

Floor	Schedule of Works	Impact on Historic Fabric and Mitigation
Ground	Remove the door board opening and continue the mirror backfilling across	Negligible
First	Removal of partition wall dividing central window and erection of a new wall one meter away and from the mullion of the bay window straight back	<p>Minor beneficial</p> <p>The existing wall abuts a mullion in the middle of the flat front and the proposal includes the erection of a wall from the mullion at the junction of the flat front and canted plane. This will be a more natural junction for the wall and will also match the floor above, which has an early wall in the same location.</p>
	Removal of contemporary kitchen and bathroom fixtures	Negligible
	Insertion of partitions to create bathrooms for the two ensuite rooms and the insertion of contemporary bathroom fixtures	<p>Minor adverse</p> <p>Mitigation: Although the insertion of partition walls would alter the early layout of the floor, the provision of ensuite guest rooms will allow the building to be enjoyed and understood by the public. This will also ensure a long-term use for the building.</p>
	Construction of a rear extension to accommodate the lift shaft and corridor	<p>Minor beneficial</p> <p>The rear façade of the building possesses no architectural merit or historic interest, and the insertion of the extension in a recess on this façade will minimise visual impact. There will be no impact on the Conservation Area</p>

Floor	Brief Summary of the Proposals	Impact on Historic Fabric and Mitigation
		and the extension will not be seen from the public realm.
	Removal of rear wall fabric for access to the proposed extension	<p>Minor adverse</p> <p>Mitigation: Although access to the proposed extension will require the demolition of some original wall fabric, the fabric has no architectural merit or historic interest apart from it being original. The creation of the lift shaft will also create better access to the upper floors.</p>
	Insertion of necessary fire doors and escape	<p>Negligible</p> <p>Fire doors and escape are provided in order to comply with the Approved Document B (Fire safety).</p>
	Blocking up of some doorways	<p>Negligible</p> <p>The frames of the original doorways will remain in order for the original layout to be understood.</p>
Second	Removal of contemporary kitchen and bathroom fixtures	Negligible
	Insertion of partitions to create bathrooms for the three ensuite rooms (two guest rooms and ancillary pub accommodation) and the insertion of contemporary bathroom fixtures	<p>Minor adverse</p> <p>Mitigation: Although the insertion of partition walls would alter the early layout of the floor, the provision of ensuite guest rooms will allow the building to be enjoyed and understood by the public. This will also ensure a long-term use for the building.</p>
	Removal of rear wall fabric for access to the proposed extension	<p>Minor adverse</p> <p>Mitigation: Although access to the proposed extension will require the</p>

Floor	Brief Summary of the Proposals	Impact on Historic Fabric and Mitigation
		demolition of some original wall fabric, the fabric has no architectural merit or historic interest apart from it being original. The creation of the lift shaft will also create better access between the upper floors.
	Insertion of necessary fire doors and escape	Negligible Fire doors and escape are provided in order to comply with the Approved Document B (Fire safety).
	Removal of early panelled closet (now a toilet) and later partition walls	Negligible Although the panelled closet is early and of some architectural interest, the removal of the later partition walls and subsequent insertion of new walls to accommodate the ancillary pub accommodation will provide the necessary facilities for the continued use of the heritage asset.
	Blocking up of some doorways	Negligible The frames of the original doorways will remain in order for the original layout to be understood. The doorway being blocked from the ancillary pub accommodation to the bedroom to the west will be beneficial to understanding the earlier plan form of the floor.
Third	Removal of early panelled wall and portions of other panelled walls to create three guestrooms and construction of partition walls backing the panelled walls in order to increase sound and thermal efficiency	Moderate adverse Mitigation: The impact of the removal of historic wall fabric is adverse; however, this was not a principal floor in the building. The panelled walls will largely be retained and made more thermally and acoustically efficient through the addition of walls backing the panels.
	Removal of rear wall fabric for access to the	Minor adverse

Floor	Brief Summary of the Proposals	Impact on Historic Fabric and Mitigation
	proposed extension and fire escape	Mitigation: Although access to the proposed extension will require the demolition of some original wall fabric, the fabric has no architectural merit or historic interest apart from it being original. The creation of the lift shaft will also create better access between the upper floors.
	Insertion of partitions to create bathrooms for the three ensuite rooms and the insertion of contemporary bathroom fixtures	Minor adverse Mitigation: Although the insertion of partition walls would alter the early layout of the floor, the provision of ensuite guest rooms will allow the building to be enjoyed and understood by the public. This will also ensure a long-term use for the building.
	Blocking up of some doorways	Negligible The frames of the original doorways will remain in order for the original layout to be understood.
Exterior	Construction of an extension to accommodate a lift shaft within a recess on the rear elevation and the removal of wall fabric for access to the extension	Minor adverse The rear façade of the building possesses no architectural merit or historic interest, and the insertion of the extension in a recess on this façade will minimise visual impact. There will be no impact on the Conservation Area and the extension will not be seen from the public realm.