

1314 9 LEIGH STREET LONDON, WC1H
DESIGN & ACCESS STATEMENT

JUNE 2016

REV C



ISSUE REGISTER

FILE REF: 1314_RP01_9 LEIGH STREET
DESIGN & ACCESS STATEMENT

REV	DATE	ORIGINATED	CHECKED
C	01.07.2016	PS	MF

CONTENT

1.00	INTRODUCTION	4
2.00	SITE LOCATION, HISTORY & CONTEXT	5
3.00	UNLAWFUL ALTERATIONS TO THE LISTED BUILDING	6
4.00	PREVIOUS PLANNING SUBMISSIONS & DISCUSSIONS	8
5.00	HISTORICAL SURVEY	11
6.00	THE PROPOSAL	
7.00	MASSING	12
8.00	DENSITY	
9.00	AMENITY	13
10.00	DESIGN & MATERIALS	
11.00	DISABLED ACCESS STATEMENT	
12.00	SUSTAINABILITY	15
13.00	CONCLUSION	14
13.00	APPENDIX A: SCOPE OF WORK	
14.00	APPENDIX B: ARCHITECT'S EXPERIENCE	



View looking East Bathurst Street



9 Leigh Street, Rear Annex and Garden



9 Leigh Street, Rear Lightwell Elevation



Existing Garden Annex

1.00 Introduction

1.01 This planning report has been prepared by Mark Fairhurst Ltd on behalf of Lolex Ltd for the existing and proposed alterations, refurbishment and decorations to 9 Leigh Street, an existing House in Multiple Occupation (HMO) property.

1.02 This document aims to provide a planning appraisal of the proposal, setting it in context with the existing character and appearance of the conservation area, whilst having regard to Government guidance, Development Plan Policy and other relevant material considerations which will allow planning officers and other interested parties to appraise the scheme in terms of planning context.

1.03 The Listed Building application and this document are to be read in conjunction with the detailed architectural plans, revised Heritage Report by Martin O'Rourke 'An Appraisal of the Heritage Asset and the Possible Impact of the Proposals' and Scope of Works Revision B (Appendix A).

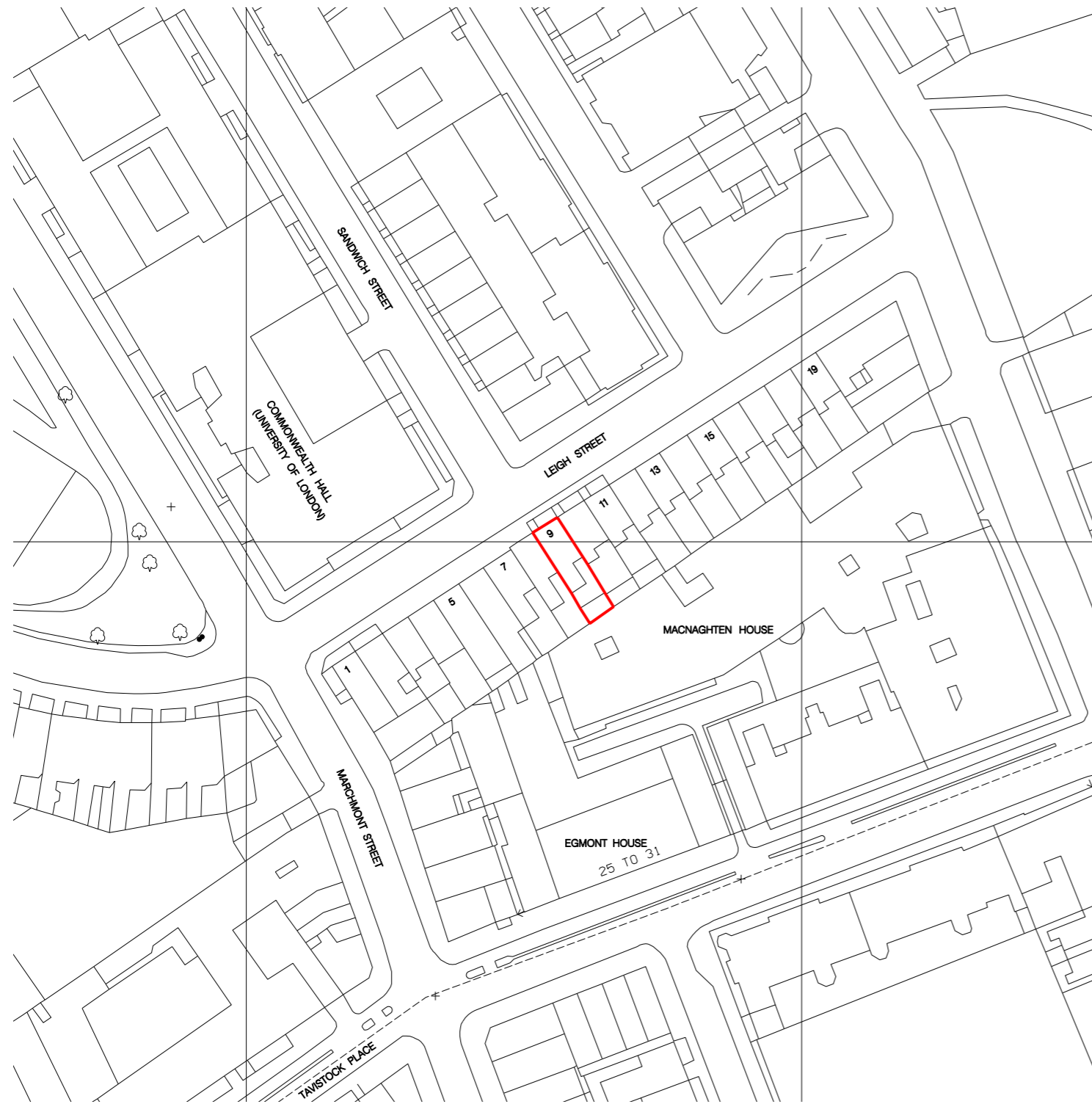
1.04 The proposals have been prepared following extensive discussions with the Planning, Design and Conservation and Planning Enforcement departments regarding: the unlawful alterations to the Listed Building; the layout of the HMO; and the proposed alterations to the Listed Building.

2.00 Site Location, History & Context

2.01 The site is located on the south side of Leigh Street and positioned midway along an existing terrace within the Bloomsbury Conservation Area.

2.02 It is four stories plus basement and is faced in darkened stock bricks. It has stucco at ground floor level and a plain first floor sill band. It retains many of its original timber sashes and the original paneled front door set within a round-arched doorway with reeded pilaster-jamb carrying cornice heads and fanlights. The first floor has a continuous cast iron balcony.

2.03 The Heritage Report dates the original building from the early 19th Century and gives detail on the building's history, Grade II Listed designation, heritage significance, and commentary on the proposals.



