

36 Great James Street
Design & Access Statement

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4.0 Summary



1.0 Introduction

Site Information

Property Name	36 Great James Street
Borough	London Borough of Camden
Ward	Holborn and Covent Garden
Construction Period	1720- 24
Origin	Originally built as a single family dwelling.
Current Occupancy	Occupied. Previously a guesthouse and offices.
Conservation Area	Bloomsbury Conservation Area
Listed Building Status	Grade II*
Local Listed Buildings	The large majority are grade II listed on Great James Street.
Directly Neighbouring Properties	East - 5-10 Great James Street West - 32-40 Great James Street
Prior Site Planning	None
Prior Local Planning	2005 / 0265 / P

1.0 Introduction

Location Plan - 1:1250 @ A4

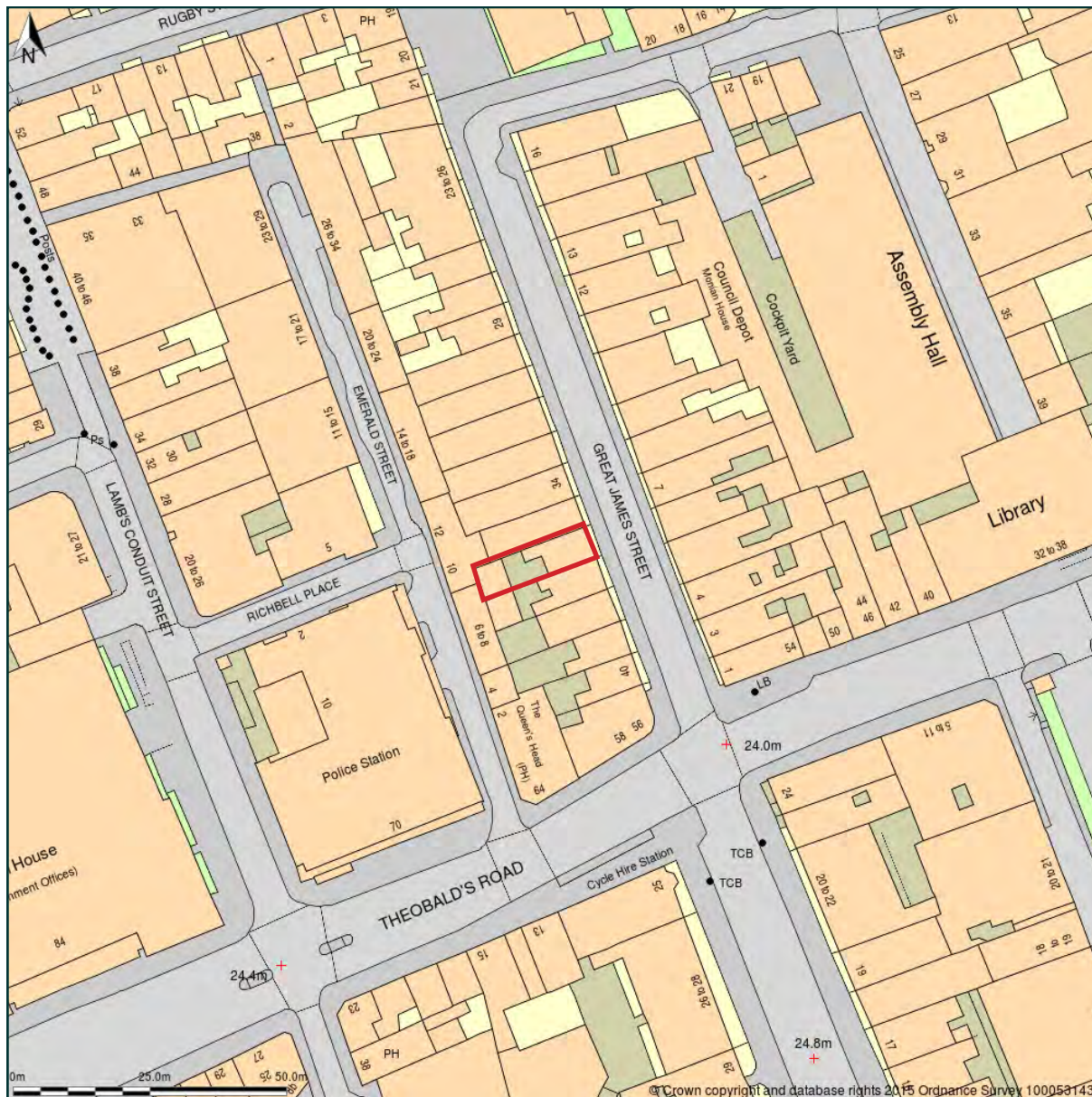


Fig. 01 - OS Site Map

1.0 Introduction

Aerial view

