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11-12 Great James Street WC1N 3DR
Alterations and Additions
Design and Access Statement

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11-12 Great James Street WC1N 3DR

Design and Access Statement

To be read in conjunction with the planning statement, proposed and existing drawings and the historic survey.

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1. Introduction

11/12 Great James Street form part of a terrace of Grade II* listed buildings, located within the Bloomsbury conservation area, dating from the early 18th Century. The buildings have a basement, raised ground and 3 additional floors with modern extensions to the rear. The buildings are constructed of brick with flat red brick arches and painted timber windows and cast iron balustrades to the street frontage.

2. Historical Significance

2.1 The listing description

Location: (East side) Nos.3-16 (Consecutive) and attached railings

Street: Great James Street

Grade: II*

Reference No: 798-1-658101

Date of listing: Oct 24 1951 12:00AM

11/12 Great James Street is listed with 12 other terraced houses in Great James Street.

14 terraced houses. 1720-24. For J Metcalfe. Brown brick, upper storeys with some later refacing in multi-coloured stock brick. No.3 refaced in yellow stock brick. EXTERIOR: 4 storeys and basements. 3 windows each. Segmental red brick arches and dressings to flush frame windows, some with glazing bars and some with reeded frames with roundels. Parapets. Wooden, architraved doorcases. Nos 3 and 4 with half pilasters, plain pediments, patterned fanlights and panelled doors. Nos 5, 7 and 10-16 with enriched carved brackets carrying hood with panelled soffits, most with patterned radial fanlights and panelled doors. No.6 with engaged columns (Tower of Winds), frieze with festooned urns, dentil pedimented cornice, round arched doorway with fanlight and panelled door. Nos 8 and 9 with pilasters, dentil cornices, patterned radial fanlights and panelled doors. Between the houses, lead rainwater heads with lion masks and lead pipes. At 2nd floor level of No.16, a very worn stone cartouche inscribed "Great James Street 1721". INTERIORS: most houses with good panelling; open staircases with turned balusters, column newels and carved brackets to treads. SUBSIDIARY FEATURES: attached cast-iron railings to areas, with urn or torch flambe finials. No.14 was listed on 14/05/74.

2.2. Cartographic evidence

Ancient maps chart the evolution of the area, see appendix i, the first, dated 1720 (fig a) is just before the terrace was built and indicates fields on the edge of the built up area. The second map (fig b) dated 1767 clearly shows the terrace with the name of James Street, the following maps of 1834 (fig c), 1897 (fig d) and present day (fig e & f) the street name changes to Great James Street. The terrace is largely unchanged but set within an increasingly urban context.

2.3. Documentary evidence

Great James Street, dates from 1721, and is named after James Burgess who helped the ground landlords, George Brownlow Doughty and his wife, Frances, develop the area.

11 Great James Street

The very earliest occupants of No.11 Great James Street are unknown. However, by 1789, the year of the French Revolution, this house had become the home of Sir William Horace Pentelow, (1709-1796) serjeant-at law. Serjeants-at-law were a superior type of barrister appointed by the Royal Writ and dating from the very early Middle Ages. One is mentioned in the Prologue of Chaucer's 'Canterbury Tales.' They were originally few in number and were allocated a pillar in old St Paul's Cathedral where they met their clients. The name derives from the Latin, 'servientes ad legem', as they were originally viewed as servants. They were also known as 'the Order of the Coif' from the rounded path of black and white cloth worn on the top of their wigs. By the 14th Century they had secured virtually complete control of the legal profession in England. Until 1846 they enjoyed a monopoly of advocacy in the Court of Common Pleas, and until 1875 they alone could be appointed superior court judges. In Chapter XXIV of The 'Pickwick Papers' Dickens immortalised the manes of Serjeants Buzfuz and Snubbin, leading counsel in the celebrated breach of promise action. After 1868 appointments

were confined to those about to be created judges. The last appointment of serjeant was in 1875.

By 1796 No.11 Great James Street was held by a widow-lady named Browne. By 1815 - the year of the battle of Waterloo - the dwelling was occupied by the publisher, Charles Rivington (1754-1831), the son of John Rivington (1720-1792). He carried on his father's business initially with his brother, Francis (1745-1822), and after his death, alone. The business remained under family direction until absorbed by Longmans in 1890. In 1826 Charles Rivington sold No.11 Great James Street to the widowed Charlotte Edwards who, with the assistance of her life-long friend, Augusta Penny, converted it to use as a lodging house. As a young man, the poet and physician, Thomas Gordon Hake (1809-1895) held lodgings here about 1833. Between 1839 and 1890, Hake published several volumes of poetry, the earlier of which were greatly admired by Dante Rossetti, whom Hake attended during his last days (1872). His *Memoirs of 80 Years* appeared in 1892.

