

33 MORNINGTON TERRACE: SCOPE OF HERITAGE WORKS IN RELATION TO BUILDING ADAPTATION, REPAIR & ALTERATIONS

For: The Proposed Conversion

DESCRIPTION OF ELEMENT	INTERVENTION: REMOVAL / RETENTION / METHOD OF REPAIR OR ALTERATION	JUSTIFICATION FOR: REMOVAL / ALTERATION [BS 7913: 1998: CRITERIA FOR ALTERATION WORK]	IMPACT FROM REMOVAL / REPAIR / ALTERATION	HERITAGE CONSIDERATION
1. DAMP AND ROTTEN WALL AND CEILING PLASTER	INTERVENTION: REMOVAL METHOD TO BE ADOPTED: BOTH MODERN AND HISTORIC PLASTER IS TO BE REMOVED FROM THE WALLS AND CEILINGS. FLOORBOARDS ON THE BASEMENT, GROUND, SECOND AND THIRD FLOORS WILL ALSO BE REMOVED AS PART OF THE STRIP OUT (THE FIRST FLOOR HAD CHIPBOARD FLOORING. NO-INVASIVE TECHNIQUES AND MATERIALS WILL BE USED SUCH AS WEDGING A FLAT CROWBAR UNDER THE PLASTER TO PRIZE IT AWAY FROM THE LATH. ONCE ALL THE PLASTER IS DOWN (USUALLY FAIRLY QUICK), REMOVE THE LATH WITH THE CROWBAR BEFORE RESURFACING. IT IS PREFERRED PRACTICE THAT PLASTER IS REMOVED IN SECTIONS, RATHER THAN BEING TORN OUT.	-RETAINING MOISTURE AND DAMP TO WALLS AND ROOF TILES -EVIDENCE OF STRUCTURAL DAMAGE TO WALLS AND TIMBER BOARDS THIS PROPOSAL INVOLVES THE LOSS OF THE ORIGINAL LATH AND PLASTER, YET DUE TO THIS HISTORIC MATERIAL BEING BEYOND REPAIR THERE WOULD BE LESS THAN SUBSTANTIAL HARM. WHILST HISTORIC, THE LATH AND PLASTER TO THE INTERNAL WALLS AND CEILINGS (WHERE PRESENT) DID NOT CONTRIBUTE IN ANY MEANINGFUL WAY TO THE KEY SIGNIFICANCE OF THE LISTED BUILDING, AND AS SUCH ITS REPLACEMENT WITH MODERN PLASTER TECHNIQUES IS CONSIDERED TO BE ACCEPTABLE IN THIS INSTANCE. THE CURRENT CONDITION OF THE LATH AND PLASTER HAS A NEGATIVE EFFECT ON THE TIMBER BOARDS. REMOVAL WILL BE DONE IN A WAY WHICH HAS MINIMAL EFFECT ON THE BOARDS IN THE CEILING AND THE STUD PARTITION WALLS.	-ENSURES PROPER FUNCTIONING OF CEILING AND WALLS -INTERVENTION IS PART OF RESTORATION WORKS TO OUT-BUILDING BRINGING IT BACK INTO BENEFICIAL USE	SIGNIFICANT DAMP AND ROT HAS A NEGATIVE EFFECT ON THE WALLS AND CEILINGS. REMOVAL WILL BE DONE IN A WAY WHICH HAS MINIMAL EFFECT AND WILL RESTORE THE ORIGINAL WALLS OF No 33. THE REMOVAL BY HAND WILL ALLOW THE TIMBER BOARDS AND STUD FRAMES TO BREATHE AND REMOVE FURTHER SOURCES OF MOULD AND RESIDUAL GROWTH. THEIR REMOVAL WILL EXPOSE MORE INTERESTING AND SIGNIFICANT ELEMENTS. USING NON-INVASIVE TECHNIQUES AND MATERIALS. USING NON-INVASIVE TECHNIQUES AND MATERIALS. THE RATIONALIZATION OF CEILING AND WALL PLASTER WILL RESTORE UNITY TO THIS ELEMENT. IT IS A MATTER OF SOME URGENCY THAT THIS IS TAKEN DOWN AND REPLACED WITH SOMETHING MORE ROBUST AND SUSTAINABLE.