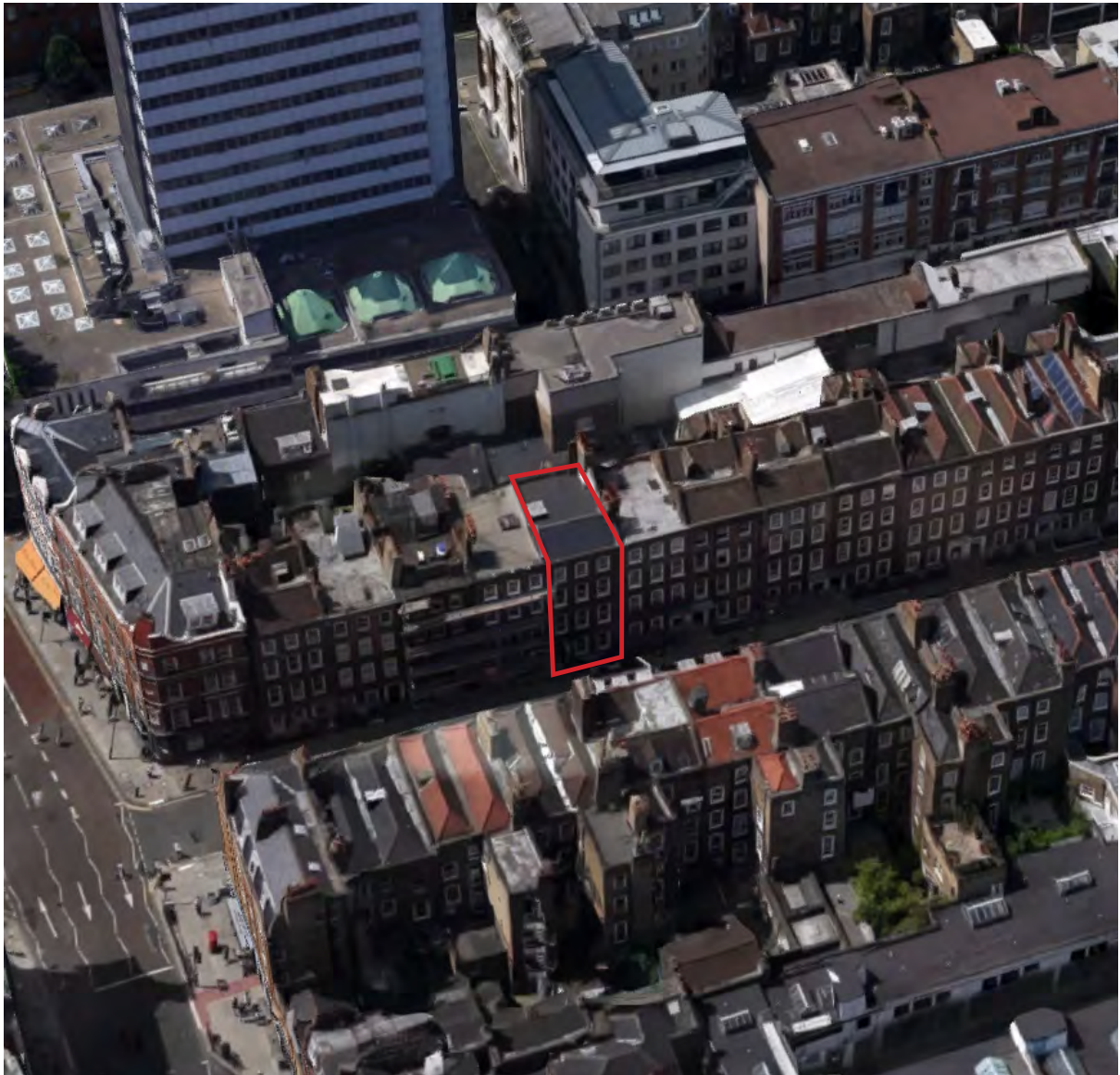


Fig. 02 - Image extracted from Google Earth

1.0 Introduction

Historical Map



36 Great James Street

Fig. 03 - Bloomsbury Historic Map, 1827
(Reference: Greenwood's Map of London, 1827)

1.0 Introduction

Conservation Area Status

The site is located within the sub-area 10 of Bloomsbury Conservation Area. No. 36 Great James Street was Listed in 1957, together with nos. 26-37 and 39-40 Great James Street. The list description mentions the architraved entrance doors, staircase balusters, cast iron railings and internal fine panelling within the terrace.

The area was historically associated with the legal profession, but there is an increasing trend to revert the townhouses back to their original residential use. 36 Great James' Street change of use was covered in the previous application -2005/0265/P- Granted 14-03-2005

