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Date 24 February 2016
Our ref 14960/IR/KD/10733980v2
Your ref 8 Prince Albert Road

Dear Sir/Madam

Planning Permission and Listed Building Consent for the Alteration and Extension of No. 8 Prince Albert Road, London, NW1 7SR

On behalf of our client, Ms. Claire Farrow, for PAR Ltd., please find enclosed an application for planning permission and listed building consent, submitted via the Planning Portal (Ref. PP-04860699), for proposed works of internal alterations and a side extension to No. 8 Prince Albert Road, London.

The description of the proposed development as set out on the accompanying form for listed building consent is:

"Creation of a new side extension of 2 storeys plus lower ground floor level to include accommodation for a gym, playroom, living area with rear balcony, and new en-suite bathroom all with access through to the existing dwelling with new internal doors created at lower ground, ground and first floor levels. Other external alterations to vary existing fenestration and create a new rear door at ground floor level and introduce a cast iron access stair with access down to the garden. Creation of outdoor patio area and access paths and steps to the side and rear garden."

No. 8 Prince Albert Road is a Grade II listed building (see Appendix 1 for Listing Description), comprising part of a wider group of listed buildings (Nos. 1-15) set on the north-eastern side of Prince Albert Road, within the Primrose Hill Conservation Area. The property fronts onto the Grade I registered Regent's Park which is also a Conservation Area. The three storey house (plus attic) is part of a semi-detached pair. No. 9 was destroyed by bomb damage during WWII and was not re-built in facsimile until the late 1980s. At the same time, No. 8 also underwent extensive alterations and internal refurbishment including the removal of internal fabric, loss of historic features and changes to the floor-plan.

To the north of the property are the backs of further residential properties which front onto Regent's Park Road. To the east and west are further houses on Prince Albert Road, to the south is Prince Albert Road and Regent's Park.



The Listing Description for Nos. 1-15 Prince Albert Road, of which the application property is a part, and maps of the Primrose Hill Conservation Area and adjoining Regent's Park Conservation Area are included as Appendices to the Historic Impact Assessment that accompanies this application for Planning Permission and Listed Building Consent.

Application Submission

The application submission comprises:

- 1 A Site Location Plan prepared by Design Solutions (Project No. 14/0313 Drawing No. 400 Rev. P00),
- 2 An Existing Site Plan prepared by Design Solutions (Project No. 14/0313 Drawing No. 000 Rev. P00),
- 3 A complete set of Existing and Proposed application drawings prepared by Design Solutions (see Schedule at Appendix 2),
- 4 A Design and Access Statement prepared by Design Solutions (Rev. 0, dated 01.02.16),
- 5 A completed CIL Information Form dated 24 February 2016,
- 6 A Heritage Impact Assessment prepared by NLP (Dated 24/02/2016) (follows by post), and
- 7 The heritage assessment and information set out in this letter and its appendices.

Background

No. 8 Prince Albert Road is Grade II listed as part of a wider group comprising Nos. 1-15 on the north-east side of Prince Albert Road, and located within the Primrose Hill Conservation Area. The listing description for this group indicates that they were built in the mid-nineteenth century. Their stucco façades are relatively consistent in their architectural style, though some are rusticated at ground floor level and others not. Classical detailing is common to all of the houses however and raised ground floors with steps up to the entrance with protruding porch are common features.

No. 8 Prince Albert Road is listed primarily for its contribution as part of the wider group of buildings on Prince Albert Road. Their special architectural and historic interest is therefore largely derived from their external appearance as part of the wider group, presenting prominent architectural features in a unified composition. No. 8 was originally part of a pair of symmetrical dwellings with No. 9. They originally had symmetrical facades of four windows, projecting outer entrance bays with "*segmental-arched porticoes with keystones and parapet.*" Their doorways are square headed with fanlights above and panelled wooden doors. The two houses are visually divided by a pair of Corinthian pilasters which are flanked by tripartite sash windows. There are also Corinthian pilasters rising through the first and second floors, flanking recessed sashes with margin glazing. There is a floating cornice on the first floor, a sill band on the second and a simple entablature at the top of the buildings.