33 MORNINGTON TERRACE: SCOPE OF HERITAGE WORKS IN RELATION TO BUILDING ADAPTATION, REPAIR & ALTERATIONS

For: The Proposed Conversion

2. REMEDIAL WORKS TO ROOF OF BUILDING	INTERVENTION: REMOVAL METHOD TO BE ADOPTED: THE SLATES HAVE BEEN REMOVED AND WILL BE REPLACED BY A SLATE THAT MATCHES THE APPEARANCE OF THE EARLIER FABRIC. REMOVAL & REPLACEMENT: OF FELT AND BATTENS REPLACE: FELT WITH BREATHABLE SARKING FELT REPLACE: ALL TILING BATTENS WITH TANALISED BATTENS NOMINAL SIZE: SET TO GAUGE AND HEADLAP TO MATCH EXISTING VERGE & EAVES DETAIL: REINSTATEMENT TO MATCH EXISTING	THE SLATE ROOF (WHICH WAS NOT ORIGINAL) HAD COME TO THE END OF ITS USEFUL LIFE AND THE LOSS OF ROOF SLATE OVER THE LAST TWELVE YEARS HAS CAUSED WATER INGRESS TO DAMAGE THE TIMBER ROOF STRUCTURE. THE CURRENT SLATES ARE NOT FROM THE MID-19TH CENTURY. ALLOW FOR REPLACEMENT OF PLAIN, SMOOTH FACE, SLATE TILES WITH LIKE FOR LIKE TO APPROVED SAMPLE EAVES TILES: TO BE LAID BROKEN BONDED UNDER THE FIRST COURSE OF TILING TO FORM A DOUBLE COURSE. ALL TILES ARE TO BE TWICE NAILED. VERGE DETAIL: VERGES ARE TO BE FORMED WITH FULL TILES AND TILE AND A HALF IN ALTERNATE COURSES, AND MORTAR BEDDED [LIME MORTAR TYPE NHL 5] ONTO A 150 MM WIDE PLAIN TILE / FIBRE REINFORCED STRIP ALLOWING AN OVERHANG OF APPROXIMATELY 40 MM. TARGET U-VALUE & INSULATION: INSULATE PITCHED ROOF AS A HYBRID WARM ROOF -INSULATION THICKNESS AND TYPE:	INTERVENTION IS PART OF RESTORATION WORKS TO OUT-BUILDING BRINGING IT BACK INTO BENEFICIAL USE	THE NEW SLATE WILL MATCH THAT SEEN ON THE ADJOINING HOUSES. TILES HAVE TYPICALLY SLIPPED OR BEEN DAMAGED BY INCLEMENT WEATHER. GAPS BETWEEN TILES ALLOW WATER TO INGRESS AND THEREFORE PENETRATE THE INTERNAL RAFTERS. RAFTERS HAVE BEEN WEAKENED THROUGH THIS PROCESS. CONSERVATION APPROACH IS TO REPAIR WHERE POSSIBLE AND IF ROOF ELEMENT (RAFTER OR TILE) IS BEYOND REPAIR THEN A 'LIKE FOR LIKE' REPLACEMENT WILL BE FOUND. FACSIMILE REPLACEMENTS CAN BE FOUND IN LOCAL SALVAGE YARDS. IT IS IMPORTANT THAT THE TILES REFLECT THE SAME DIMENSIONS, WIDTH AND TEXTURE OF THE EXISTING CLAY TILES. THE METHOD OF REPLACEMENT WILL BE ACCURATELY CARRIED OUT BY A CONSERVATION SPECIALIST.
---	--	---	---	---

33 MORNINGTON TERRACE: SCOPE OF HERITAGE WORKS IN RELATION TO BUILDING ADAPTATION, REPAIR & ALTERATIONS

For: The Proposed Conversion

REPAIR AND REPLACEMENT OF ROTTEN ROOF RAFTERS.				TILES HAVE TYPICALLY SLIPPED OR BEEN DAMAGED BY INCLEMENT WEATHER. GAPS BETWEEN TILES ALLOW WATER TO INGRESS AND THEREFORE PENETRATE THE INTERNAL RAFTERS. RAFTERS HAVE BEEN WEAKENED THROUGH THIS PROCESS. THE REPLACEMENT ROOF STRUCTURE IS ON A LIKE FOR LIKE BASIS AND WILL PRESERVE THE LONGEVITY OF THE BUILDING. FACSIMILE REPLACEMENTS CAN BE FOUND IN LOCAL SALVAGE YARDS. OF THE EXISTING CLAY TILES. IT IS IMPORTANT THAT THE RAFTERS REFLECT THE SAME DIMENSIONS, WIDTH AND TEXTURE OF THE EXISTING.
--	--	--	--	---