Site Plan 1:1000



Aerial View from South West



Lower Ground Floor Studio Room: Ensuite & Kitchette



Lower Ground Floor Bed Room: New Partition Wall Infil

Infil partition

3.00 Unlawful Alterations to the Listed Building

3.01 Unlawful alterations to the building have been carried out whilst the building has been occupied as an HMO. It is clear from a former plan supplied by the Council that there have been previous unauthorised alterations. These included the rear second floor bedroom crudely converted into two triangular communal bathrooms along with the infilling of the wall openings at lower ground and ground floor both adversely impacting on the plan form of the building. This history of unauthorised layouts demonstrates the continued conflict between the use of the building as a registered HMO and the historic plan form of the building. We have provided drawings indicating what we believe was the original layout to the house before these changes were made (refer to PL 001, 002, 003 & 004).



Ground Floor Bedroom: New Partition Wall Infil



Ground Floor Studio Room: Ensuite & Kitchette

Infil partition



Historic Floor Plan 9 Leigh Street



First Floor Studio Room: Ensuite & Kitchette



Cylinder cupboard

First Floor Bedroom: Water Cylinder Cupboard

3.02 When Lolex Ltd. purchased the property further internal changes had been made without Listed Building consent and enforcement action was being considered by the council. The alterations in question are highlighted below: -

3.03 Ensuite Bathrooms: New ensuite rooms with showers, basin and WC's have been installed to the five studio's facing the street and one bedroom at first floor facing the rear. The ensuite enclosures are constructed from stud partitioning with a raised floor, internally tiled and servicing for hot and cold supplied water, foul waste drainage and extract ventilation.

3.04 Kitchenettes: New fitted kitchenettes have been installed to the five studio units facing the street. Each kitchette consists of sink, hob, fridge, microwave with a continuous worktop with cabinets beneath and wall cabinets and extractor hood above.

3.05 Water Cylinder Cupboard: A new water cylinder cupboard for the whole house has been installed to the second floor bedroom.

3.06 Mezzanine: The existing loft space above the third floor studio has been opened up and a new ladder installed providing access to a new mezzanine above. The mezzanine space provides a bed platform for the studio room with full standing height under the roof eaves.



First Floor Bedroom: Ensuite



Second Studio Kitchenette



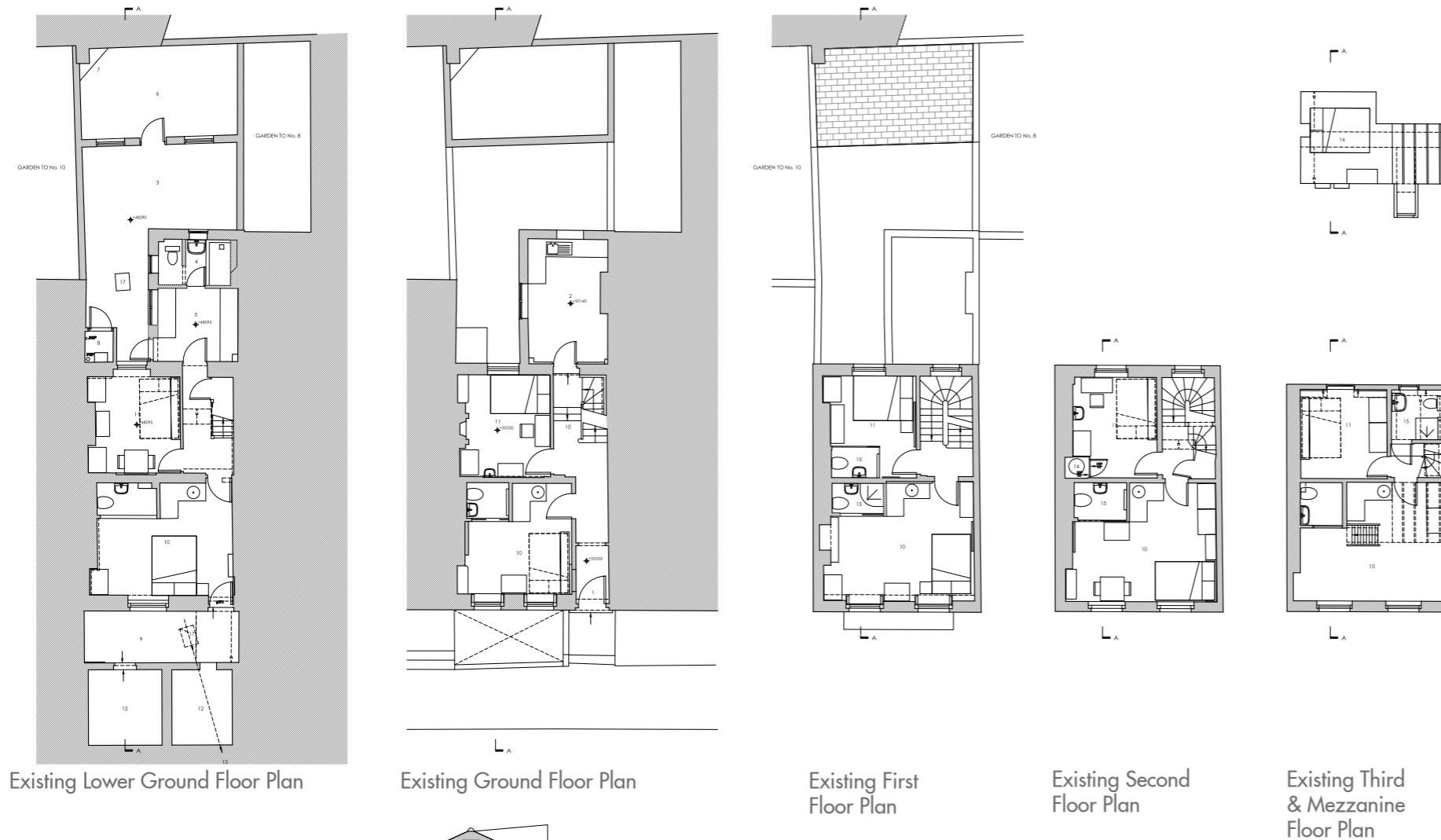
Second Floor Studio Ensuite



Third Floor Studio Room: Ensuite, Kitchette & Ladder



Mezzanine



Existing Lower Ground Floor Plan

Existing Ground Floor Plan

Existing First Floor Plan

Existing Second Floor Plan

Existing Third & Mezzanine Floor Plan

Existing Section AA

4.00 Previous Planning Submissions & Discussions

4.01 Lolex Ltd made their initial application in 2014 which was followed by negotiations with the Council regarding the unlawful alterations and proposed changes to the layouts. A number of previous Planning and Listed Building applications are indicated on the Camden Council's web site and also listed below: -

4.02 HB 3146: 1983 Demolition and rebuilding of part of the front elevation, renewal of the roof and the installation of new bathrooms.

4.03 9301354 and 937025: Planning permission and listed building consent were granted on 3/2/94 for the continued use and general refurbishment of the upper floors as 3 self-contained 1 bedroom flats.