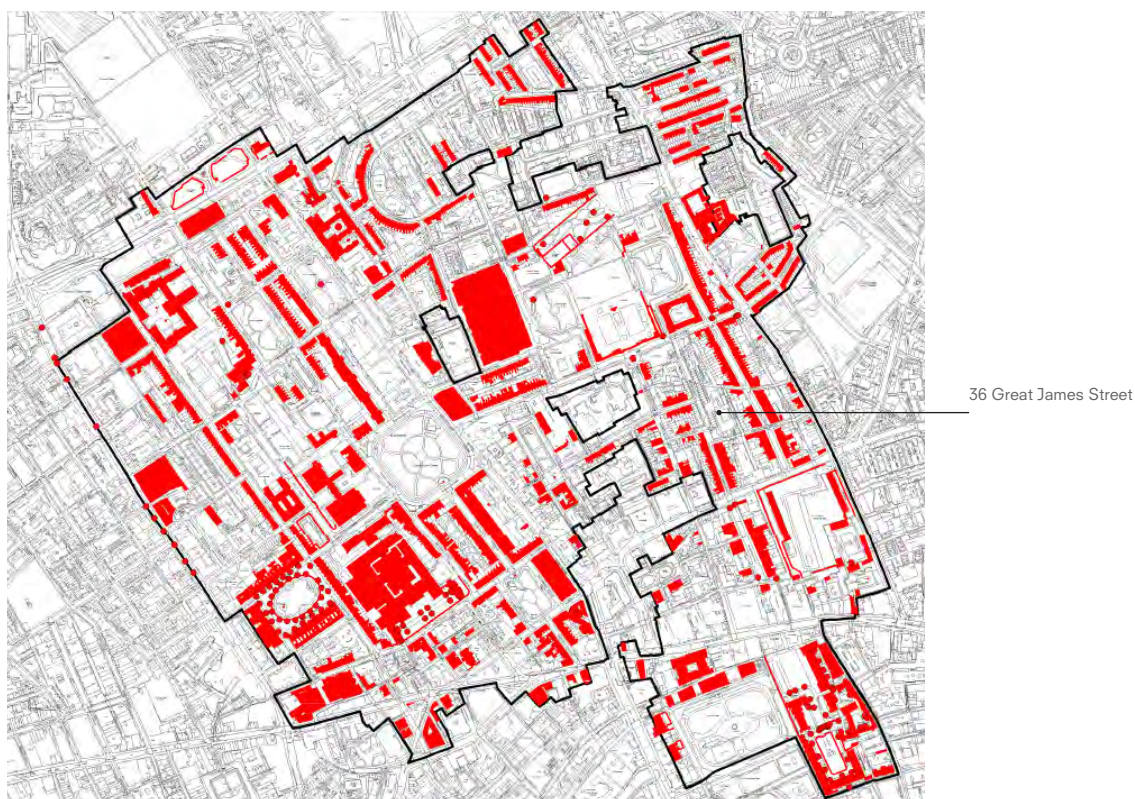
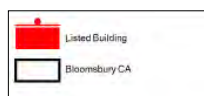


Fig. 04 - Bloomsbury Conservation Area map



1.0 Introduction

Summary of Importance

(Extracted from Bloomsbury Conservation Area Appraisal and Management Strategy)
Sub Area 10: Great James Street/Bedford Row

5.174 The Great James Street and Bedford Row sub area was developed during the Georgian and Regency periods under various ownerships, although part of the street pattern was laid out earlier by Nicholas Barbon. The area has a clear street hierarchy structured on a grid layout. Bedford Row, Doughty Street and John Street are wide thoroughfares characterised by larger properties. There is a progression in scale (and grandeur) from Millman Street, through Great James Street to Bedford Row. There is no planned open space in the sub area, although the more formal streets are characterised by regularly spaced street trees, planted at regular intervals in the pavement.

5.175 The historic built form comprises townhouses built in long terraces with rear mews. This fine grain remains an important characteristic and the continuous building frontage created by the terraces creates a strong sense of enclosure.

5.176 The townhouses, dating from the 18th and 19th centuries, are either of three or four storeys raised on basements fronted by cast-iron railings. Their vertically proportioned frontages adhere to classical architectural principles; they have three windows per floor establishing a repeated rhythm of window and door openings along each terrace. Common details are wooden architraved door cases, timber panelled doors, fanlights, flat roofed porches or small porticos above. Although the overall perception is one of homogeneity; there is subtle variation in the detailing of the terraces, often derived from the piecemeal nature of the building process. The strong uniformity in appearance is due to the consistency of materials. The prevailing materials are London stock brick with some contrasting red brick detailing (such as segmental red-brick arches). Some stucco is evident at ground floor level. Most frontages are topped by parapets, some with mansard attics and dormer windows behind.

5.178 Although once primarily residential, the area now has a mixture of uses. The main and secondary thoroughfares (John Street, Doughty Street, Bedford Row, Rugby Street and Great James Street) are dominated by office uses but retain some residential uses (in particular in Millman Street). Throughout the sub area, there is an increasing trend to return townhouses to their original use as single family dwellings.

1.0 Introduction

Conservation Detailing

(Extracted from Bloomsbury Conservation Area - Appraisal and Management Strategy, April 2011)

Materials

Brick is the predominant building material used across the Conservation Area as it was the cheapest locally available material. Red brick is seen in some of the earlier brick built developments of the Tudor and Georgian period. Red brick, stone and stucco are all used as contrasting detailing in the articulation of frontages.