33 MORNINGTON TERRACE: SCOPE OF HERITAGE WORKS IN RELATION TO BUILDING ADAPTATION, REPAIR & ALTERATIONS

For: The Proposed Conversion

DESCRIPTION	TYPE OF INTERVENTION	JUSTIFICATION	IMPACT	HERITAGE CONSIDERATION
4. INSTALLATION OF NEW STUDWORK IN THE WALLS.	THE STUD WALLS AT THIRD FLOOR LEVEL WILL BE REMOVED AND REINSTATED AS PER THE ORIGINAL PLAN FORM. INTERVENTION: RETAIN & UPGRADE EXISTING SOLID WALL TO BUILDING AS HABITABLE GRADE BY MEANS OF INTERNAL DRYLINING	FORM CLEAR VENTILATED CAVITY: OF 30 MM BETWEEN EXISTING INTERNAL WALL FACE AND DRY LINING FRAMING TO ALLOW WALL TO BREATHE. INDEPENDENT DRY LINING FRAMING AND BUILD UP: USE 75 X 50 TANALISED S/W STUD FRAMING BUILT OFF DPC PLUGGED AND SCREWED TO SOLE PLATE AND HEADERS -PRIMARY INSULATION: PROVIDE & FRICTION FIT 70 MM RIGID BOARD INSULATION BETWEEN STUDS .	SUCH INTERVENTIONS ARE PART OF RESTORATION WORKS TO BUILDING, BRINGING IT BACK INTO BENEFICIAL USE.	OVER THE COURSE OF THE BUILDING'S LIFE, THE PLAN FORM HAS BEEN ALTERED MANY TIMES TO CREATE NEW DOORS, SHUT OLD OPENINGS TO PROVIDE A MULTI-OCCUPANCY HOUSE. THE APPROACH TO REFORMING THE STUD WALLS WITH BETTER MATERIAL WILL REINFORCE THE STRUCTURAL INTEGRITY OF THE HOUSE. THIS IN TURN BRINGS ABOUT A GREATER UNDERSTANDING OF THE INTERRELATIONSHIP BETWEEN WALLS AND THE SPACE THEY DEFINE IN THE MODERN DAY. THERE IS A CONSERVATION BENEFIT THAT THE ORIGINAL PLAN FORM IS BEING REINSTATED.
5. THE REMOVAL OF THE GROUND-BASEMENT STAIRCASE – UNORIGINAL FEATURE	INTERVENTION – REMOVE & RESTORE TO ORIGINAL DESIGN INTENT: THE LOCATION WILL BE RELATED TO THE FORMER STAIRCASE SITE AND THE CHARACTER OF THE NEW WILL MIRROR THE LIKELY TIMBER CONSTRUCTION OF THE ORIGINAL STAIRCASE. REMOVE ON GROUNDS OF HEALTH AND SAFETY AND STATUTORY COMPLIANCE CONCERNS.	THE ORIGINAL STAIRCASE BETWEEN THE GROUND FLOOR AND BASEMENT WAS REMOVED AT SOME POINT IN THE PAST AND REPLACED BY A METAL STAIRCASE (POSSIBLY RELOCATED FROM THE FRONT LIGHTWELL). RETROSPECTIVE PERMISSION IS SOUGHT TO REMOVE THIS STAIRCASE WITH A VIEW TO REINSTATING A STAIR FLIGHT THAT WILL MATCH THE SURVIVING STAIRCASE ELSEWHERE IN THE HOUSE.	-INTERVENTION IS PART OF RESTORATION WORKS TO OUT-BUILDING BRINGING IT BACK INTO BENEFICIAL USE.	THE RELOCATION OF THE STAIRCASE TO ITS ORIGINAL POSITION IS IMPORTANT TO KEEPING THE INTEGRITY OF THE BUILDING IN PLACE. ITS REMOVAL WILL ALLOW FOR THE INSTALLATION OF A BALUSTER/ SPINDLE/ HANDRAIL WHICH IS CONTEMPORARY TO THE OLD BUILDING.

