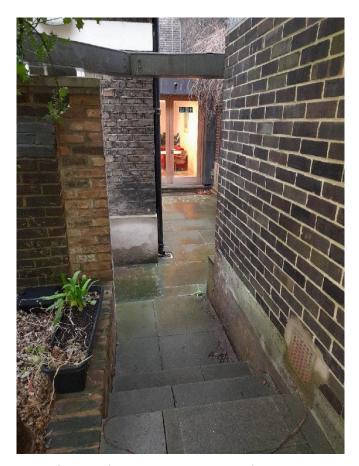
Internal view of corridor to existing acc WC at Ground Floor Level



View of external rear area at Nr 38 Gordon Square



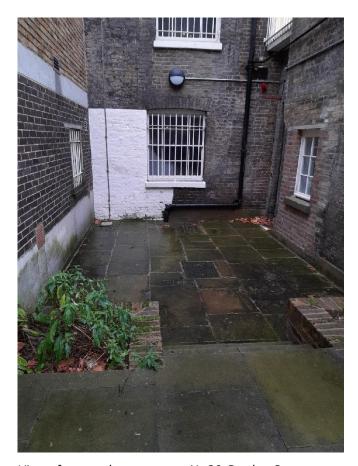
View of external rear area at Nr 38 Gordon Square



View of external rear area at Nr 38 Gordon Square



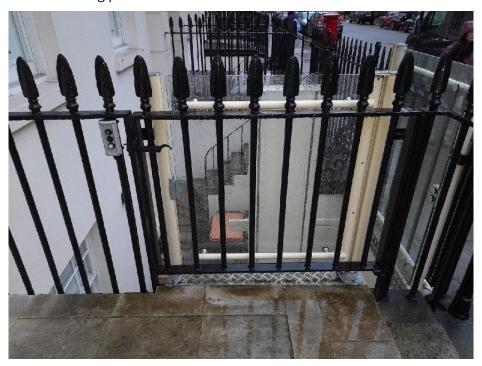
View of external rear area at Nr 38 Gordon Square



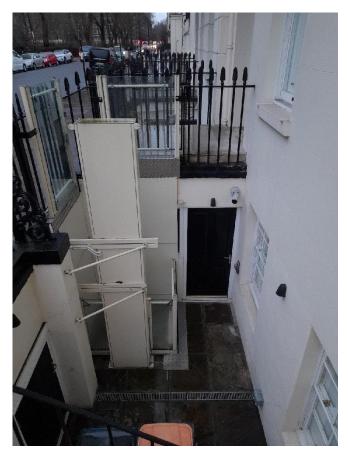
View of external rear area at Nr 38 Gordon Square



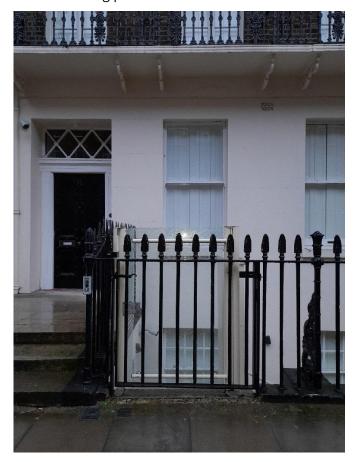
View of existing precedents in the area



View of existing precedents in the area



View of existing precedents in the area



View of existing precedents in the area



View of existing precedents in the area

Barker