In 1850 No.11 Great James Street passed into dual occupation, one section being occupied by a chronometer-maker named James Ferguson Cole, the other by a solicitor, Sydney Doolan Hamilton. During the 1870's the property passed into multi-occupation and between this date and the onset of the first World War in 1914 housed a wide variety of architects and legal men. It was then acquired by the solicitor, William Churchill Taylor, who in 1916 was additionally running from here a curious foundation called the Rupture Society. Between the wars the property was acquired by the solicitors, Freeman Haynes, here until about 1958, when the house was purchased by the Paternoster Press. By 1975 the chief occupants were Woodham Smith, solicitors, who continued to occupy the property until the mid-1980's. The house, together with No.12 Great James Street has been used as offices occupied by a firm of solicitors to the present day.

No. 12 Great James Street

The first occupants on No. 12 are unknown. However, by 1792 the dwelling had become the home of Henry Atherton (1729-1814), whose family 'had for many years possessed land in the shires of Banff and Perth'. His grandfather, Sir James Atherton, was chief Justice of the Common Pleas and his father, Henry Atherton senior, was 'a person of great honour, worth and esteem in his county'.

Henry Atherton the younger, the occupant of No. 12 Great James Street, was member of parliament for Colchester and at sometime under-secretary of state. He pleaded clemency for Admiral John Byng who in March 1757 was shot on the quarterdeck of the 'Monarque' for cowardice in the face of the enemy; and in 1759 was one of a party of forty politicians who offered a vote of thanks to the commanders of the forces which were driving the French from Canada. This was the 'Annus Mirabilis', which produced military successes at Quebec, Minden, Lagos and Quiberon Bay - and caused Horace Walpole to remark: 'One is forced to ask each morning what victory there is for fear of having missed one'.

Henry Atherton died in 1814, although his name continues to appear for No. 12 Great James Street in the fashionable directories until 1816. His widow held the property until her own death in 1827, when she bequeathed it to her daughter, Agnes. Agnes Atherton never married. In old age she fell on hard times. We know this because she was afterwards a member of the local Work Society. During the last century - and the early years of the 20th Century - there was much poverty amongst single gentlewomen. Very few jobs were open to them other than those of companion, governess or private school teacher. Those who had been the 'daughter at home', caring for aging parents, frequently found themselves left in middle life with a very inadequate income, or perhaps none at all. Between 1866 and 1890 a number of Work Societies sprang up to alleviate this distress. Each Society had a depot where orders were taken for knitting, crochet, lingerie, baby clothes and embroidery. Its members were paid the full amount charged, less a small percentage to cover costs. The Work Societies died out between the wars, as more opportunities opened for gentlewomen.

Agnes Atherton dies at some date between 1869 and 1871. By 1873 her former home in Great James Street had passed into use as the Middlesex Registry of Deeds, a use in which it continued until the turn of the century. It was then acquired by the firm of Ashwell & Nessbit, ventilating engineers, who were still in possession of the property more than sixty years later, in 1967. It was then taken by the solicitors, Edell and Co.,

who sub-let one part of the building to Jacobs Greenwood, solicitors, and another to the Association of Average Adjusters. By 1975 the chief occupants were Woodham Smith, solicitors, who continue to feature for the property until the mid-1980's. The house, together with No.11 Great James Street has been used as offices occupied by a firm of solicitors to the present day.

2.4 Conclusion

The cartographic and documentary evidence suggests that both 11/12 Great James Street were originally constructed and occupied as single family dwellings. They have evolved and been re-ordered until their present day use of solicitor's offices.

3. Use

The Buildings are currently used as offices for a firm of Solicitors and the party wall has been opened on all floors to connect both properties together. The proposal is for a change of use from office (class B) to turn the buildings back into two separate single family dwellings (class C3).

4. Amount

The proposal is to demolish the existing modern rear extensions to both no.11 and 12 Great James Street. (fig 1 & 2) To the rear of no. 11, the proposal is to extend the basement to match the extent of the ground floor to the rear and build a two storey extension to the rear of the no. 11 above this. This will be separated from the historic house. The remaining courtyard will then be glazed over at ground floor level to form a garden room leaving the original lightwell open into the basement. To no.12, the proposal is to build a small extension, forming a small terrace at first floor and then glaze the remainder of the courtyard to form a garden room leaving the original lightwell into the basement.