No. 9 Prince Albert Road was destroyed by bombing in WWII. The site sat empty until the late 1980s when permission was granted (see below) for a reconstruction dwelling on the site. The lost house was reconstructed in facsimile to match the design of the pair dwelling at No. 8. However at the same time, and integrated with this reconstruction, an additional side 'extension' to No. 9 was included/added to the reconstruction. This side extension is two storeys, plus a lower ground floor (so rises to first floor level to the west side of the principal house).



The impact of this addition, while built in a sympathetic style and detailing to the original house, was to adversely affect the symmetry of the original pair of dwellings through a non-symmetrical addition to the west.

The listing description for the group of dwellings sets out that the buildings were listed on 14 May 1974, so the reconstruction of No. 9 Prince Albert Road in the late 1980s was undertaken with this as a relevant consideration.

Our understanding is that many of the properties within the group of listed buildings were altered and refurbished at this time, including No. 8 Prince Albert Road. The relevant planning history for No. 8 Prince Albert Road supports this and is set out below:

Application Number	Site Address	Development Description	Date Registered	Decision
8670354	8 Prince Albert Road NW1	Approval of details pursuant to condition (3) of the Listed Building Consent granted on 19th August 1986 (Reg.No.HB/8670105/R1) concerning the new dormer windows as shown on drawing no.332/8/100.	02-10-1986	Grant Approval of Details (Listed Bldg)
8670105	8 Prince Albert Road NW1	Internal and external alterations including the installation of two dormer windows and a velux rooflight on the rear elevation; alterations to the front boundary including a new gateway and the demolition of garage in the rear garden as shown on drawing nos. 332/8/1 2 3 4A 5 6A and 7 and as revised on 14th July 1986.	27-03-1986	Grant List.Build. or Cons.Area Consent
8600542	8 Prince Albert Road NW1	External alterations including the installation of two dormer windows and velux roof light on the rear elevation; alterations to the front boundary wall including a new gateway; and the construction of a new means of access as shown on drawing nos.332/8/1 2 3 4a 5 6A and 7 and as revised on 14th July 1986.	27-03-1986	Grant Full or Outline Perm. with Condit.

At No. 8 Prince Albert Road the 1986 permissions granted permission for both extensive internal and some external alterations. It is clear from an inspection of the interior now that very little historic fabric remains, and the style and date of the current interiors suggests that the internal alterations undertaken in the late 1980s with the benefit of listed building consent were indeed extensive.

While some elements of the plan form and hierarchy of rooms and spaces within the interior remain, and the staircase appears largely to be original, the vast majority of wall finishes, joinery and decorative architectural elements are later replacements with little or no architectural value in terms of the listing. The significance of the property in heritage terms is therefore based mainly on its external appearance and wider contribution as a high quality classical villa forming part of a



consistent group on the edge of Regent's Park. Considering the external appearance in detail, there is clearly a hierarchy of outward significance in the design and materials of the façades. The front façade is the most significant and ornately detailed in high relief stucco. The side façade also has a stucco treatment, but this is simpler without ornate detailing. A transition to simpler materials still occurs at the rear corner where stucco 'quoins' give way to a rear constructed of London stock brick without decoration.

Read as a pair, the two villas preserve this hierarchy of facades, as No. 9 was constructed sympathetically with this hierarchy in mind. However the overall affect intended for the pair is spoilt by the lack of symmetry between the two buildings given the side 'extension' to No. 9. This imbalance creates an opportunity to reinstate the symmetrical arrangement through a sensitively scaled and designed addition to No. 8.

Proposals

In the context of the above, this application seeks planning permission and listed building consent for a two-storey plus basement extension to the east side of No. 8 Prince Albert Road with other external alterations to the fenestration and to add an access stair to the rear of the building.

The proposed extension has been designed to have the same height and width as the corresponding 'extension' to the west side of No. 9 Prince Albert Road, and has similar fenestration, materials and detailing to provide a seamless addition that will reinstate the overall symmetry of the original pair of villas.