4.04 2007/6371/P and 2007/6372/L: Change of use and works of conversion of the existing single family dwelling into 5 self-contained (4 one bed, 1 two bed) flats including erection of a basement level extension. Withdrawn 10/03/2008.

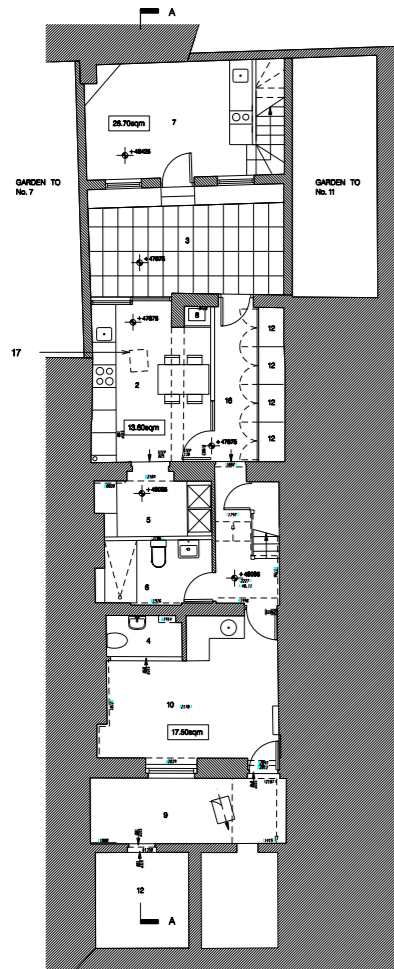
4.05 2007/4017/P and 2007/4019/L: Conversion of the existing single family dwelling into 5 self-contained (4 one bed, 1 two bed) flats including erection of an infill rear basement level extension. Withdrawn 06.12.07

4.06 2008/1721/P and 2008/1723/L: Change of use and works of conversion of the existing House in Multiple Occupation (HMO) into 5 self-contained flats (3 x 1 one bed, 2x studio). Refused

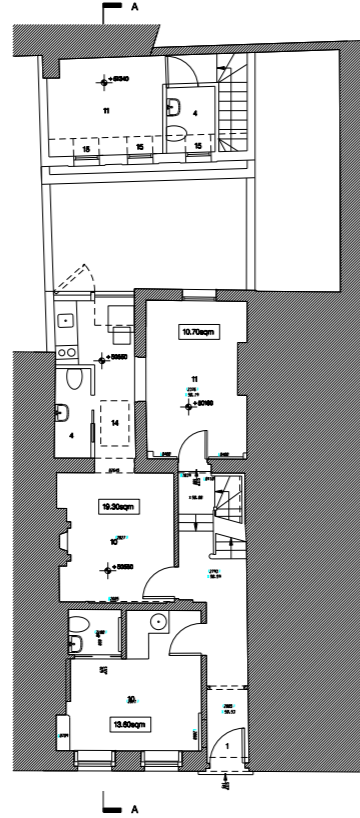
4.07 2010/6946/L Internal and external alterations to include repair of fenestration, installation of secondary glazing, installation of new extraction ducts to rear elevation and internal works of upgrading existing fabric of building (class C4). Refused (Lack of Supporting Information)

4.08 2010/6942/P An associated planning application for 2 small square flues at ground floor level on the rear extension was granted planning permission. Granted

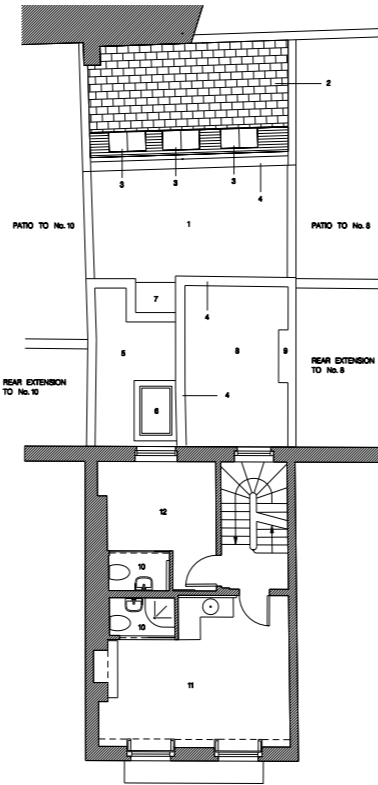
4.09 2014/2329/P & 2014/2478/L Planning & Listed Building applications for the erection of a 2-storey infill rear extension at lower and ground floor levels; roof extension including dormer



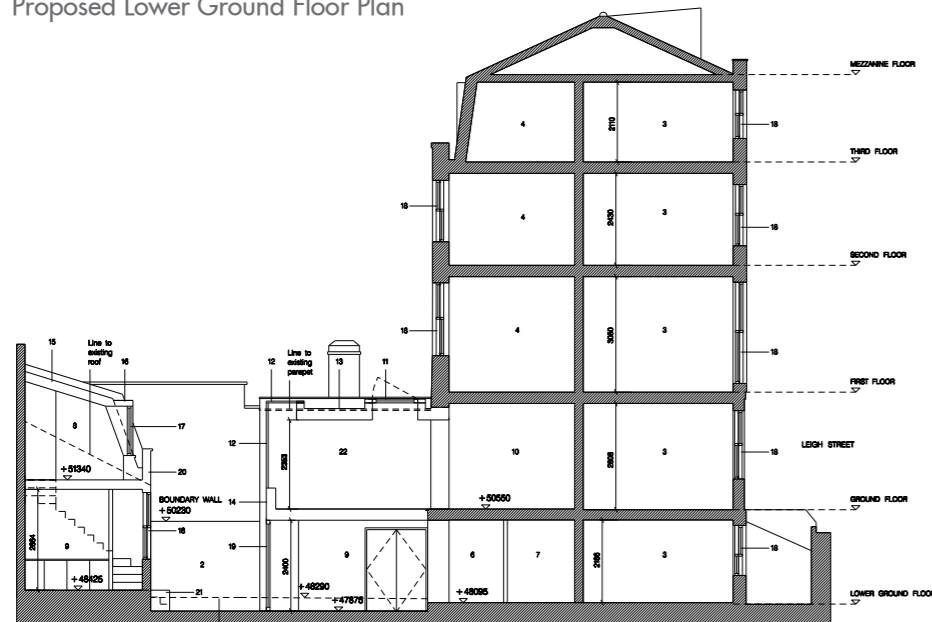
2014/2329/P & 2014/2478/L
Planning Application
Proposed Lower Ground Floor Plan



2014/2329/P & 2014/2478/L
Planning Application
Proposed Ground Floor Plan



2014/2329/P & 2014/2478/L
Planning Application
Proposed First Floor Plan



2014/2329/P & 2014/2478/L
Planning Application
Proposed Section AA

windows to existing out- building and creation of new door and window to rear elevation of existing extension all in connection with HMO (Class C4).