Exterior

The terraced townhouses have a number of characteristic details in their design including the repeated pattern of windows, reducing in height from the first floor upwards signifying their reducing significance, with properties generally being three windows across. In key locations the elevations were designed as unified compositions to give a grander, palatial scale, such as the terrace on the east side of Mecklenburgh Square. Windows are mainly sliding sashes, which range from the earliest examples set close to the face of the building and with thicker glazing bars, as are found in houses in Great James Street, to the more delicate division and recessed sashes of the late Georgian and Regency periods of which there are numerous examples. Doorways may have arched openings, flat roof timber porches on brackets, pediments and occasionally porticos. Other common elevation details include segmented heads, rubbed brick arches, the use of stone banding, delicate cast iron balconies and intricate fanlights. At roof level the individual townhouses are terminated with chimney stacks and pots, and in some terraces the party wall is expressed. Roofs are mainly covered in natural slate, but clay tiles can be found on earlier townhouses.

Interior

Noted to have undergone some late-C20 refurbishment including the opening up of rooms for offices, residential and commercial use. The buildings are believed to retain their original timber truss roof structures with historic and modern roof lights.

1.0 Introduction

Site History

Previous Applications

36 Great James Streets planning history;

LSX0204154-Grant L B Consent with Conditions 05-09-2002- Demolition of first floor WC, enclosure of rear covered walkway, internal alterations at basement, ground and first floor levels and alterations to rear annex

2005/0265/P- Granted 14-03-2005- The change of use from office (Class B1) and residential use (Class C3) to a single family dwelling house (Class C3), together with associated works including the erection of a 2 storey rear extension, creation of new stairs in front area and basement opening and alterations to existing front railings.

2005/0266/L -Granted 14-03-2005 - The erection of a 2 storey rear extension, creation of new stairs in front area, and new opening at basement level, alterations to existing front railings, restoration of original features, and internal works associated with the change of use to a single family dwelling.

Historical Photographs



Fig. 05 - Previous rear extension



Fig. 06 - Previous Toilet Pod

1.0 Introduction

Site History

Historical Photographs Continued



Fig. 07 - Exposed Panelling at First Floor



Fig. 08 - Boarded up details



Fig. 09 - Roof



Fig. 10 - Rear Courtyard

Building Use

The building is currently a single family dwelling house (Class C3) and will continue to be.

As previously noted the Buildings use class was changed in the previous application 2005/0265/P- Granted 14-03-2005 which changed the building from office (Class B1) and residential use (Class C3) to a single family dwelling house (Class C3)

1.0 Introduction

Existing Current External Photographs



Fig. 11 - 36 Great James Street, Street Elevation

1.0 Introduction

Existing Current External Photographs



Fig. 12 - Rear Link



Fig. 13 - Light-well and Link connection



Fig. 14 - Light-well to Basement level



Fig. 15 - Link to Annex



Fig. 16 - Link Roof to Annex



Fig. 17 - Rear Boundary

1.0 Introduction

Existing Current External Photographs



Fig. 18 - Rear Annex Facade and Link Connection

1.0 Introduction

Existing Current Internal Detail Photographs



Fig. 19 - Balustrade Detailing



Fig. 20 - Step detailed carving



Fig. 21 - Barley Twist Bannisters



Fig. 22 - Entrance Detailing



Fig. 23 - Ground Floor Bannister Termination



Fig. 24 - Ground Floor Timber Detailing

1.0 Introduction

Existing Current Internal General Photographs



Fig. 25- Entrance Fire Panel



Fig. 26 - Lower Ground Front Entrance Services



Fig. 27 - Rear Annex



Fig. 28 - Lower Ground Front Room
(Current Kitchen)

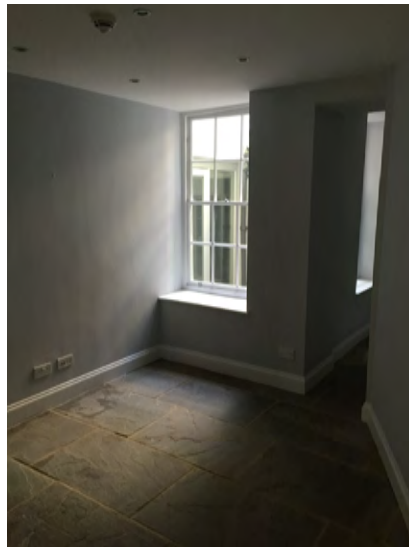


Fig. 29 - Lower Ground Rear Room



Fig. 30 - Existing Vault

1.0 Introduction

Existing Current Internal Photographs



Fig. 31 - Ground Floor Reception



Fig. 32 - Ground Floor Rear Reception



Fig. 33- Ground Floor Timber Detailing



Fig. 34- First Floor Reception Room



Fig. 35 - First Floor Rear Reception Room



Fig. 36 - First Floor Front Facade

1.0 Introduction

Existing Current Internal Photographs



Fig. 37 - Second Floor Bedroom Panelling



Fig. 38 - Second Floor Delection



Fig. 39 - Second Floor Dressing Room



Fig. 40- Third Floor Front Bedroom



Fig. 41 - Third Floor Rear Bedroom



Fig. 42 - Third Floor Stair Hall

2.0 Proposal

Outline of Proposed Works

The applicant proposes to update the 5 storey - Grade II* listed townhouse in line with the needs of a modern family whilst respecting and sensitively refurbishing the original fabric.