The location of the proposed extension and the existing slope of the garden allows the proposal to sit within the existing topography with a minimum of excavation, and so the lower ground floor sits predominantly below street level with only the ground and first floor levels fully visible above ground and from the street, as with No. 9 Prince Albert Road.

The accommodation within the proposed extension comprises the following:

- **Lower Ground Floor:** (interior) Gym and play room; (exterior), new front light well, new steps to the side garden, path, lower patio and metal access stair to the rear;
- **Ground Floor:** (interior) new living room off the entry hall with rear balcony; (exterior) new steps and replacement retaining wall to the side garden, matching details to the new front light well, and, metal access stair to the rear and alterations to fenestration,
- **First Floor:** (interior) new bedroom and en-suite bathroom, and
- **Roof Level:** Shallow pitched roof behind low parapet to match roof arrangement on side extension to No. 9 Prince Albert Road.

In relation to the exterior appearance the existing hierarchy of stucco and stock brick facades, with appropriate detailing, will be maintained to the front, sides and rear. The stucco architectural detailing will be more ornate to the front, where detailing will match No. 9 Prince Albert Road, and the front lightwell parapet will match the detailing already present to the front of No. 8. The stucco to the side elevation will be simpler with plain blind windows at ground and first floor level to the side (east facing elevation) and matching windows to the garden at lower ground floor level. The stucco will terminate to the rear corner with a plain vertical band to match that at No. 9. This will also reinforce the subordination between the main house and the extension through the absence



of the more ornate stucco quoin detailing on the extension. The rear elevation will be of simple stock brick to match the existing rear, with windows detailed in a similar manner.

Very little alteration to the fabric of the listed building itself is proposed, and this is largely limited to the openings required to provide access from the existing building through to the new proposed accommodation within the extension and minor alterations to fenestration.

A short summary of the proposed works required for the openings between the existing house and the extension is as follows:

Lower Ground Floor:

- 1 Alter existing side door to provide new access to the proposed lower ground floor (no demolition required only alterations to the existing),
- 2 Creation of a new window into the new front light well from the existing plant room.

Ground Floor:

- 1 Creation of a single opening through the side wall of the building to create a double door with matching detailing to access the new living room. The door will be directly opposite and mirror the existing opening to the dining room.
- 2 Create new rear exterior door from kitchen to access the proposed landing with metal steps down to the garden.
- 3 Create landing and new steps to the garden in cast iron.

First Floor:

- 1 Create a single opening in the side wall of the building from the top of the stairway to provide access to the first floor level bedroom within the proposed extension. New door to match existing door details within the building.

There are no proposed alterations to the second or third floors included within these applications for planning permission and listed building consent.

As can be seen from the above, alterations to the existing fabric of the listed building have been kept to a minimum, only a single opening is proposed between the existing accommodation and the extension on each floor. In each case where this affects or requires new internal decoration or joinery (e.g. skirtings and architraves), it is proposed to match these details to those existing within the building already. The proposals will therefore read as a seamless addition to the building in a consistent style both internally and externally. It is suggested that details of the proposed joinery, and any internal elevations required, etc. can be secured by condition on any grant of planning permission.

Further details of the proposals can be seen on the accompanying existing and proposed drawings. The accompanying Design and Access Statement also provides more details of the works proposed.



Assessment of the Proposals

This section of the application cover letter provides a summary assessment of the proposed development and its acceptability in terms of key areas for consideration identified from national, regional and local planning and heritage policies and guidance.

The Proposed Land Use

The existing building is in use as a single family residential dwelling (Class C3). The proposal is for an extension to this existing use to provide additional high quality residential accommodation to the extant single family dwelling house. The proposed is compatible with the existing use and that of neighbouring properties as it will not change.

In addition the proposed extension does not create any intensification of the existing use of the site as the property will remain a single dwelling.