4.10 Following the application in February 2014 the council raised concerns about the impact of the proposals on the existing listed fabric, the alterations to the annex building, the proposed two storey extension. A site visit by the planning and conservation and design officers was made on 27th May 2014 to inspect the premises. Observations on the proposals were issued by the council dated 5th August 2014 highlighting the expected reasons for refusal:

1. Land use: In land use terms, the proposal is considered unacceptable and is contrary to LDF policy DP9.

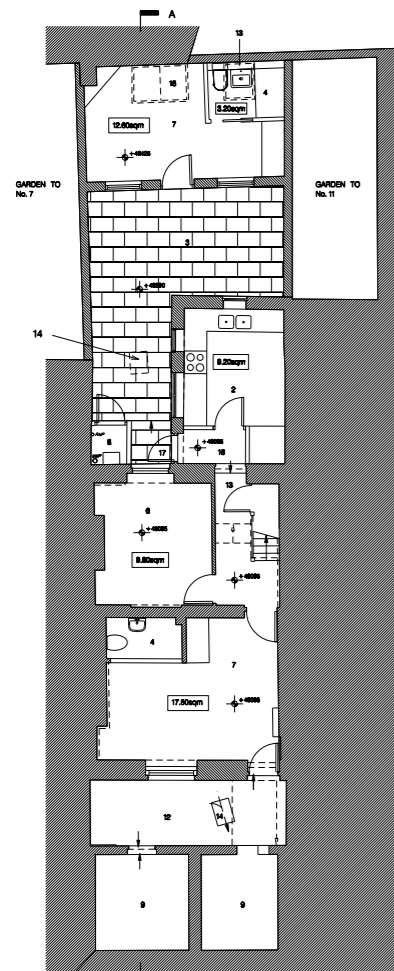
2. Design: For the reasons set out above the scheme fails in all aspects to preserve or enhance the special interest of the grade II listed building and the application should be refused and enforcement action taken to remedy the works [removal of the bathrooms and kitchens and reinstate all of the doors and door openings] the interior which have already been undertaken without planning and listed building consent.

3. Environmental Health Housing: The Council's Environmental Health Service has major reservations about the general standards of accommodation and do not support the proposal; and consider that the proposal in its present form is unacceptable.

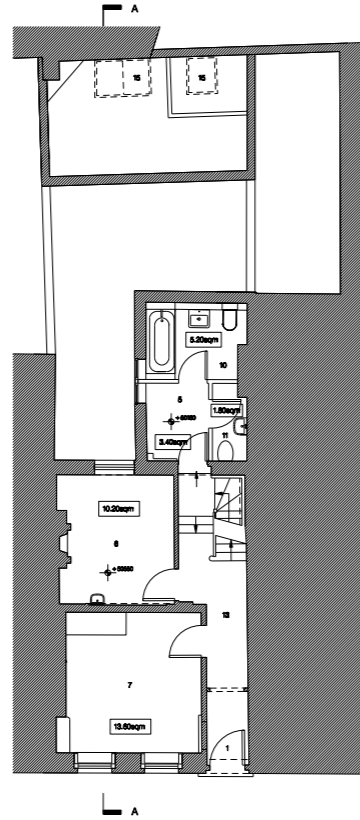
4. Amenity: The proposed out-building would not be in compliance with DP26 or CPG guidelines and is unacceptable.

4.11 A meeting was convened at the council's offices on 15th September 2014 with the planning, enforcement, environmental officers, applicant and architect. The unlawful alterations to the listed building were raised along with the HMO design issues and further alterations proposed.

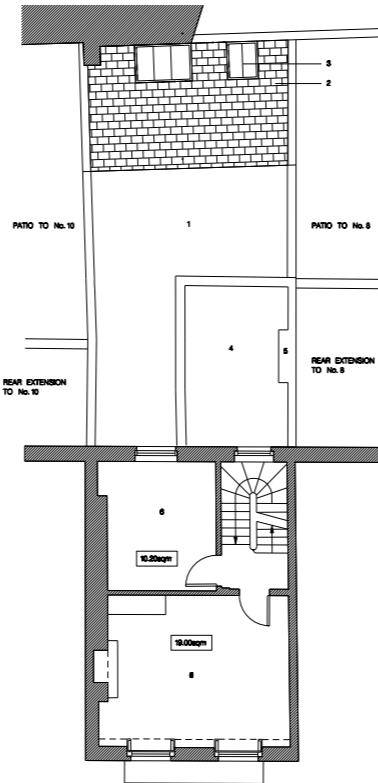
4.12 Further to the meeting we issued alternative proposals to the council for comment on 24th October 2014. The planning officer gave preliminary comments on the proposals on 26th January 2015 requesting additional information, updated Heritage Statement and



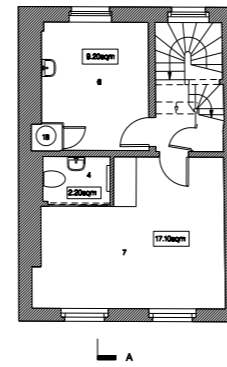
Proposed Lower Ground Floor Plan Issued 24th September 2015



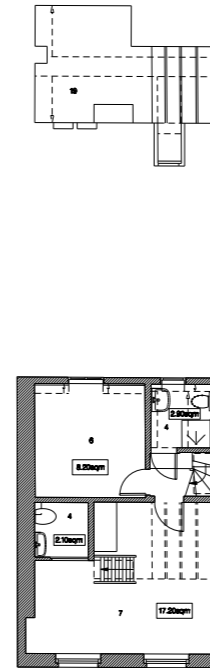
Proposed Ground Floor Plan Issued 24th September 2015



Proposed First Floor Plan Issued 24th September 2015



Proposed Second Floor Plan Issued 24th September 2015



Proposed Third & Mezzanine Floor Plan Issued 24th September 2015



Proposed Section AA Issued 24th September 2015

Design & Access Statement. We issued revised drawings for comment on 2nd March 2015. The planning officer confirmed acceptance in principal to the revised layouts and requested the drawings and supporting documents by e-mail on 17th March 2015.

