

36 Great James Street

Briefing Note

Application No: 20157223/P; 2016/0460/L

Doc Ref: 2015.055/BN001

Date: 11.03.16



80 Greenway
Berkhamsted
Hertfordshire
HP4 3LF

Tel 01442 875599
Mob 0773 993 5434
info@eahp.co.uk

Layout Options

Having spoken with Alasdair Young of Historic England, I thought it would be helpful to explain the proposal in a little further detail and how the heritage assets / restrictions have informed the proposed layout.

The area I understand that is in question is the basement layout in relation to the WC and bathroom.

1) Principal of the WC and bathroom in the basement

- a) The bathroom is to serve the au pairs accommodation, this is to the front room of the basement with independent access via the external stair from the street. The au pairs accommodation is an integral part of the house albeit an element of independence needs to be provided such as the separate bathroom facilities.

This is fully conversant to the original arrangement of the house with service quarters at basement and attic level.

- b) The WC is for any guests to the house, it was originally requested to achieve a WC on the ground floor but the heritage value of the ground floor with the wood panelling and detailing to the ground floor prevented a suitable location to be identified. The brief expanded to consider both the basement and the first floor levels, the simple layout form of the first floor and its detailing again prevented a suitable location to be found. The basement level however, has already been heavily altered and it was plausible to find a suitable location at the bottom of the stairs in close proximity to the principal ground floor rooms, hence this location was proposed on the basis that it allows the building and its heritage value to be a deciding factor in proposed location.

2) Amended Scheme to Basement Level to Resolve Any Heritage Concerns

An amended version of the scheme has been submitted that turns the bathroom 90° and allows the chimney breast to the front room in the basement to remain centred in the room with the proposed bathroom wall being pulled away from the chimney breast and located along the same line as the original wall. This revised layout addresses the heritage concerns in relation to the physical form and the principal of a bathroom and WC in the basement level is addressed in point 1 above.

3) Overall Benefits

The overall scheme is intended to be a very positive scheme and entirely heritage led, there are many benefits to this scheme and two significant ones would be the returning of the windows to the front elevation

back to their original form along with the removal (by a poultice system) of the layers of paint to the original 1720's staircase to the four storeys above ground floor level.

4) Summary

I would consider that the detailed explanation of why the basement level has been considered the most appropriate location for a "downstairs loo" and why the au pairs accommodation requires a separate bathroom, along with the amended layout proposal and the significant benefits that this would provide to this listed property would give significant weight to the application case.

Please do come back to me if you require any further details.

Emma Adams



EMMA ADAMS
MRTPI, IHBC,
PGDipBldgCons(RICS),
DipBldgSurv(RICS)
MANAGING DIRECTOR