The proposal consists of;

- The redecoration and localised restoration of the existing historical fabric where previous poor quality refurbishment has taken place.
- The rebuilding and minor extension of the later addition annex building and the rebuilding of the link to provide a new kitchen and family room, in line with modern building standards and respecting the existing Grade II* fabric.
- The updating of the mechanical and electrical services in line with the needs of modern requirements.

Taking into consideration the historical and architectural significance of the property and its position in the surrounding area, we plan to preserve and refurbish the original structure and sensitively renovate the building to create a well designed and highly finished single family dwelling, incorporating alterations to the rear link and annex.

The previous works to the property have been undertaken to a poor standard and have not fully resolved the underlying issues with the properties structure and existing listed items. (For further details refer to the structural report submitted with this application.)

The proposals main focus is on the rebuilding of the rear link and the minor extension to the annex as a means to minimise disruption to the main house and allows the modern service additions to be kept to the later part of the property.

There will be no changes to the exterior of the building, although some refurbishment to maintain the existing sashes to the front facade. It is our intention to maintain the existing sashes to the front facade whilst converting them from 1 over 1 to 6 over 6 with reference to the original windows on the rear facade and the rest of the street.

2.0 Proposal

Outline of Proposed Works Model Photographs



Fig. 43 - Model View



Fig. 44 - Model View

2.0 Proposal

Outline of Proposed Works 3D views



Fig. 45 - Rear Annex and Link cut away View



Fig. 46 - View out to terrace from the proposed Kitchen



Fig. 47 - Sectional cut away of the Rear Link and Annex

2.0 Proposal

Outline of Proposed Works 3D views

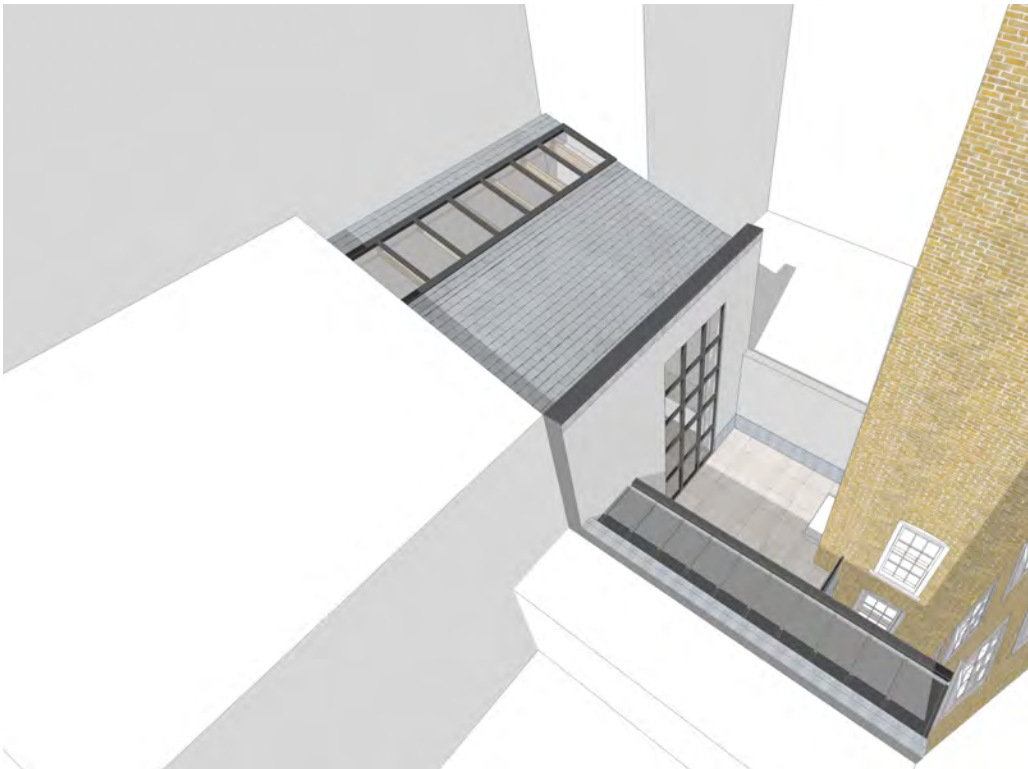


Fig. 48 - New Link and Annex in context

2.0 Proposal

Outcomes of Proposed Works

In refurbishing the original elements of the building and implementing new, high quality structures to re-organise the existing space at the rear, we aim to provide an environment that is much better suited to a single family home whilst protecting the existing fabric from the needs of modern day services. The proposed alterations to the rear link and annex will provide a better internal atmosphere, with maximised natural lighting, together with a more harmonised relationship with the original house than the existing.

Schedule of Accommodation

4 bedrooms

4 En-suite bathrooms.

Guest WC

Kitchen and Family Dining room within the annex.

Link space

Formal Dining Room and Reception Room.

Gym, Utility room, Storage Area, Plant Room and Wine Cellar in the existing

2 Rear Vaults.

Front Vault

Family Reception Room.

Library space.

Study.