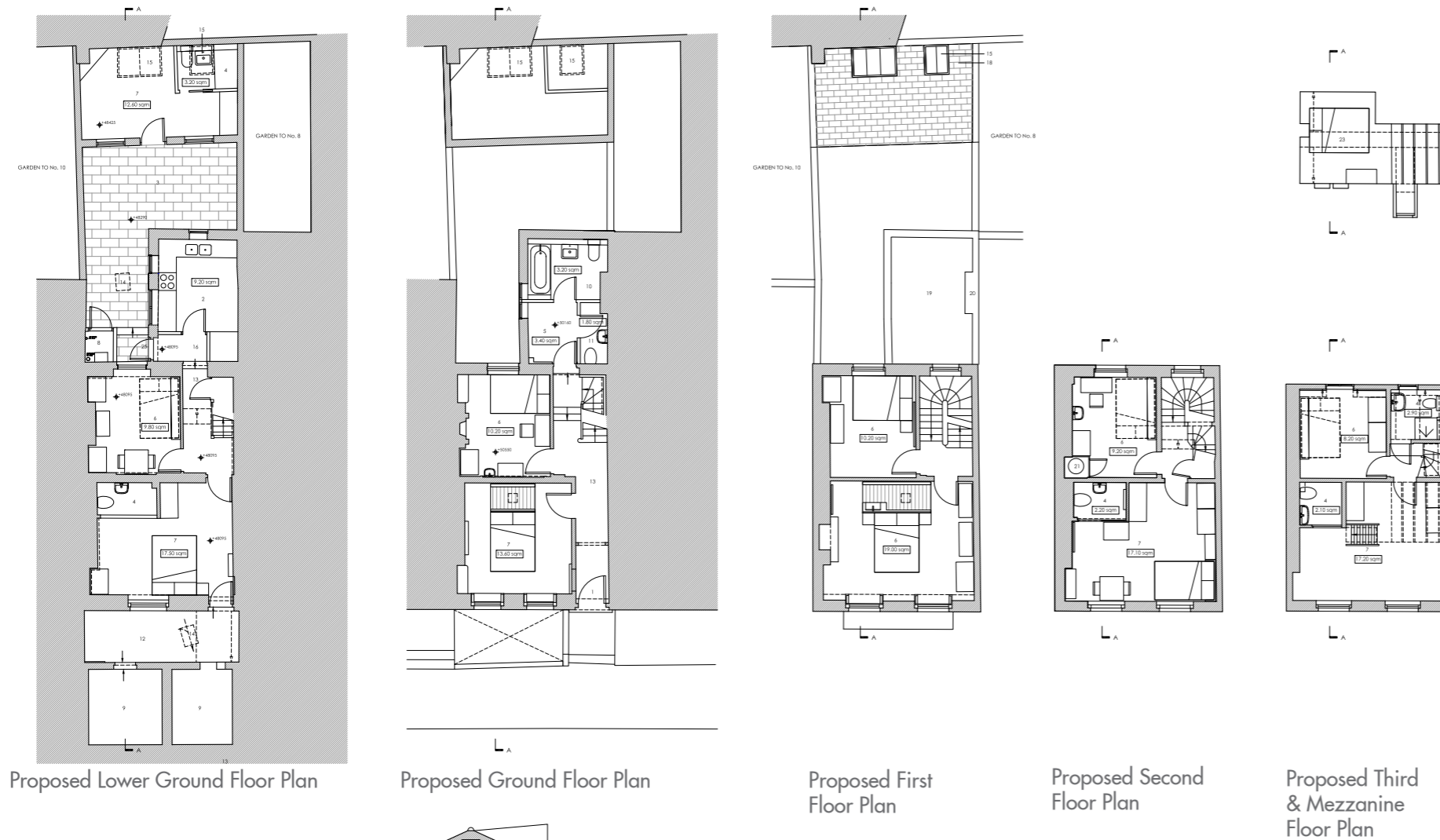
4.13 The revised proposals issued on 1st April 2015 omitted the proposed rear extensions and alterations to the rear annex following the Conservation & Design Officers comments. They incorporated the refurbishment of the rear annex and conversion into a studio room; the reorganisation of the communal kitchen, laundry, and bathroom with conversion of the existing under pavement store rooms and adjacent studio; and the conversion of the former kitchen, laundry and bathroom into bedrooms.

4.14 Following the formal submission of the revisions the planning officer issued comments on 28th April agreeing in principal to the alterations to the ground floor however requesting significant changes to the upper levels including: -

- Removal of the partitions and the associated bathroom from the ground floor level front room; room 10;
- Removal of the partitions and the associated bathrooms from the 1st floor level front and rear rooms; rooms 10 and 11;
- Removal of the partitions and the associated bathroom from the 2nd floor level, front room; room 10;
- The mezzanine floor at 3rd floor level is unauthorised and this too should be removed.
- Provide a replacement communal WC preferable at 3rd floor level whilst retaining an independent bedsit- room.

4.15 It was subsequently agreed that the enforcement issues relating to the building should be addressed directly with the enforcement officer as such the planning and listed building application was withdrawn on 29th May 2015. A site meeting was arranged for 7th July 2015 with the enforcement and design officer to discuss the enforcement issues in more detail.

4.16 Revised proposals were issued on 24th September 2015 which altered the internal layouts including the relocation of the communal kitchen to the rear lower ground floor level, the relocation of the utility room bathroom and a new WC to the rear closet wing



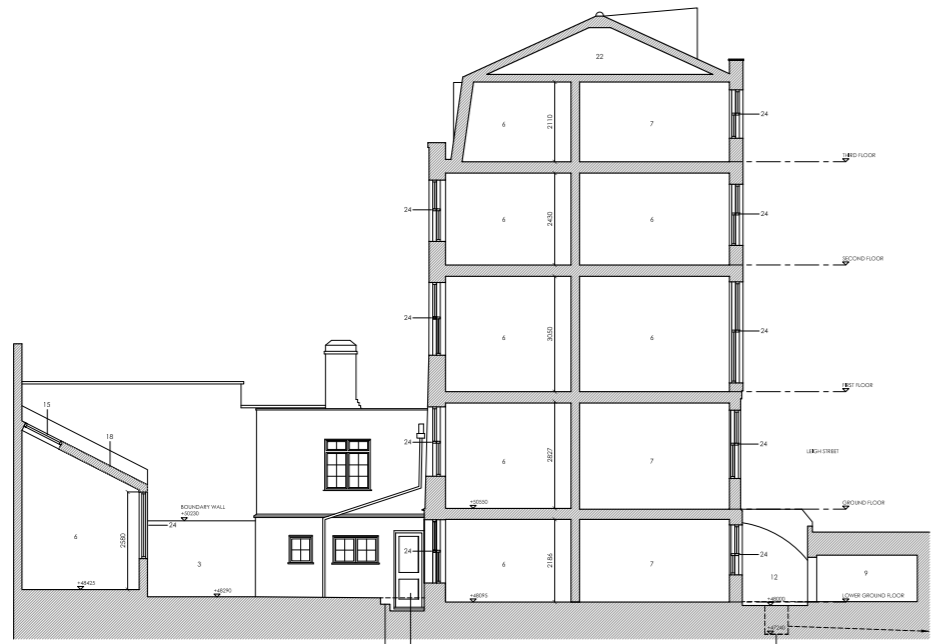
Proposed Lower Ground Floor Plan

Proposed Ground Floor Plan

Proposed First Floor Plan

Proposed Second Floor Plan

Proposed Third & Mezzanine Floor Plan



Proposed Section AA

at ground floor. Removal of the plaster board partitions and sanitary fittings to the ground and first floor front bedrooms. A new studio room was indicated to the rear garden. On 13th April 2016 the enforcement officer confirmed by e-mail the revised proposals were acceptable to the council.