33 MORNINGTON TERRACE: SCOPE OF HERITAGE WORKS IN RELATION TO BUILDING ADAPTATION, REPAIR & ALTERATIONS

For: The Proposed Conversion

DESCRIPTION	TYPE OF INTERVENTION	JUSTIFICATION	IMPACT	HERITAGE CONSIDERATION
6. THE REMOVAL OF THE CLOSET WING ROOF.	INTERVENTION: THE ROOF WILL BE REMOVED AND WILL BE REPLACED BY A MORE SYMPATHETIC STRUCTURE THAT MATCHES THE APPEARANCE OF THE EARLIER FABRIC.	THE EXISTING ROOF IS NOT ORIGINAL AND IS KNOWN TO HAVE BEEN BUILT AT AROUND 2000. IT DOES NOT ADD TO THE ARCHITECTURAL CHARACTER OF THE BUILDING.	-INTERVENTION IS PART OF RESTORATION WORKS TO OUT-BUILDING BRINGING IT BACK INTO BENEFICIAL USE.	THE ROOF IS CURRENTLY OF AN ORDINARY QUALITY AND IS SHOWING SIGNS OF DAMP. THE STRENGTHENING OF THE ROOF WITH A NEW COVER WILL NECESSITATE A GREATER SEAL OVER THE FOUNDATIONS AND WALLS. THEREBY INCREASING THE LONGEVITY OF THE STRUCTURE.
7. THE INSTALLATION OF STEEL REINFORCEMENT BEAMS AT THIRD FLOOR LEVEL	INTERVENTION – RETAIN & UPGRADE, REPAIR: INTRODUCE A STEEL SUPPORT STRUCTURE STEELS; INTERVENTION: INSTALL PLATE; INTERVENTION: INSTALL	THE STEELS ADDED HAVE LITTLE ARCHITECTURAL SIGNIFICANCE AND THEIR WEIGHT BEARING CAPACITY IS CRITICAL. THE ROOF STRUCTURE HAS BEEN WEAKENED THROUGH AGE AND DECAY, MEANING THAT A NEW MEANS OF STRENGTHENING THE UPPER HALF OF THE BUILDING IS REQUIRED.	THE INSTALLATION OF STRUCTURAL STEELS WILL HELP WITH THE WEIGHT LOAD THROUGH THE BUILDING, BRINGING SUFFICIENT CAPACITY FOR SUPPORTING THE FIREPLACES, FLOOR SURFACES AND STAIRCASES.	THEIR INSTATEMENT SHOULD BE PROGRESSED AS AN ENGINEERING PROJECT. THE SUPPORT GIVEN BY THE STEEL PLATES WILL BE BACKED UP AND STRENGTHENED WHERE NECESSARY
8. REMOVAL OF CEMENTITIOUS PLASTER FROM THE WALLS IN THE BASEMENT.	INTERVENTION: REMOVAL AND REPAIR METHOD OF REPAIR: PREPARATION: CAREFULLY RAKE OUT FRIABLE LOOSE MORTAR / CEMENT MORTAR WITH NON-MECHANICAL HAND TOOL TO APPROX. DEPTH OF 10 MM.	REMOVAL: THERE IS EVIDENCE OF SOME PATCHWORK REPAIRS HAVING BEEN CARRIED OUT PREVIOUSLY WITH CEMENT MORTAR. THIS IS TO BE CAREFULLY REMOVED AS PART OF THE REMEDIAL RE-FURBISHING WORKS:	-INTERVENTION IS PART OF RESTORATION WORKS TO BRING THIS SIDE ACCESS INTO BENEFICIAL USE	THE PLASTER IS IN A DETERIORATING CONDITION AND THE CEMENT QUALITY IS A DETRACTING ELEMENT.