Heritage Assessment of Proposed Development

The proposal makes minor alterations to the fabric of the existing listed building, and proposes an extension that has the potential to affect the settings of nearby listed buildings and the character and appearance of the Primrose Hill Conservation Area, and Regent's Park Conservation Area. These matters are considered in turn below:

The Effect on the Listed Building

No. 8 Prince Albert Road is a Grade II listed building forming part of a wider group. It has been established that the significance of the group is derived largely from the qualities of the external appearance and hierarchy of the properties and the contribution they make to the streetscape. The proposed development has the potential to impact both the fabric and external appearance of the property.

In terms of the alterations to the physical fabric of the listed building, which is much altered internally, these alterations have been kept to a minimum with only single openings, or reuse of existing opening (lower ground) proposed to each floor to access the new accommodation. The new openings are also designed sensitively to match the appearance and hierarchy of openings within the building. Beyond the negligible loss of small areas of physical wall fabric, which is utilitarian brickwork and small areas of plain undecorated stucco, with no intrinsic architectural or historical interest, the impact of the proposals on the physical fabric of the building is neutral. We identify no harm arising in this regard, as the purpose of heritage legislation is not to protect buildings unchanged, but to preserve those elements that are of significance. No loss to significant fabric results, therefore no harm results.

In terms of the exterior appearance of the listed building, the proposed extension has been designed to match the exterior appearance in terms of materials and detailing to provide a seamless and scholarly addition to the villa. Moreover, the proposals have been design specifically so that the proposed side extension reinstates the lost symmetry between the pair of villas at Nos. 8 and 9 by the massing and height of the proposed side extension matching the 'extension' already present at No. 9.

While this addition represents a change to the exterior form of the listed building, it has clearly been designed to respect its form, hierarchy, detailing and materials. In most instances such an



addition would be neutral in terms of its impact on the appearance and setting of the building, and so at least would preserve the special architectural and historic interest. However, in this instance, because the extension also reinstates the balance and symmetry between No. 8 and its pair villa at No. 9, the effect of the proposed addition is actually positive and so creates a modest enhancement to the special architectural and historic interest.

In terms of the other external alterations, including the alterations to fenestration and the addition of a door and steps to the rear: these modest alterations improve the functionality of the dwelling. The alterations are on its least sensitive elevation, and have been designed to a high standard in appropriate materials. The impact of these alterations is neutral and they do not detract from the existing significance of the building. Our view is that they at least preserve the significance of the building and are therefore acceptable.

The Effect on the Setting of Nearby Listed Buildings

The nearest listed buildings to the proposed development are those within the same listed group as No. 8 Prince Albert Road, in particular No. 7 Prince Albert Road. No. 7 also has a two storey (above ground) side extension with a similar massing to that proposed to No. 8.

Bearing in mind that the proposed extension and other alterations are considered to be acceptable in the context of the listed No. 8, and its setting, the impact of the proposals is also considered to be neutral/modestly positive on the setting of the wider group of listed buildings for the same reasons. That is, that the scale, form and detailing of the proposals are considerate and acceptable, and that the benefit derived from the reinstatement of symmetry at the Nos. 8 and 9 pair represents a modest enhancement to the appearance of the group.

The Effect on the Conservation Area(s)

Having regard to the conclusions of assessment of the impact on the listed building, its setting, and the setting of its listed neighbours, it is similarly concluded that the impact of the proposals on the character and appearance of both the Primrose Hill and Regent's Park Conservation Areas is acceptable. The proposed extensions and alterations at least preserve the character and appearance of these conservation areas and for the reasons stated above in terms of the reinstatement of symmetry to the pair of villas are also considered to offer a modest enhancement to the character and appearance of the group of villas within the Primrose Hill Conservation Area. Similarly, this beneficial effect would also extend into the views of these villas from within the Regent's Park Conservation Area, albeit these are glimpsed across the road and through trees.

Heritage Conclusions

The proposed extension and other alterations have been designed to sensitively mirror the extension at No. 9 in terms of its form, massing, hierarchy, materials and detailing and fit within the form and style of the building. The proposals also restore the lost symmetry between this important pair of buildings within the wider group.