5. Layout

Generally

Openings in party walls between Nos 11 and 12 are to be blocked up and panelling reinstated where previously altered or removed.

Exterior

The front elevation will be unchanged. The rear elevation of the historic building will be more visible with the demolition of the modern office buildings and replacement with single storey glazed roof.

Basement

There is a great deal of plant/ducts and the rooms have been sub-divided to accommodate the function of an office. We propose to remove much of the plant and sub-divisions. This will allow the existing range in no. 12 to become visible (fig 20).

Ground and First Floors

Modern partitions to the historic houses on the principal floors will be removed and the rooms to the first floor returned what is likely to be the original layout.

Second and Third Floors

Minimal additional subdivision of the rooms is proposed to provide bathrooms and dressing rooms to no. 11. To the panelled room on the second floor, the existing divisions will remain, but reduced in length to allow one long elevation to be visible. On the third floor the rooms are not panelled, the rooms to the front of No. 11 will have its modern partition removed and sub-divisions put back to suit the new layout. The rooms to the rear of the property are unchanged. In no. 12 the room divisions are as existing and thought to be original.

6. Scale

There is no proposed change to the front elevations. It is proposed that to both properties the modern extensions to the rear are demolished. New rear extensions are proposed but of a smaller scale and area than those existing. To no. 11 the proposed two storey extension will be the height of the existing office building with the party wall at the rear of the property. The height of the party wall between no. 11 and the building in Cockpit Yard will remain unchanged. (fig 4) The party wall between no. 11 and no. 10 will be reduced in height near to the historic house following the demolition of the two storey modern extension, (fig 3) but increased to the rear boundary wall where the proposed two storey extension extends to the party wall. The party wall heights to no.12 will be slightly raised adjoining the proposed terrace, but will remain as existing for the remaining length of party wall. (fig 5)

7. Landscaping

A small terrace is proposed at first floor to no. 12. Appropriate planting will be proposed to the refurbished lightwells to the rear.

8. Appearance

There will be no visible change from Great James Street, the front elevation will remain as existing. Within the house, where there are interventions or repairs, new panelling will be to match the original profiles. To the rear elevation, a the reinstatement of a new arched window to no.11 is proposed, similar to no 12, this will be in painted timber and sized to match the existing bricked up opening. All junctions with the historic buildings will be glazed. New windows and doors will be painted timber. To the lightwell in no. 11 frameless glazing is proposed where the new meets the old. It is proposed that the new extensions will have rendered walls and a green or lead roof to No.11 and a tiled terrace to No. 12.

The aim with the new extensions is not to compete with the historic building, but to be seen as contemporary additions of secondary importance to the main house. The intention is to remove the unsightly 20th Century additions and improve the rear elevation whilst providing accommodation for a family in the 21st Century.

9. Access

It is proposed that the buildings will change from office use to two, single family dwellings. Access to both no.11 and 12 is by steps up to the entrance and by narrow steep steps into an area in front of the basement below. There is no proposed change to the access into either building.

10. Consultation with Camden Council/English Heritage

MBA and DWD forwarded initial historic survey and proposals to the Conservation officer in November 2007 and then met with the Conservation officer, Joanna Ecclestone on 21st November 2007 at 11/12 Great James Street. This involved a walk around the building looking at the historic survey, the historic fabric and the proposals. The conservation officer then forwarded comments on 28th November 2007, these comments were then incorporated into the proposals and a services engineer was appointed to help with the new mechanical and electrical installation. Following design development a proposal was submitted to both the Conservation Officer and English Heritage on 30th January for further pre-application advice. A visit was then arranged for English Heritage on 18th February 2008 and her comments incorporated into the proposals

11. Listed building considerations

The intention is for minimum intervention and maximum reversibility where alterations are proposed.

11.1. General

The houses were extensively refurbished between 1998 and 1999 when the building was re-roofed, some window alterations were made, substantial replastering was carried out and the floors to the third floor were levelled. Some brickwork between third floor and roof level has been rebuilt to the rear probably post war. (fig 6)

Asbestos

There is asbestos in the building and has been identified in ducts and service enclosures and door panels. This will have to be removed by an approved contractor and a further type 3 survey carried out to determine if there is further asbestos unseen.

New walls and infilling.

The party wall infilling is to be carried out in solid material. New partitions are to be lightweight and fully easily removable without destruction of existing fabric.