33 MORNINGTON TERRACE: SCOPE OF HERITAGE WORKS IN RELATION TO BUILDING ADAPTATION, REPAIR & ALTERATIONS

For: The Proposed Conversion

PROPOSED NEW WORKS				
	INTERVENTION: REMOVAL / RETENTION / METHOD OF REPAIR OR ALTERATION	JUSTIFICATION FOR: REMOVAL / ALTERATION [BS 7913: 1998: CRITERIA FOR ALTERATION WORK]	IMPACT FROM REMOVAL / REPAIR / ALTERATION	HERITAGE CONSIDERATION
9. TIMBER FLOORS	INTERVENTION: REINSTATEMENT OF TIMBER FLOOR BOARDS ON GROUND – THIRD FLOORS, ESPECIALLY TO THE FIRST FLOOR FRONT ROOM RETAIN & RE-LAY TO LINE AND LEVEL	WHERE THE TIMBER BOARDS HAVE BEEN DAMAGED BY DAMP AND DECAY THEY CANNOT BE REPAIRED. THE SOLUTION IN THIS INSTANCE IS TO REPLACE THE BOARD WITH LIKE FOR LIKE ELEMENTS WHOSE GRAIN, TEXTURE AND DEPTH CLOSELY MATCHES THE EXISTING. THE CHIPBOARD ON THE GROUND FLOOR FRONT ROOM WILL BE REPLACED WITH TIMBER FLOORBOARDS.	PART OF RESTORATION AND REPAIR WORKS TO THE INTERNAL FABRIC	THE FLOORS ARE CURRENTLY NOT LEVEL AND BOARDS ARE MISSHAPEN IN PLACES. .
10. REINSTATEMENT OF HISTORICALLY APPROPRIATE FIREPLACES AND SURROUNDS	INTERVENTION: REMOVE CONTEMPORARY ELEMENTS AND REPAIR AND RESTORE RESTORE. INSTALL HISTORICALLY SYMPATHETIC MANTEL, HEARTH AND SURROUND	THE CONTEMPORARY PART OF THE CHIMNEY ARE IN A POOR CONDITION, WHICH DETRACTS FROM ANY QUALITY OF THE BUILDING. FIREPLACES ARE ABSENT IN TWO PLACES, DENUDING THE FORMER CHARACTER OF THE SPACES CONCERNED. THE PRE-EXISTING CHIMNEY BREASTS WITHIN THE SECOND AND THIRD REAR ROOMS DID NOT HAVE FIREPLACES OR SURROUNDS. THESE WILL BE REINSTATED AS PART OF THE PROPOSED SCHEME.	PART OF RESTORATION WORKS TO THE INTERNAL FITTINGS AND FEATURES.	THE SURROUND AND HEARTH ON THE EXISTING ARE ORDINARY. THE REINSTATEMENT OF A HISTORICALLY SYMPATHETIC FIREPLACE DEMONSTRATES THE SIGNIFICANCE OF THIS FEATURE IN HISTORIC TIMES, WHEN THE SOURCES OF HEATING WERE ESSENTIAL TO THE CONTINUED OCCUPANCY OF THE BUILDING. . .

33 MORNINGTON TERRACE: SCOPE OF HERITAGE WORKS IN RELATION TO BUILDING ADAPTATION, REPAIR & ALTERATIONS

For: The Proposed Conversion

11. REINSTATEMENT OF HISTORICALLY CONTEXTUAL STAIRCASE BETWEEN THE GROUND AND BASEMENT	INTERVENTION – RESTORE TO ORIGINAL DESIGN INTENT:	PRINCIPLES OF INTERVENTION: - TO RESTORE: OPEN STAIRWELL EXPOSING SPINDLES, BALUSTERS AND HANDRAIL. THIS WAS AN ORIGINAL DESIGN FEATURE, REMOVED BY INSENSITIVE CONTEMPORARY INTERVENTIONS BY PREVIOUS OWNERS.	PART OF RESTORATION WORKS TO AN INTERNAL FEATURE. THE INSTALLATION OF A NEW STAIR FLIGHT TO ALIGN WITH THE EXISTING STAIRCASE ON THE UPPER LEVELS BRINGS GREATER COHERENCE TO THE VERTICAL MOVEMENT OF THE BUILDING.	THE RESTORATION OF THE STAIRCASE IN ITS FORMER LOCATION IS IMPORTANT TO KEEPING THE INTEGRITY OF THE LOWER LEVELS OF THE HOUSE. THE FORM AND MATERIALITY OF THE STAIRCASE WILL FOLLOW CONSERVATION PRINCIPLES.
12. REINSTATEMENT OF BALUSTERS AND HANDRAIL BETWEEN THE SECOND AND THIRD FLOOR	INTERVENTION – REINSTATEMENT TO MATCH THE REST OF THE STAIRCASE.	<u>PRINCIPLE OF INTERVENTION:</u> THE LEAST INVASIVE WAY OF PROVIDING SAFE ACCESS TO THE BASEMENT IS BY MEANS OF A NEW STAIRCASE, ASSEMBLED IN SECTIONS ON SITE AND LARGELY SELF SUPPORTING. ELEMENTS WHICH GIVE THE STAIRCASE HISTORIC CHARACTER SUCH AS BALUSTERS AND HANDRAIL WILL BE REINSTATED TO MATCH THE REST OF THE STAIRCASE.	THE INSTALLATION OF NEW STAIRCASE FURNITURE WILL ALIGN WITH THE EXISTING STAIRCASE ON THE UPPER LEVELS. THIS SERVES TO BRING UNITY AND GREATER COHERENCE TO THE VERTICAL MOVEMENT OF THE BUILDING.	THE RESTORATION OF PARTS OF THE STAIRCASE WILL HELP COMPLETE THIS FEATURE. THIS IN TURN REINSTATES ITS IMPORTANCE IN THE UPPER LEVELS OF THE HOUSE. THE DESIGN OF BALUSTERS AND HANDRAIL WILL FOLLOW CONSERVATION PRINCIPLES.
13. REINSTATEMENT OF EXTERNAL STAIRCASE TO THE LIGHTWELL	INTERVENTION – REMOVE, INSTALL: A DOG-LEGGED STAIRCASE IS PROPOSED TO ACCESS THE BASEMENT FROM THE LIGHTWELL. IT WILL BE METAL AND IS LIKELY TO FOLLOW THE LINE OF HISTORIC STAIRCASE ONCE SEEN IN THIS LOCATION. <u>INSTALLATION:</u> NEW STEPS ARE PROPOSED TO THE FRONT BASEMENT AREA.	<u>PRINCIPLE OF INTERVENTION:</u> SUCH A FEATURE IS AN ESTABLISHED PART OF THE HOUSES WITHIN THE TERRACE. FRONT STEPS ARE NOT UNCOMMON FEATURES ON A BUILDING OF THIS AGE AND TYPE AND THERE ARE NUMEROUS OTHER EXAMPLES OF SUCH IN THE SAME TERRACE. THE NEW ENTRANCE STEPS WILL LIE SUBSERVIENTLY WITHIN THE LIGHTWELL, NOT DETRACTING FROM THE SPECIAL INTEREST OF THE HOST BUILDING OR THE WIDER CONSERVATION AREA.	PART OF RESTORATION WORKS TO THE EXTERNAL SPACES	THE RATIONALISATION OF THE BASEMENT THROUGH A NEW STAIRCASE WILL RETURN THE SPACE TO ITS EARLIER ANTECEDENTS AND ALLOW FOR A FULLER APPRECIATION OF THE VAULTS AND FORMER SERVICE AREAS.