Snug Mezzanine space above Kitchen.

Terrace.

Service yard at lower ground.

2.0 Proposal

Floor Areas

Existing GIA:

Lower ground floor: 76.39sq m

Ground Floor: 83.14 sq m

First Floor: 78.76 sq m

Second Floor: 53.84 sq m

Third Floor: 52.57 sq m

Proposed GIA:

Lower Ground Floor: 76.39 sq m

Ground Floor: 88.56 sq m

First Floor: 71.54 sq m

Second Floor: 53.84 sq m

Third Floor: 52.57 sq m

Layout

The proposals reflect the historic plan layout and original use of the building as a single family home. The Lower ground will become a service area at the rear and contain a guest suite at the front utilising the natural light from the large sash windows facing the street. The existing Vaults will be used for storing wine at the rear and refuse and bikes at the front beneath the street. The ground and first floors are distinguished by taller ceiling heights and therefore accommodate the reception and formal dining rooms.

The altered rear extension will house a contemporary kitchen and family room, which will be provided through the use of a new structural facade and mezzanine floor accessed from a new link which follows the existing footprint.

The Master Suite and Family Bedrooms will be located on the upper floors in their original locations.

2.1 Scale

There are no proposed alterations to the scale, height or massing of the existing Georgian part of the property.

The later added annex facade will be demolished and the new facade is to be raised in height to bring it in line with the neighbouring properties rear extension height. The proposal also brings the facade line forward 750mm to provide further usable accommodation within the proposed annex kitchen and family room. As noted before the new rear link construction will follow the existing footprint.

2.0 Proposal

Proposal Appearance

Overview

The appearance and original design of the buildings historical fabric will be retained and restored. The major alterations will be made to the later added link and annex to the rear of the building.

The mismatched unoriginal windows and access door that make up the link and annex will be replaced to complement the proportions of the terraced house. Similarly the re-cladding of the existing annex will be conducted in a similarly sympathetic and complementary treatment that allows the finish to locally wrap the lower ground light-well terrace whilst protect the existing Georgian fabric.

There are no alterations to the roof. Repairs were previously consented under the previous scheme.

Exterior- Front facade

Front Facade

No repair is necessary to the upper portion of the street fronting brick facade. The lower portion below street level forming the lower ground entrance will require stripping and repainting.

Rainwater and soil vent pipes will be sanded and re finished in suitable black paint to match others on the street.

Existing 1 over 1 sashes are to be removed and re worked to accept new glazing bars to match the existing allowing the formation of a 6 over 6 windows, new restoration glass will be set in with putty. The Lower ground windows will remain 2 over 2 as existing. Whilst the sashes are out we propose to add adhesive brush seals to the parting beads and the meeting rails to improve both draught and sound insulation.

Existing railings and the later added staircase to the lower ground are to be sanded, primed and repainted black to match the existing. The mortared railing up-stand will be stripped of black paint and carefully repainted white to match the brick facade below.

The main front door will be stripped, sanded and repainted. The non original fanlight above will be removed and replaced by a bespoke lead detailed period correct fitting design.

2.0 Proposal

Proposal Appearance

Exterior- Rear facade

Brick repairs and the reinstatement of the original window locations was undertaken during the previous restoration to the property. The existing sashes will be checked over and where possible seals will be added to the parting beads and meeting rails.

The Lower ground courtyard facade will be finished in a thin coat lime render as the proposed link and annex facade where existing cement mortar and paint existed previously.

The existing rainwater and soil vent pipes will be re-fixed to the facade where existing fixings have failed then sanded and repainted black with a suitable paint. The existing Boiler Vent pipes will be changed to steel and powder-coated black to match the rainwater and soil pipes.

Exterior- Proposed Link and Annex

The annex and link facades will be made up of hand applied Lime render and large double glazed thermally broken steel doors and windows. The intention of the lime render finish is to use a material that will allow the existing repaired brick facade to the lower ground courtyard to breathe whilst tying the new construction subtly into the proposed. The change in glazing system and colour will differentiate the existing historical fabric from the new.

The existing terrace will be stripped of its non original poor quality terrace tiles and exposed drain. These will be replaced by suitable Portland stone paving slabs laid to fall with concealed linear drainage which will exit to a hopper to the Lower Ground Courtyard's existing gully below.

As the existing, the proposed link roof will again be rolled lead with the addition of a concealed gutter. The new annex roof will re-use the existing slates where possible and where necessary new will be used to match. The addition of a full width conservation skylight lead flashed into the adjoining walls will allow light to penetrate through to the new kitchen and family room below.

2.0 Proposal

Proposal Appearance

Interior- Existing Panelling

All existing panelling is to be stripped back to the original timber as Fig; 07 and inspected, where necessary it will be carefully refurbished with detailed timber work to match the existing. Where the existing panelling is too badly damaged repairs to panelling will be created using furniture grade birch plywood, bespoke softwood beading and then repainted

Any panelling found whilst stripping out modern lining is to be kept and restored. All existing panelling mounted sockets are to be removed where possible and moved to floor boxes as noted below. The existing panelling will then be painted an age related colour.