The proposed extension is therefore considered to be respectful of the special character of the property with regard to its size and bulk and the materials proposed. The proposed extension is also considered to reinstate the balanced composition along with its neighbour No. 9 Prince Albert Road and will still allow for a gap between the proposed side elevation of the property and the boundary wall with No. 7 Prince Albert Road.



In this regard, the proposals at least preserve the special interest and setting of the listed building and its neighbours, and are sensitive to the character and appearance of the conservation area(s). We consider that no harm results overall from the proposals, and therefore proper regard has been given to the statutory duties in relation to the listed building and conservation areas, and to paragraphs 131 and 132 of the NPPF. The provisions of paragraphs 133 and 134 do not apply as the scheme does not result in harm to the significance of the building, its setting, or nearby designated heritage assets. The proposals are therefore compliant with heritage policy and guidance and there would be no justification to withhold planning permission or listed building consent on heritage grounds.

Residential Amenity

The proposed addition to No. 8 Prince Albert Road has been sensitively designed to respect the residential amenity (daylight/sunlight, outlook, privacy and overlooking) of neighbouring properties.

Daylight and Sunlight

The massing of the proposed extension has been kept entirely within the existing 'silhouette' of the extant massing of No. 8 Prince Albert Road in terms of both the height and width of the existing building. There is no new massing proposed that would impact on the view of the sky (VSC) at neighbouring properties. The proposal will therefore not impact on the extant daylight or sunlight received by windows at No. 7 Prince Albert Road, or other neighbouring properties located at greater distances away. Because of this situation we do not consider that any detailed Assessment of Daylight and Sunlight is required.

Outlook

While the side wall of the proposed extension will move the massing of No. 8 closer to No. 7, a reasonable distance from the boundary that reflects similar arrangements along Prince Albert Road is maintained. The outlook of the windows to No. 7 will not therefore be unacceptably affected and the appearance of the side of No. 8 will remain similar with high quality detailing and appearance.

Privacy and Overlooking

The proposed extension has been sensitively designed so that there is no additional overlooking of neighbouring properties and to maintain residential amenity and privacy. The principal windows on the proposed extension are located to the front and rear away from No. 7 Prince Albert Road. On the side elevation, the only windows proposed are at lower ground floor level serving the proposed gym and play room, these windows look out onto the side garden of No. 8 Prince Albert Road and are below the level of the existing boundary wall with No. 7. At ground and first floor level there are no windows proposed to the side (east facing) wall of the extension, and only blind windows in stucco are shown to provide an appropriate response to the hierarchy and detailing of the façade. There will therefore be no overlooking or loss of privacy to the neighbouring property at No. 7, and all other properties are sufficiently far away that the proposed arrangement of windows will have no additional impact over and above the existing arrangement of fenestration at the property.

In summary, we do not consider there are any residential amenity grounds which would render the proposals unacceptable and planning permission should therefore be forthcoming.



Arboriculture

While there are a number of trees on the application site, none are located in the vicinity of the proposed side extension or other minor external alterations. The existing slope of the garden and extant retaining walls and step structures also mean that there is no excavation proposed to construct the proposed side extension in areas where tree roots may be present. As such it is not considered that an Arboricultural Impact Assessment is required for these proposals to be considered.

While some tree protection works (e.g. tree protection fencing) may be required during the construction period, an Arboricultural Method Statement providing this detailed information can be conditioned on any grant of planning permission.

Affordable Housing and Community Infrastructure Levy (CIL)

The property is a single family dwelling and will remain so following the proposed extension. As such, no contribution to affordable housing is triggered by the proposal for residential extension.

The proposed extension comprises 128.6sq.m of new residential floorspace. It therefore is above the 100sq.m threshold for the payment of Mayoral and Borough CIL. A CIL Information Form has been provided with the application submission.

Acoustic/Plant Noise

No new noise generating mechanical plant is proposed. As such, no acoustic noise assessment for the proposed development is required.