Existing doors

Many of the doors have been replaced or have been upgraded to fire doors with asbestos over panels. It is intended to remove the asbestos (as above) and where fire doors are necessary, upgrade the door panels keeping the profile of the original door panels. Other modern doors will be replaced with panelled doors to match the original panel layout and mouldings.

Fire Surrounds

Many of the fire surrounds and inserts are original and existing. However there have been some replacement inserts and surrounds and some fire surrounds have been removed and openings blocked up. The proposal is to open all fire places and change or add appropriate period pieces where not original.

Joinery

Method statement for repair of joinery

Our intention is to repair the panelling with minimum intervention and minimum loss of historic fabric. Any significant damage (more than 10mm) will be pieced in with matching timber. Any redundant screws holes or fixing holes to be filled using either timber or putty depending on size of hole.

Method statement for decoration of joinery

A paint analysis is to be carried out on previously painted historic panelling. If inappropriate modern paint surface has been applied, remove using poultice method, ensuring historic layers kept. Where paint layers are loose rub down surface layers. Redecorate with undercoat and 1 to 2 top coats. We suggest the panelling may have been painted a stone colour (hopefully this would be confirmed by the paint analysis). Where a gloss paint finish required, traditional linseed oil based internal quality paint is to be used, if matt finish required a water based traditional internal timber paint (i.e not plasticised) to be used.

Joinery generally

1. Repairs to match existing moulding and profiles (fig 7)
2. Where new panelling is proposed, for example where party wall opening is to be blocked up panelling is to match surrounding profile and scale of surrounding panelling. (see dwg no. 423/500P1 and proposed sections, (fig 8 & 9)
3. If floors boards are to be lifted, floor boards to be numbered and replaced in correct existing location.
4. In panelled rooms, new sockets to be positioned within skirting, switch plates to be appropriately located.
5. Where shutters are existing and painted shut, they are to be re-opened and overhauled to good working order.

Exterior

1. Where demolition is carried out, making good to original fabric will be carried out with brick and lime mortar to match the original.
2. Where new building is to join to the existing, the junction is to be in glass and with as minimal intervention as possible. The new structures are to be glazed roofs, rendered walls where solid and a green or lead flat roof to the two storey extension to No.11 with a tiled terrace to No. 12. The intention is to allow the historical layering of the building to be read clearly.
3. To the rear of No. 12 there have been some window alterations. On the first floor, it is proposed to change the window to F8 back to a sash window, (fig 11 & 12) and carefully remove the render to the side to see the condition of the brick behind. To the second floor, S5 the brickwork has been altered to form two windows. The proposal is to put back a single sash window. (fig 5 & 13)
4. There is some water damage to the roof at third floor in T3, remedial measures will be taken to repair the roof and damaged fabric.
5. No change is proposed to the front elevation, ironwork to remain as existing.

11.2. No.11 Great James Street

Basement

Much of the existing service installation including large ducting is to be removed. The layout will then form the kitchen to the front of building. To the front elevation, further investigation will be required to establish whether a hoist was once present.

It was not possible to gain access to the area under the pavement, but to No. 12 the vaults have been 'Sika' rendered within the last 10 years and we believe that it is likely that no.11 has been treated in the same way.

A plant room/laundry is proposed to the rear, and staff bedroom with a lightweight sub-division to form a new bathroom to the larger rear room.

It is proposed that to the rear of the building, the basement is extended to the extent of the ground floor above. The internal partitions will be removed to form a large room. This will have some natural lighting from light slots in the floor above and glazing opening onto the existing lightwell. The glazed canopy to the existing lightwell is to be removed and the lightwell refurbished and will remain open.

Ground Floor

The partition dividing G20 and G21 on dwg 423/103P1 is to be removed and panelling made good. The party wall will be blocked up and panelling reinstated. To the rear following the demolition of the existing extensions, a small new two storey extension is proposed to the rear not touching the historic building with the remainder of the courtyard glazed over to form a garden room.

First Floor

The modern partition is to be removed to reinstate the proportions of the room to the front. A modern door between F19 and F21 (Dwg no. 423/105P1) will be removed and the panelling reinstated to match. To the rear the new extension will only be accessible from the ground floor of the new extension and is separated from the historic building by the glazed roof over the courtyard.