Interior- Doors

All existing doors and architraves are to be stripped, refurbished and repainted where necessary. All doors surrounding the staircase will be repainted using intumescent based paint. The additional door to the third floor front bedroom existing opening will be 4 panelled to match the existing adjacent doors.

Additional doors to the basement will be created to match the existing and detailed in line with the hierarchal level within the house. The gym will be separated to the hall by a glazed screen which will allow light to penetrate through.

Interior- Fireplaces

All existing fireplaces are to be maintained and sensitively restored- refer to Heritage statement for a detailed schedule. Where original fireplaces have been removed new items fitting to the floors hierarchy will be added, such as the first floor Master Bedroom and dressing area. The second floor bedroom timber fireplace surrounds will be maintained and the chambers opened up.

Interior- Skirtings

Where modern skirtings have been added they will be replaced with more befitting period softwood items suitable for the hierarchy of the room. We anticipate that the skirtings are unoriginal and in poor condition due to the poor packing and levelling that has taken place throughout the property. In new build areas such as the link and the annex skirtings will be contemporary.

2.0 Proposal

Proposal Appearance

Interior- Staircase and Bannisters

The existing stair flight to lower ground will be uncovered and a new newel post will be added to the bottom step to prevent any further deflection of the stair above. Refer to Structural Engineers report submitted with the application for further details. New suitable bannisters will be added in relation to the hierarchy of the floor as well as a solid timber handrail.

The existing main staircases bannisters and step profiles have suffered with poor quality over painting for many years and as such it is our proposal to take these elements carefully back to the original timber work. The bannisters will be repainted and the step profiles will be left exposed to show the material qualities that is prevalent on all floors. The stair treads will be painted and a subtle carpet runner added to all flights.

Interior- Floor Finishes

At Lower Ground Floor Level existing poor quality flagstones, screed and under floor heating will be replaced with a high quality engineered timber floor finish, new screed and under floor heating installation. Timber will be used throughout the front of the property whilst the rear service area of the property will be tiled.

Throughout the property we anticipate that the existing boards are in poor condition and damaged due to modern day service penetrations and previous layouts to the property. We are proposing that these are redistributed to the second and third floors where they may remain.

The ground floor existing boards will be carefully lifted and set aside. The existing joists will then be doubled up where necessary and a new engineered timber floor will be added. The front entrance area will be tiled with Portland stone and a new coir matwell. The later added link and annex will have a stone floor on a heated screed to replace the poor quality existing. Whilst the mezzanine above will have a solid timber floor on new oak joists.

The First Floor existing boards will be lifted and set aside whilst the existing joists are doubled up as per the Structural Engineers report submitted. New engineered timber will be laid in their place throughout.

The second floor as the first floor below will have the existing floorboards lifted and set aside, joists doubled up and then the existing boards from the floors below will be relaid and carpeted over. New bathroom tiles will be added to a newly formed bathroom deck.

The Third floor bedroom as the second floor will use the existing boards from below and be carpeted apart from bathrooms.

The stair treads and stair halls will be carpeted with a carpet runner with minimal fixings to the existing fabric.

2.0 Proposal

Proposal Appearance

Interior- General Appearance- Lower Ground Floor

All existing plasterboard linings to walls and ceiling are to be removed and replaced with suitable insulated plasterboard. Where existing fabric is uncovered it will be maintained. The Existing Vaults will remain and be redecorated.

Interior- General Appearance- Ground Floor

No new works to the main body of the house apart from the general refurbishment items noted. All linings within the existing link and annex are to be replaced with insulated plasterboard on battens.

Interior- General Appearance- First Floor

No new works apart from the general noted items above and new annex mezzanine construction which will use insulated plasterboard.

Interior- General Appearance- Second Floor

There is no panelling present within the existing bathroom and as such it will not be reinstated. The ceiling within the bathroom will be re-lined with suitable plasterboard. All existing drainage and servicing runs within the existing fabric will be maintained where possible.

Interior- General Appearance- Third Floor

No panelling exists within the third floor bedrooms and bathrooms. It is only present in the stair hall which will be maintained and refurbished as noted. Both current roof hatches will be removed and replaced with frameless plastered items.

2.0 Proposal

Proposal Appearance

General- Ironmongery

All existing ironmongery if not original is to be replaced with period style items. Contemporary ironmongery shall be used within the modern additions to the house such as the link and Annex.

General- Paint

Internal and external painting where possible will undertaken using traditional paints throughout the property including the rear annex and link.

General- Landscape

The existing ground floor terrace space will remain and will be updated with new high quality large format stone tiles and a concealed gutter to the link and annex thresholds. The Lower ground courtyard space will remain and the existing flagstone finish concealed with modern large format tiling on pedestals. All existing gullies and manholes will be maintained beneath.

2.0 Proposal

Proposal Appearance

Lighting and Power

With regards to light switching all existing locations will be maintained and updated with contemporary switches. Where possible wall sockets will be removed from existing panelling and put in concealed floor boxes. The Lower ground and second floors will continue to use wall mounted sockets due to the contemporary nature of the wall finishes.