Conclusion

The proposed alterations and side extension have been considered in terms of the relevant planning and heritage considerations. It has been determined that they do not give rise to unacceptable impacts in terms of residential amenity, arboriculture, or noise, and will not adversely impact on the special architectural or historic interest of the building, or the significance of the wider group of listed buildings (Nos. 1-15 Prince Albert Road). The proposed external works are intended to complement the listed building and to restore a sense of symmetry to the semi-detached pair with a positive effect on their appearance and that of the wider group. Through this, and by using traditional materials and emulating the features of the extant listed building and its pair, that the designs at least preserve, and do not in any way adversely impact on the character and appearance of the Primrose Hill or neighbouring Regent's Park Conservation Areas.

The proposals are therefore considered to be compliant with national, regional and local planning and heritage policy and guidance and we therefore consider that this application for planning permission and listed building consent should be approved as sustainable development under the NPPF.



Nathaniel Lichfield
& Partners

Planning. Design. Economics.

We trust that we have provided you with sufficient information to validate, progress and determine this application and we look forward to confirmation of registration in due course. If you require any further information or clarification, please do not hesitate to contact me or my colleague Keri Dearmer at this office.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Grant Lock'.

Grant Lock
Senior Heritage Consultant

Copy

Mr Dusan Savic
Mr Stephen Plant

Design Solutions (Architect)
PAR Ltd.



Appendix 1 – Listing Description

Name: 1-15, PRINCE ALBERT ROAD

List entry Number: 1329905

Grade: II

Date first listed: 14-May-1974

Date of most recent amendment: 11-Jan-1999

List entry Description:

"Street of 15 related detached and semi-detached villas. Mid C19. Probably built by J Guerrier and P Pearse. Stucco. EXTERIOR: No.1: double fronted with 3 windows; 3 storeys and basement. Currently being converted to 2 dwellings. Tall slab chimney-stacks on return walls. No.2: double fronted with 3 windows; 3 storeys and basement. Portico with console bracketed cornice continuing around the house at 1st floor level. Doorway with fanlight and panelled door with narrow side lights. Tripartite sashes to ground floor with margin glazing. 1st floor, round-arched architraved sashes with margin glazing and keystones. 2nd floor, architraved sashes with continuous sill band. Projecting bracketed eaves. Tall slab chimney-stacks on return walls. Left hand return with canted bay windows to ground and 1st floor. No.3: similar to No.2 but porch with plain band continuing around the house. 1st floor, architraved sashes with margin glazing and cornices. Canted bay windows on right hand return. No.4: 5 windows, 3 storeys and basement; originally double fronted with 3 windows but 2-window extension on east side, of studio with bedrooms over, designed by Sir Edward Maufe in 1913 for the artist AE Maude. Asymmetrically placed Doric portico; entablature continuing around the house at 1st floor level supported by Doric pilasters. Doorway with fanlight and panelled door. Tripartite sashes with margin glazing flanking the porch; to right, paired transom and mullion windows with margin lights. 1st floor, round-arched architraved sashes with bands and keystones and margin glazing. 3rd floor, recessed sashes with guttae sill string. Slated hipped roof with projecting bracketed eaves and tall slab chimney-stacks on return walls. Canted bay windows on left hand return. No.5: double fronted with 3 windows; 3 storeys, attic and basement. Ionic portico in antis, the entablature continuing around the house at 1st floor level. Ground floor sashes architraved and tripartite with margin glazing. 1st floor architraved sashes with cornices (that above the porch with floating cornice) and margin glazing. Architraved sashes to 2nd floor. Projecting eaves with dentil cornice; above, central rectangular dormer with architraved Diocletian window. Tall slab chimney-stack on right hand return; canted bay windows on left hand. Nos 6 & 7: semi-detached pair. Irregular facade of 3 storeys and attics, 4 windows plus later C19 2-window recessed entrance extension to west end. No.6 with projecting right hand entrance bay; round-arched entrance with fanlight and panelled door. Recessed sashes, 2nd floor in shallow rectangular recesses. 1st floor casements with cast-iron balconies. Projecting cornice continuing around the house. Entrance bay with small pedimented attic having an oculus.