Second Floor

It is probable that S12/S13 would have been one room, this has been subdivided in the 20th century. The modern partition dividing S12 and S13 is to be partially removed so that one long elevation of the room will be complete. The missing panels below dado around the door will be reinstated. The remainder of the division will form a bathroom to the front of the building. A new door will be formed as access into the bathroom. As can be seen from fig 15 the panelling either side of the door and to the party wall with No.10 Great James Street has been lost or altered. The proposal is to add simple panelling to the bedroom side of the existing partition to complete the room without making it look original. Within the bathroom the sanitary fittings and cupboards will not be attached to the panelling and are arranged to be on the new partition walls or free standing. Soil pipes will be above the floor but at low level within the storage units. The modern doorway between S10 and S13 (fig 9) is to be filled in and panelling reinstated. The door from the stair S11 to S12 has been lowered with a panel above. This will be reinstated to the original opening size.

Third Floor

Substantial re-levelling works have been carried out in the form of a raised floor. (fig 16) It is intended that this is removed, the floorboards then inspected, prior to being taken up (if indications are that they are not in good condition) and packers inserted to level the floor to an acceptable level. This would be subject to confirmation from the structural engineer.

The modern cranked partition between T13 and T14 is to be removed and a new lightweight partitions inserted to form bathroom and dressing room as second floor. A new fire surround will be inserted into the bathroom with a raised hearth to allow the soil pipe to run above the floor. There is no panelling to the third floor. Modern doorways will be blocked up. New small conservation rooflights are proposed as shown on dwg 423/110P1

Roof

New conservation roof lights are proposed between existing rafters. The roof will be overhauled and tiles, lead flashing replaced as appropriate, and repairs carried out where necessary (fig 32)

11.3. No. 12 Great James Street

Basement

Much of the service installation put in to service an office building including some large ducting is to be removed. (fig 19) A partition dividing the front room is to be demolished to form the kitchen, exposing the existing range, which is only partially visible at present. (fig 20). A opening is proposed between the front and rear rooms but with the original room layout remaining clearly apparent. There is some simple paneling around the fireplace to room B6. It is unknown whether a fire surround exists currently (fig 27). The extent of panelling and fire surround is to be investigated further

and is to remain. To the rear, staff accommodation is proposed and the existing lightwell is to be refurbished but to remain open as existing. (fig 21)

The vaults under the pavement have been 'sika' rendered within the last 10 years and are currently used for storage. (fig 42)

Ground Floor

The modern pediment above the double doors into G6 will be removed and replaced with a panel. The column in G6 will be removed and replaced with a beam over continuing to the party wall. A new riser will be formed and panelled to match the existing panelling. Alterations have been carried out around the door from G6 to G5 and this will be consolidated and panelled with the new riser. (fig 22). The wall between G5 and G6 on the G6 side has been overpanelled, these panels are to be investigated further by being carefully removed to see if original panelling is below. However it is possible that the original layout of G6 had a recess along the current wall line. To room G12 some alterations have been carried out and there is a high level window above the existing door. It is proposed not to change this, but to leave the existing gib door and window in their current configuration.

First Floor

The modern partition dividing the front room is to be removed. To room F7, a door is proposed to access the proposed terrace. This will be detailed as a sash window with a solid timber painted panel at low level as dwg no. 423/501. Access to the terrace will be via a open grid to allow light through to the lightwell below. To F8, the existing casement window will be replaced with a sash window with profiles to match the existing. (fig 5)

The opening on the half landing of the stair, which currently allows access to the modern rear extension, will be reinstated with a painted timber arched window similar to No. 12. (fig 3, 23, 24) and brickwork made good.

The existing 1920's stair from first floor to third floor is to remain, the proposal is to replace the balustrade with a polished oak handrail with glazed panels in between oak uprights. This will show that the staircase is a later addition and also allow some light into the stairwell.

Second Floor

A new gib door is proposed within the existing, original partition dividing the S2 and S3. The original existing door will be fixed shut, but remain in place. To the rear, a bathroom and dressing room are proposed where there is no panelling. The soil pipe will be above floor level concealed within the dressing room units. The window to S3 has been replaced with two small windows which are out of proportion and scale on the rear elevation. This will be replaced with a sash window of the appropriate size and location for the rear elevation. (fig 5)

Third Floor

Substantial re-levelling works have been carried out in the form of a raised floor. (fig 16) It is intended that this is removed, the floorboards then inspected, prior to being taken up (if indications are that they are not in good condition) and packers inserted to level the floor to an acceptable level. This would be subject to confirmation from the structural engineer.

There is no panelling to the third floor. A new partition to divide T4 is proposed to form a bathroom and dressing room. A new doorway is proposed as the access to the dressing room between T3 and T4. An existing fixed shut door will be opened to access the bathroom.