33 MORNINGTON TERRACE: SCOPE OF HERITAGE WORKS IN RELATION TO BUILDING ADAPTATION, REPAIR & ALTERATIONS

For: The Proposed Conversion

DESCRIPTION	TYPE OF INTERVENTION	JUSTIFICATION	IMPACT	HERITAGE CONSIDERATION
14. REPAIR AND RESTORATION OF THE RAILINGS TO THE FRONT DOOR AND REINSTATEMENT OF THE RAILINGS TO THE LIGHTWELL AND THE FRONT GARDEN	INTERVENTION – REPAIR AND RESTORATION OF FRONT RAILINGS. INSTALL NEW HISTORICALLY ACCURATE RAILINGS TO THE LIGHTWELL AND FRONT BOUNDARY. RECYCLED WROUGHT IRON SHOULD BE USED FOR REPAIRING QUALITY WROUGHT IRONWORK, WITH BOLTS, RIVETS, COLLARS, AND TRADITIONAL FIRE OR FORGE WELDING TECHNIQUES. WELDING SHOULD BE AVOIDED TO PREVENT METAL STRESS. STRUCTURES SHOULD BE REINFORCED TO PRESERVE ORIGINAL MATERIAL. LOOSE RAILINGS SHOULD BE SECURED WITH MOLTEN LEAD INSTEAD OF MODERN RESIN, WHICH IS HISTORICALLY INACCURATE. THIS APPROACH ENSURES THE AUTHENTICITY AND DURABILITY OF THE REPAIRS.	THE PROPERTIES AND SHAPE OF HISTORIC IRONWORK DETERMINE WHICH REPAIR TECHNIQUES ARE MOST APPROPRIATE. WROUGHT IRON IS MALLEABLE WHEREAS CAST IRON IS BRITTLE AND TENDS TO CRACK AND SPLIT UNDER STRESS. THE DUCTILITY OF WROUGHT IRON (ITS ABILITY TO BEND WITHOUT FRACTURING) MEANS THE ORIGINAL MATERIAL CAN USUALLY BE STRAIGHTENED AND REUSED RATHER THAN REPLACED.	PART OF RESTORATION WORKS TO THE EXTERNAL SPACES	RAILINGS PLAY A MAJOR PART IN EXPRESSING THE ELEVATIONAL QUALITY OF THE BUILDING. THEY HELP CONVEY THE DEFINITION BETWEEN THE SPACES WHICH MARK THE HIERARCHY OF THE HOUSE, GIVING CONTEXT TO THE GARDEN, LIGHTWELL AND MAIN HOUSE.