5.00 Historical Survey

5.01 The historical survey of the building was commissioned to assess the feasibility of the proposed alterations and extensions by Martin O'Rourke.

5.02 The survey identified the importance of the existing annex currently in a poor state of repair and the principal of retaining as much of the existing foot print of the lower ground floor rear extension within the proposed layouts.

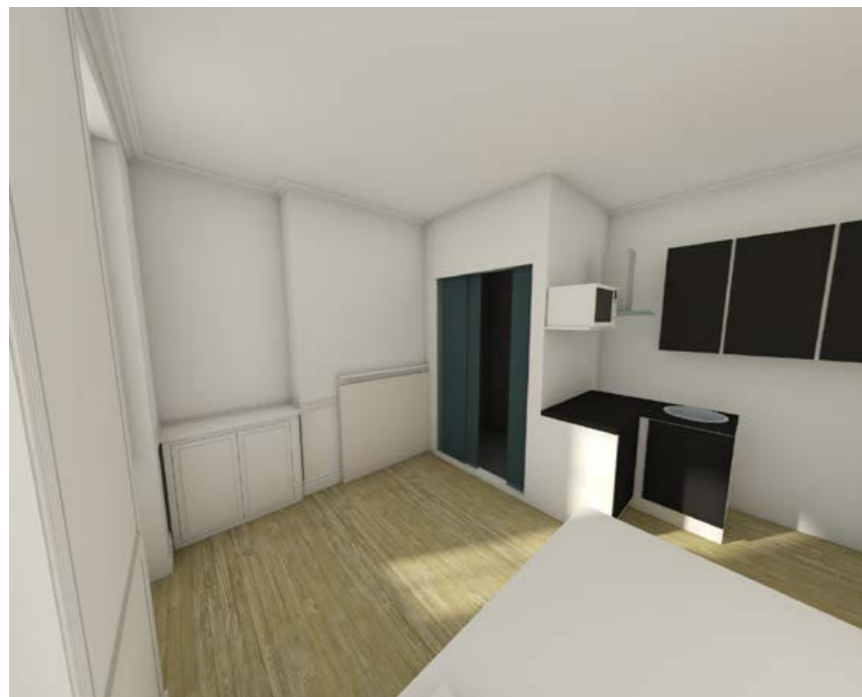
5.03 The design was developed along these principals ensuring the restoration of the annex, clearly delineating the existing windows and walls.

6.00 The Proposal

6.01 The proposed alterations fall into four parts: the renovation and alteration of the annex building; the alterations to the rear at lower and upper ground floor; the decorations to the existing property; and the alterations to ground and first floor bedroom.

6.02 The annex will be restored as a stand-alone residential studio including a kitchenette and ensuite shower room. The existing roofline will be maintained and a new skylight added.

6.03 The proposed lower ground floor arrangement sees the relocation of the existing utility room and shower room to the first floor. A new communal kitchen is proposed to the former utility/shower room with the existing floor excavated to provide a more reasonable floor to ceiling height. Emergency access is maintained via the exit door which will be fitted with a lock which is deactivated on the sounding of the fire alarm, a principal that has been agreed with an Approved Building Inspector.



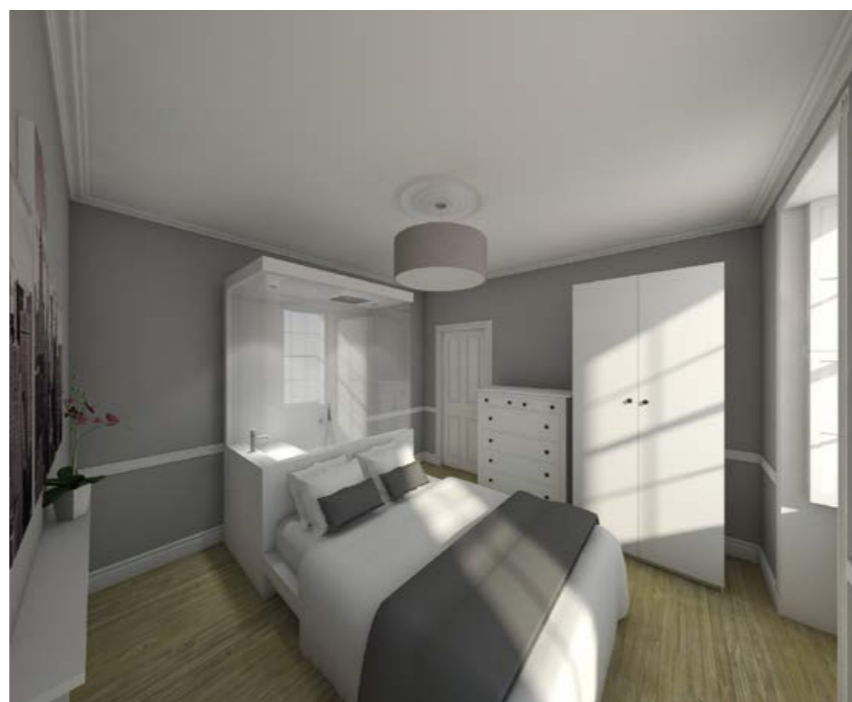
Existing Ground Floor Bedroom View A



Proposed Ground Floor Bedroom View A



Existing Ground Floor Bedroom View B



Proposed Ground Floor Bedroom View B

6.04 It is proposed to maintain, refurbish and decorate the existing sash windows, doors, masonry and metal work to the property; this is detailed within the scope of work.

6.05 In preparing the alterations for planning it has been established the loss of the shower and sink facilities to the two rooms at ground and first floor is not commercially viable; as a compromise it has been proposed to remove the plasterboard partitions and associated fittings along with the kitchenettes and provide new freestanding showers and sink fittings re-instating the original room proportions enabling the restoration of the walls, doors and ceilings, including the fibrous plaster coving, ceiling roses, dado rails and skirting. The CGI images (pages 12-13) illustrate the proposed new shower units at ground and first floor comparing them with the existing room layouts.

6.06 To comply with the Council request the kitchenettes to the studios have been reduced omitting hobs and extract hoods to encourage the occupants to use the shared kitchen facilities within the HMO. The communal kitchen, bathroom and utility room have been reorganised and an additional toilet added to compensate for the loss of the two ensuite bathrooms and ensure all occupants have convenient access to bathroom facilities. The revised arrangements comply with the council's guidelines for Minimum HMO Standards for Bedsits, Studios, Shared Houses and Shared Flats 2004 (2008).

7.00 Massing

7.01 The revised proposals maintain the existing massing to property.

8.00 Density

8.01 The current HMO licence is for 14 persons the new works creates one additional two person studio where the kitchen, laundry and bathroom are relocated to the upper ground and lower ground levels.

8.02 The layouts have been established to comply with the HMO requirements relative to bedroom sizes, number of occupants and



Existing First Floor Bedroom View A



Proposed First Floor Bedroom View A

number of bathrooms and WC's.