Roof

New conservation roof lights are proposed between existing rafters. Chimneys have been capped off and paving slabs added to the roof. The roof will be overhauled and tiles, lead flashing replaced as appropriate, and repairs carried out where necessary (fig 17 & 18)

It is proposed to alter the current modern clerestorey light with flat roof above the stairs to a pitched glazed and timber rooflight.

11.4 Servicing the buildings

It is proposed to re-use existing pipe runs where possible and not visible.

Currently the buildings are serviced to accommodate the needs of an office and have many ducts, and exposed heating pipes but little in the way of bathrooms on the upper floors. As can be seen from the existing plans 423/101,103,105,107 & 109, there are numerous exposed pipe runs and risers. The proposal is to remove bulkheads, exposed pipework and most risers and replace with mechanical and electrical risers in more appropriate locations where possible. The existing and proposed risers are indicated on the existing and proposed drawings.

With regard to the heating system, an investigation of the floor boards will reveal their condition. If they are not in good condition the proposal is to put in underfloor heating to allow the removal of radiators and casings within the basement, ground and first floors, however if the floors are in very good condition and look like they have not been extensively taken up, then the proposal will be to keep radiators to allow minimum intervention. This is to be discussed and agreed with the conservation officer at the appropriate time. Radiator positions have been indicated on second and third floors in existing locations where possible. The boilers and plant is shown as being located within the basement to the rear rooms. 423/sk01 shows how the underfloor heating would be inserted into the floor void if underfloor heating is the best option.

As a material change of use is proposed, building control have confirmed that they will require the building to meet building regulations. Each proposed dwelling is four storeys plus basement and has only one means of escape via the main staircase. Building Control is likely to require a new sprinkler system throughout in addition to protected and ventilated staircases. If this is the case, it is proposed that the tanks for the sprinkler systems are housed in the vaults under the pavement to both houses. Sprinkler heads will be required in the ceilings and it is intended that these will be recessed and kept away from decorative plasterwork or joinery. Further discussions will need to be had with both the conservation officer and building control to find an acceptable proposal for all parties. There is an existing fire alarm system, this would need to be replaced for each property and upgraded to suit the agreed proposal.

Lighting Strategy

Lighting design has yet to be fully developed, but in the principal rooms the proposal will be to have a 5 amp circuit with one chandelier or pendant fitting where there is a ceiling rose. The details of the lighting would be discussed and agreed with the conservation officer at the appropriate time.

Soil pipes and new drainage to proposed bathrooms are to be carefully considered, new soil pipes are generally located above floor level within existing boxing or within new cupboards where there is altered or no panelling. This is to avoid pipe runs within the floor where possible. See proposed drawings for layouts. Where bathrooms are in panelled rooms (bathroom in existing rooms S7, S8) all fittings are to stand clear of the panelling, fittings (particularly baths) will be chosen with the existing structure in mind. The panelling to one wall in the new bathroom within the existing room S12 is not original and to one side only, however the principle above will still apply.

Ventilation for the new boiler flue will use existing chimney flue routes. Ventilation to bathroom S12 will be along the proposed soil pipe route, similarly bathroom within existing room S5 will be within existing boxing to the rear elevation. Ventilation to bathrooms in existing rooms T4 and T5 will be through the existing boxing and through the roof. Bathrooms in S7, S8, T8, and T9, ventilation will be through the external wall.

All new soil and rainwater goods to the rear elevation are to be in cast iron and painted black.

No.11

The proposal is to have one mechanical riser and one mechanical and electrical services within the house to distribute the services. The first mechanical riser is located within the plant room and extends to the ceiling of the second floor. This will pass through the panelled rooms in the existing riser location, with the depth of the riser less than the cornice. The other riser will be located to the front of the house, on third and second floor it will be within the recess beside the fireplace behind the cornice (see fig 29,30,31,32) and on the first floor can be incorporated behind the new panelling

after the party wall has been blocked up. On the ground floor, the existing panelling is forward of that on the floors above, the panelling will be carefully taken off and replaced allowing the riser to be positioned behind. An access panel may need to be formed in the ground floor panelling to access the riser. In the basement the riser can be boxed in to form part of the kitchen furniture.

No.12

The proposal is to form a service riser behind the existing 1920's staircase rising from first to third floors. This is to contain both electrical and mechanical services. A further mechanical riser is proposed within the plant room extending to second floor. This will pass through some panelled rooms, although F18 is not panelled on these two walls. A new cast iron soil and vent pipe will replace the existing SVP to the rear.