33 MORNINGTON TERRACE: SCOPE OF HERITAGE WORKS IN RELATION TO BUILDING ADAPTATION, REPAIR & ALTERATIONS

For: The Proposed Conversion

15. REPLACEMENT OF ALL WINDOWS WITH APPROPRIATE MULTI-PANED TIMBER SASH WINDOWS	INTERVENTION: REPAIR THROUGH REPLACEMENT THE SASH WINDOW, <u>INSTALL</u> LIKE FOR LIKE ASH REPLACEMENTS, COMPOSED OF SOFTWOOD AND INCLUDING ALL FITTINGS. <u>ENSURE</u>; THEY ARE IN WORKING ORDER AND IMPROVE THERMAL COMFORT AND SECURITY	THE WINDOWS ARE BEYOND REPAIR AND THEIR CURRENT CONDITION IS LEADING TO THERMAL EFFICIENT IN THE BUILDING. THIS WILL INCLUDE THE REINSTATEMENT OF A SASH WINDOW TO THE THIRD FLOOR REAR ELEVATION. THE SASH WINDOW IN THE THIRD FLOOR REAR ROOM IS CURRENTLY A ROTTEN CASEMENT WHICH WILL BE REPLACED WITH A MULTI PANED SASH WINDOW. PRESERVATION, REPAIR & MAINTENANCE: -LUBRICATION OF ALL MOVING PARTS, INCLUDING HINGES, HANDLES AND PULLEYS -ENSURE SASH CHORDS ARE OPERATIONAL ANY REPLACEMENT SHALL USE BRAIDED AND NOT TWISTED CORD FOR LONGER LIFE SPAN.		OPERATIONAL PARTS HAVE BECOME RUSTED AND THE TIMBER IS CRACKING ON THE CILLS. THE SASH WINDOWS ARE A SIGNIFICANT PART OF THE OLD BUILDING, AND SO THE PROPOSAL TO REPLACE THEM IS A POSITIVE STEP TO IMPROVING THE HEAT EFFICIENCY IN THE BUILDING, AS WELL AS MAKING THIS IMPORTANT PART OF THE FRONT ELEVATION EXTERNAL APPEARANCE UP TO GRADE WITH THE REST OF THE TERRACE. THIS HAS A POSITIVE EFFECT ON LETTING THE HISTORIC STRUCTURE BREATHE AND WORK WITHIN THERMAL THRESHOLDS. THE CORRECT ALIGNMENT, DEPTH OF THE FRAME AND OPERATION OF THE CORDS AND LEVERS WILL BE ENSURED. THE SECONDARY GLAZING PROPOSED IS SLIM AND WILL FIT WITHIN THE EXISTING REBATES OF THE FRAME. THEREFORE, IT WILL NOT BE DISRUPTIVE TO THE PROFILE AND CHARACTER OF THE WINDOWS AS SEEN FROM THE STREET. INSTEAD, THE NEW WINDOWS WILL BE AN ENHANCEMENT TO NO 33 AND THE CADMEN TOWN CONSERVATION AREA.
--	---	--	--	---