9.00 Amenity

9.01 The adjacent property at No.11 at basement and ground floor is a restaurant; the windows to the flank of their rear extension appear to be office and toilets associated to the restaurant.

9.02 The revised proposals to the annex maintain the current party wall profiles therefore there is no impact on the neighbouring properties daylight and sunlight amenity.

10.00 Design & Materials

10.01 The proposed modification of the former servants annex restores the painted stucco masonry, windows and roof.

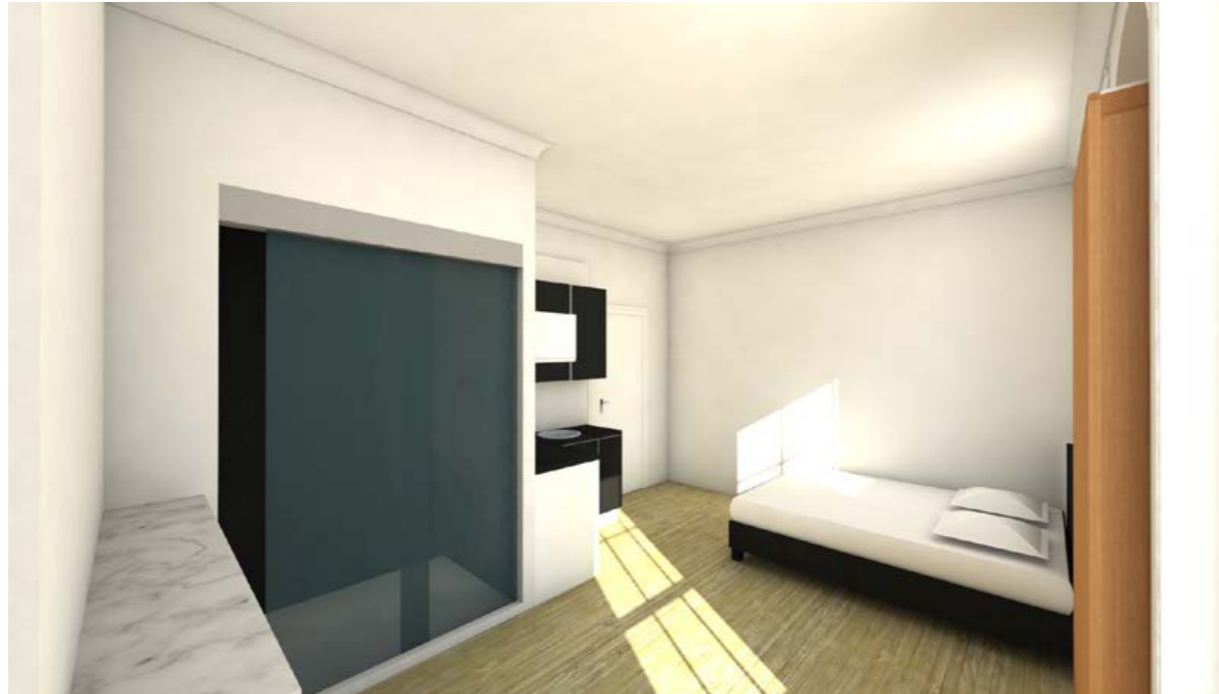
10.02 New low profile conservation style roof lights are proposed to the roof have been designed to be low key and minimal, sympathetic to the host building and surrounding context.

11.00 Disabled Access Statement

11.01 Access to the residential bedrooms and studios is maintained via a stepped threshold from the pavement on Leigh Street. Internal access to all residential levels is via the existing stair core which forms part of the original building fabric and therefore protected by the listing of the building.

12.00 Sustainability

12.01 The refurbished annex will be thermally insulated to reduce heat loss.



Existing First Floor Bedroom View B



Proposed First Floor Bedroom View B

13.00 Conclusion

13.01 The revised proposed alterations, conversion and decorations represent a significant upgrade in quality and provision to the existing HMO whilst at the same time improving and enhancing the existing Grade II listed building and surrounding conservation area.

13.02 The revised design has been carefully negotiated with the council over an extended period of time. Our proposals take on board the council's concerns regarding enforcement issues for the listed building re-establishing the character of the building whilst at the same time allow the building to be sensitively upgraded to protect and enhance its HMO status.

13.03 It is therefore respectfully requested that listed building consent be granted for this high quality, well-considered refurbishment.

APPENDIX A: SCOPE OF WORKS

SCOPE OF WORKS

Project: 1314

9 Leigh Street, London, WC1H Date: 08.06.16

Issued For Planning Revision: B

To be read in conjunction with drawings; PL 001A, 002A, 003A, 004A, 100, 101C, 102B, 103C, 104C, 110C, 113B, 120C, 130C, 201B, 202B, 203B Design & Access Statement and Heritage Report

SE = Structural Engineer
CA = Chartered Architect

1.00 Demolition and Temporary Works

1.01 Internal partitions

Existing internal partitions, fixtures and fittings to be carefully demolished as indicated on the drawings. Contractor's method statement to be approved by S.E. All reusable materials to be identified and re-used where appropriate in accordance with relevant guidance and CIRIA publication C513 – Reclaimed and Recycled Materials Handbook 1999. All waste to be transported off site to be handled as appropriate and as recommended by the Building Research Establishment. See Good Building Guide 57 Pt 1 & 2, 2003.

1.02 Roof envelope

Existing roof to the rear annex to be carefully removed by hand following a full structural survey and design to S.E recommendation or approval. Contractor's method statement to be approved by S.E. All reusable materials to be identified and re-used where appropriate in accordance with relevant guidance and CIRIA publication C513. All waste to be transported off site to be handled as appropriate and as recommended by the Building Research Establishment. See Good Building Guide 57 Pt 1 & 2, 2003.

1.03 Temporary Protection

The Contractor is to maintain full weather protection to the existing building during the construction to CA approval.

1.04 Excavation

Trial pits to be carried out to SE specification. SE to design new lowered floor slab to new communal kitchen to the rear closet wing. Party Wall Awards to be agreed with neighbouring owners in accordance with the 1996 Party Wall Act if required. Contractor to submit method statement for excavation works and any temporary propping.

2.00 Annex Renovation of Existing Structure

2.01 Floor Structure

Existing timber floor construction to be inspected and timbers repaired and preserved. Rotten timbers to be replaced. New rigid

floor insulation to be installed between floor joists with new DPM. New floor finishes installed above.

2.02 Existing Fabric

Existing façade to be retained and restored. Existing stucco to be surveyed and repaired. Existing sash windows to be surveyed and repaired, replacement elements to match existing profiles. New internal waterproof render to be installed to the existing brickwork. Also refer to 5.00.

2.03 Roof

New skylight opening to be formed with new treated timber trimmers to existing roof joists. New conservation skylights to be installed with concealed flashings. Roof to be tiled in reclaimed slate tiles to match existing (Reclaimed and Recycled Materials Handbook 1999.). New ridged roof insulation between and under roof joists maintaining ventilation above.