Lighting- External

Minimal wall mounted down lighting only will be used sparingly to avoid glare for the neighbouring properties.

Lighting- Lower Ground Floor

New energy efficient down lighters will replace existing halogen recessed fittings.

Lighting- Ground Floor

In respect to the street frontage and the public view of the house ceiling lighting to the formal dining room will be kept to a minimal period central rose above the dining room table and an additional rose to the centre of the rear reception room. Further lighting will be provided by using 5amp floor and side table lighting to the perimeter of the rooms in floor boxes as noted above.

Lighting- Ground Floor Link and Annex

Exposed fittings will be used through out the link and annex due to the contemporary nature of the construction and finishes.

Lighting- First Floor

The existing ceiling mounted roses are to be repositioned and further ceiling mounted feature spot lights will be added as well as perimeter 5 amp lighting. Where possible existing power and data will be moved to the floor in concealed floor boxes.

2.0 Proposal

Proposal Appearance

Lighting- Second Floor

New ceiling mounted down lighters will be affixed to the existing ceilings in the Master Suite and Dressing Room. Due to a carpeted finish existing socket locations will be maintained on the panelling

Lighting- Third Floor

New ceiling mounted down lighters affixed to the existing ceilings in both bedrooms and bathrooms.

Lighting- Stair Halls

Where possible existing poorly mounted roses to the existing panelled ceiling will be moved to an adjacent wall using a suitable wall mounted fitting.

2.0 Proposal

Services

The property will remain naturally ventilated utilising openable window to the link and rear annex and the existing functioning sash window in the main house.

Existing mechanical ventilation to the bathrooms will be updated in line with modern building regulation requirements and existing vent locations on the rear facade will remain.

As existing the lower ground floor, link and annex will use screed based underfloor heating system with the addition of a trench heater to the kitchen glazed screen. Within the main houses radiators will be updated with new efficient replacements and existing pipe runs maintained.

Existing drainage runs will be maintained within the Lower Ground Floor. The proposed lower ground bathrooms will require an additional drainage connection to the existing run.

Within the house above the existing bathrooms connections will be maintained where possible keeping penetrations to the rear facade to a minimum.

The incoming services will remain at the front of the house on the Lower Ground floor, they will however to rationalised and unused and or outdated items will be made safe and removed. In addition to the above please refer to the submitted services statement from Chris Evans Partnership.

Fire Strategy

Fire Strategy

The existing means of escapes will remain which are the front door onto Great James Street and the external stair from the lower ground also onto street level.

The dwelling contains floors above 7.5m and as advised by MLM Building Control we will not require any additional measures such as sprinkler systems or additional means of escapes.

Fire Detection System

The property currently has an extensive fire detection system installed with detectors in each room including lobby and hall areas.

The main alarm panel which we are proposing to relocate is situated in the ground floor entrance hall and is unsympathetically mounted into the existing panelling as FIG;25.

It is our intention to replace the alarm detectors and sounders with modern less visually intrusive items and remove them from the existing panelling where possible.

2.0 Proposal

Structural

Please refer to the structural report issued in conjunction to this application from Elliot Wood.

2.0 Proposal

Refuse.

Due to the marginal size of the development, no additional requirement of waste disposal is anticipated to be necessary as a consequence of the proposed design. Waste storage will however be moved to the front Vault space beneath the street behind a secure door and will facilitate for the separation of recyclable and non-recyclable waste.

The London Borough of Camden has an efficient refuse collection schedule in place and the proposed development and change of use will not incur any substantial change in the quantity of waste created.

Sustainable Development

In line with current building regulations the proposed facade to the link and annex will aim to be over and above the recommended U-Value required. New windows and doors proposed have a high performance thermal break incorporated into them.

Where possible the existing slates will be re-used on the new constructed annex roof along side new to match.

The proposed fire place to the new rear annex will be a smokeless item in line with the properties position in a Smokeless control area.

3.0 Access

Vehicular & Transport Links

The site sits in the heart of Bloomsbury, 5 minutes walk from Holborn, Russell Square and Chancery Lane Underground Stations.

The access points to the building are not being altered, and as such there is no necessity for any modification in the vehicular or transport links to the proposed development.

The development does not seek for additional car parking spaces, which is currently controlled by a Residents permit scheme.

Inclusive Access

There are no improvements proposed to the access to the property, any additions would harm the historical fabric of the property.

Consultation & Policy Accordance

To this point there has been no prior consultation undertaken with regards to issues of access to the proposed renovation.

All proposed designs have made sure to incorporate principles of inclusive access where possible, and accord with HM Government Building Regulations 2013 Approved Document M - Access to and Use of Buildings.

4.0 Summary

The proposed refurbishment will renovate a statutory Grade II* listed building, preserving the elements of the property crucial to the character of the original design, and incorporating new elements to ameliorate the internal spaces and create a high quality single family dwelling. The proposed updating to the link and annex will have a positive impact on the existing architecture of the house.

The modification of the Lower Ground Floor and updating of the bathrooms enables us to optimise the usage of the available floor space, and maximise new spaces that were previously overlooked.