No.7 with projecting right hand bay having canted bay window with margin glazing to ground floor, upper floors with tripartite sashes; pediment with Diocletian attic window in tympanum. Tall slab chimney-stacks. Nos 8 & 9: semi-detached pair, No.9 rebuilt in facsimile following war damage and included for group value. 3 storeys and attics. Symmetrical facade of 4 windows plus 2 storey single window extension to No.9. Attic dormers in slated mansard roofs. Outer entrance bays slightly projecting with segmental-arched porticoes with keystones and parapet. Square-headed doorways with fanlights and panelled doors. Corinthian pilasters rising through 1st and 2nd floors flanking recessed sashes with margin glazing. Houses divided by paired Corinthian pilasters to either side of which tripartite sashes; 1st floor with floating cornices; 2nd floor with sill band continuing across the front of the houses. Simplified entablature. Extension with 2-light windows having margin glazing. Nos 10 & 11: semi-detached pair. Symmetrical facade of 3 storeys and attics, 2 windows each. Attic dormers in slated mansard roofs. Entrances in central bays, recessed to 2nd floor level and separated by paired Ionic columns in antis supporting a simplified entablature with continues around the building. No.10, round-arched doorway, No.11, square-headed; both with patterned fanlights and panelled doors. Recessed sashes with margin glazing above. Slightly projecting outer bays with pilasters at angles rising to support entablature. Tripartite sashes; ground floors with pilasters supporting pediments, upper floors with consoles on mullions. Attic storey with recessed sashes having margin glazing and pilasters supporting cornice and parapet. Tall slab chimney-stacks. Nos 12 & 13: semi-detached pair. Symmetrical facade of 3 storeys and attics, 2 windows each, plus later single storey single window extension to No.13. Slightly projecting central entrance bay with double portico having square-headed doorways with fanlights and panelled doors. Tripartite sashes with margin glazing to ground floors. Corinthian pilasters marking bays rise through 1st and 2nd floors to support simplified entablature with pediment over central bay and blocking course over outer bays. Central bay with recessed sashes having margin glazing to upper floors; outer bays, tripartite sashes, 1st floor with floating cornices. Tall slab chimney-stacks. Nos 14 & 15: semi-detached pair. Irregular facade of 3 storeys and attics, 5 windows, plus late C20 single storey single window extension to No.14. No.14 with Doric portico (originally with Ionic portico on return) above which recessed sashes with margin glazing. Projecting pedimented left hand bay with canted bay window to ground floor having cast-iron veranda; upper floors with tripartite windows, 1st floor with cornice and cast-iron balcony extending to entrance bay, 2nd floor with sill string. Pediment with Diocletian attic window in tympanum. No.15, projecting left hand entrance bay carried up an extra storey as a tower. Round-arched entrance with fanlight and panelled door. Ground and 2nd floor recessed sashes with margin glazing; 1st floor, casements with cast-iron balconies. Projecting cornice. Additional tower storey with paired pilasters at angles and arcaded 2-light window; simplified entablature and blocking course. Tall slab chimney-stacks. INTERIORS: not inspected."

Listing NGR: TQ2845283679

National Grid Reference: TQ 28452 83679



Appendix 2: Drawings Schedule

Drawing Title	Drawing Number
Site Location Plan	14/0313 400 P00
Existing Site Plan	14/0313 000 P00
Existing	
Existing Front Elevation	14/0313 021 P00
Existing Rear Elevation	14/0313 022 P00
Existing Side Elevation	14/0313 023 P00
Existing Basement Floor Plan	14/0313 001 P00
Existing Ground Floor Plan	14/0313 002 P00
Existing First Floor Plan and Second Floor Plan	14/0313 003 P00
Existing Third Floor Plan and Roof Plan	13/0313 004 P00
Proposed	
Proposed Front Elevation	13/0313 121 P01
Proposed Rear Elevation	13/0313 022 P01
Proposed Side Elevation	13/0313 023 P01
Proposed Basement Floor GA Plan	13/0313 101 P01
Proposed Ground Floor GA Plan	13/0313 102 P01
Proposed First Floor and Second Floor Plan	13/0313 103 P01
Proposed Third Floor and Roof Plan	13/0313 104 P01