33 MORNINGTON TERRACE: SCOPE OF HERITAGE WORKS IN RELATION TO BUILDING ADAPTATION, REPAIR & ALTERATIONS

For: The Proposed Conversion

DESCRIPTION	TYPE OF INTERVENTION	JUSTIFICATION	IMPACT	HERITAGE CONSIDERATION
16. INSTALLATION OF A NEW ROOF TO THE CLOSET WING	INTERVENTION A NEW FLAT ROOF WILL BE INSTALLED TO THE REAR CLOSET WING.	THE ROOF WILL BE OF ARCHITECTURAL QUALITY WHOSE DIMENSIONS, SCALE AND PITCH WILL BLEND WITH THE REAR ELEVATION.	PART OF RESTORATION WORKS TO EXTERNAL SPACES THE PROPOSAL WILL MAKE THE REAR ELEVATION MORE COHERENT AND HELP THE CLOSET WING BLEND IN BETTER WITH THE MAIN HOUSE.	THE CLOSET WING HAS A MAJOR PART IN EXPRESSING THE REAR ELEVATION QUALITY OF THE BUILDING, DEMARCATING SECONDARY SPACES.
17. REINSTATEMENT OF SLATE TILES TO THE ROOF	INTERVENTION INSTALLATION OF NEW SLATE TILES SIZED ACCORDING TO THE FORMER TILES.	SLATE IS THE OVERRIDING QUALITY OF THIS BUILDING AS WELL AS THE REST OF THE LISTED TERRACE ALONG MORNINGTON TERRACE. IT IS INTENDED TO MIRROR THE QUALITY ALONG THE ROOFLINE BY CAPTURING THE ESSENCE OF THIS MATERIAL.	PART OF RESTORATION WORKS TO THE EXTERNAL SPACES THE PROPOSAL WILL RAISE THE QUALITY OF THE ROOF AND HELP IT BLEND IN BETTER WITH THE MAIN HOUSE AND THE TERRACE.	THE ROOF HAS A MAJOR PART IN EXPRESSING THE UPPER ELEVATIONAL QUALITY OF THE BUILDING, CONNECTING IT WITH THE SKY; LINE ALONG THE TERRACE.
18. INSTALLATION OF PLASTERBOARD AND PLASTER TO ALL WALLS AND CEILINGS	INTERVENTION INSTALLATION OF NEW PLASTER TO REFORMED STUD WALLS	IT IS PROPOSED TO REINSTATE THE PLAN FORM OF THE HOUSE, REINTRODUCING STUD WALLS IN THE CORRECT LOCATIONS AND REMOVING STUD WALLS WHICH WERE INTRODUCED POST CONSTRUCTION. ALL WILL BE CLAD IN PLASTERBOARD AND PLASTER. NO ORIGINAL PLASTER SURVIVES SO DOES NOT NEED PRESERVING. LIME PLASTER EMERGES AS THE BEST CHOICE. ITS BREATHABILITY, FLEXIBILITY, AND COMPATIBILITY WITH TRADITIONAL BUILDING MATERIALS MAKE IT THE IDEAL MATERIAL	THE RESTORATION OF THE FORMER ROOM LAYOUT WILL BE ACCOMPANIED BY SENSITIVELY TREATED WALLS. THIS WILL HELP ENHANCE THE OVERALL CHARACTER OF THE INTERNAL SPACES.	ALTHOUGH THE ORIGINAL PLASTER HAS BEEN LOST THROUGH DAMP AND ROT-RELATED DAMAGE IT IS STILL IMPORTANT TO USE A PLASTER THAT MATCHES THE LIKELY CHARACTER OF THE ORIGINAL AS CLOSELY AS POSSIBLE. THIS WILL HELP MAINTAIN THE HISTORIC INTEGRITY OF THE HOUSE.

33 MORNINGTON TERRACE: SCOPE OF HERITAGE WORKS IN RELATION TO BUILDING ADAPTATION, REPAIR & ALTERATIONS

For: The Proposed Conversion

19. CLEANING THE BRICKWORK	INTERVENTION: REMOVAL AND REPAIR METHOD OF REPAIR: PREPARATION: CAREFULLY RAKE OUT FRIABLE LOOSE MORTAR / CEMENT MORTAR WITH NON-MECHANICAL HAND TOOL APPLY LIME MORTAR [USING SHARP SAND] TO SMOOTH CONSISTENCY, PRESSED INTO CLEAN AND DAMP JOINT.	IT IS IMPORTANT TO CLEAN THE FAÇADE SYMPATHETICALLY SO THAT IT RESTORES THE UNIFORMITY OF THE TERRACE. THERE ARE MANUAL METHODS BY WHICH THIS WILL BE DONE, AND WE WOULD NOT ADVISE ON THE MORE DESTRUCTIVE TECHNIQUES SUCH AS BLASTING. REMOVAL: THERE IS EVIDENCE OF SOME PATCHWORK BRICK REPAIRS, HAVING BEEN CARRIED OUT PREVIOUSLY WITH CEMENT MORTAR THIS IS TO BE CAREFULLY REMOVED AS PART OF THE REMEDIAL RE-POINTING WORKS: REPAIR: REMEDIAL RE-POINTING WORKS SHALL ONLY BE CARRIED OUT USING LIME MORTAR AND ONLY TO THE EXTENT WHERE THE EXISTING LIME MORTAR IS NO LONGER SOUND AND THERE IS CLEAR EVIDENCE OF EROSION / WATER INGRESS.	INTERVENTION IS PART OF RESTORATION WORKS TO OUT-BUILDING BRINGING IT BACK INTO BENEFICIAL USE	THE BRICKWORK IS IN A DETERIORATING CONDITION WITH GAPS EVIDENT IN BETWEEN AND EDGES BEING FRIABLE AND WEAK. WHERE BRICK IS WEAKLY JOINED IT IS IMPERATIVE TO USE LIME MORTAR FOR RE-POINTING.
--	--	--	---	--

33 MORNINGTON TERRACE: SCOPE OF HERITAGE WORKS IN RELATION TO BUILDING ADAPTATION, REPAIR & ALTERATIONS

For: The Proposed Conversion