2.04 Walls

Introduce new insulation and breathable waterproofing layer to meet building control requirements. Install new vapour barrier, plasterboard ceiling: plaster skim and decorate.

2.05 Internal Walls Internal walls to be surveyed and repaired and rendered with waterproof render system. Insulated plasterboard with vapour barrier to be independently supported on studwork to building control requirements.

2.06 Chimney

Existing chimney flue to be retained cleaned and sealed with adequate ventilation.

2.07 Shower Room Construct new timber stud plasterboard partition to shower room. WPB Plywood floor and moisture resistant plasterboard. Floor and wall to be tiled. Install bathroom services and fittings as appropriate.

2.08 Kitchenette

Construct new timber stud plasterboard partition. Kitchen cabinets, appliances and services to be installed to suit.

3.00 Lower Ground: Kitchen

3.01 All existing windows, skirting and architraves to be protected during construction.

3.02 Install new underground drainage for kitchen in accordance with underground drainage engineers and SE design.

3.03 Install new footings and ground floor slab to kitchen to SE design.

3.04 Install new glazed door to rear garden with emergency escape door locked on magnetic lock released on activation of the fire detection system.

3.05 Install first fix electrics including fire safety equipment throughout.

3.06 Re-plaster and skim internal walls and paint to match existing.

3.07 Install internal floor and wall finishes throughout.

3.08 Install sanitary wear, kitchen fit out and cupboards.

3.09 Final fix mechanical and electrical installation.

3.10 Prepare and decorate rooms throughout.

4.00 Upper Ground: Front Bedroom, Utility & Bathroom

4.01 Front Bedroom

Carefully remove existing plasterboard partitions, cabinets, sanitary ware, tiling and associated service connections.

4.02 Install first fix mechanical, plumbing and electrical services including fire safety equipment.

4.03 Re-plaster and skim internal walls, install soft wood skirting boards, dado rails, fibrous plaster coving and ceiling rose, door architraves and fire rated panelled door to match original design.

4.04 Install stand-alone structural glass shower unit and associated sanitary wear.

4.05 Prepare and decorate room throughout.

4.06 Utility Room

Carefully remove existing kitchen cabinets, equipment and fittings.

4.07 Install first fix mechanical, plumbing and electrical services including fire safety equipment.

4.08 Re-plaster and skim internal walls, install soft wood skirting boards, door architraves and fire rated panelled door to match original design.

4.09 Shower Room & WC

Install new timber stud partition with skimmed waterproof plasterboard finish to create new shower room and WC.

4.10 Install first fix mechanical, plumbing and electrical services

including fire safety equipment.

4.11 Install new sanitary wear, tiling, lighting, cabinets, equipment and fittings.

5.00 First Floor: Front Bedroom

5.01 Carefully remove existing plasterboard partitions, cabinets, sanitary ware, tiling and associated service connections.

5.02 Install first fix mechanical, plumbing and electrical services including fire safety equipment.

5.03 Re-plaster and skim internal walls, install soft wood skirting boards, dado rails, fibrous plaster coving and ceiling rose, door architraves and fire rated panelled door to match original design.

5.04 Install stand-alone structural glass shower unit and associated sanitary wear.

5.05 Prepare and decorate room throughout.

6.00 General External Cleaning & Maintenance Items to the House

6.01 Pointing

Existing pointing to be retained where practical and patch pointing should be used for areas of repairs if required. A lime mortar (2:1:1 or 3:1:1) should be used with a flush joint detail in a mid-light grey to match the original pointing. A sample panel is to be prepared to the rear elevation prior to an inspection by the CA.

6.02 Brickwork Cleaning

Existing soiled brickwork and mortar to be cleaned with a weak (2-8%) hydrofluoric acid. Windows, paints and polished surfaces must be fully protected, the scaffold capped. The brickwork to be cleaned should be pre-wetted to limit the activity of the acid to the surface and treatment and thoroughly washed off to prevent streaking. Scope and specification to be in accordance with BS 6270: Code of Practice for Cleaning and Surface Repair of Buildings Part 1: 1982 Natural stone, Cast stone, Clay and Calcium Silicate Brick masonry and specialist consultant specification. A sample panel is to be prepared to the rear elevation prior to an inspection by the CA.

6.03 Sash Windows

Existing sash windows and cills to be surveyed renovated and repaired. Window weights and chains to be checked and new nylon cords installed and windows balanced if required. Existing glazing bars, sashes, frames and cills to be surveyed. Rotten wood to be cut out and replaced with profiles to match existing if required. Existing

paintwork to be removed, throats be large (not less than 12mm) and damp proof courses installed under cills if required. Existing windows to be draft proofed in accordance with English Heritages Energy Efficiency and Historic Buildings recommendations. Windows to be primed and painted with semi-gloss paintwork system to manufacturer's recommendations with CA approval.

6.04 Cast Iron Balcony

Existing cast iron painted balcony to front elevation at first floor to be prepared and decorated. Flaked paintwork to be removed, sound paintwork to be prepared primed and repainted with full gloss metal paintwork system to manufacturer's recommendations with CA approval in accordance to BS ISO 27831: 2008: Metallic and other Organic Coating Cleaning and Preparation of Metallic Ferrous Metals and Alloys, BS EN ISO 12944: 1998, Paint and Varnishes. Corrosion Protection of Steel Structures by Protective Paint Systems.

6.05 Stucco

Existing stucco paint to be surveyed to ground and lower ground floor elevations and window reveals. Stucco to be repaired with a suitable render repair system based on hydraulic lime, white cement with sand and mineral fibre fillers by Keim or similar approved. Surface to be prepared in accordance with manufactures instructions and painted with a mineral matt finish silicate based paint by Keim or similar approved.

6.06 Front Door

Existing front door to be retained. Front door paintwork to be carefully removed from the existing frame and door. Paint to ironmongery to be carefully removed and ironmongery protected. Door and frame to be carefully repaired. Door and frame to be primed and painted with full semi-gloss paintwork system to manufacturer's recommendations with CA approval.

7.00 General Internal Refurbishment Items

7.01 Internal Doors

Non-original internal fire doors to be replaced with fire rated panelled doors with smoke seals and self closing mechanisms.

Mark Fairhurst Ltd. 8th June 2016

APPENDIX B: ARCHITECT'S EXPERIENCE

1.01 Mark Fairhurst BA Hons (Newcastle) Dip. Arch (UCL), RIBA has extensive experience of designing within conservation areas and alterations to listed buildings.

1.02 Conran Shop & Orrery Restaurant, Westminster
The design of a new department store and restaurant within the North Marylebone Conservation Area. The development retained the existing brick and faience facade integrating it with a new build construction behind. The project received a Civic Trust Commendation for the design.

1.03 4 Bathurst Street, London, W2
Located in the Bayswater Conservation Area, the historic early 19th century public house which had been converted into a restaurant and two apartments was extended creating a new mezzanine floor to the top floor flat, with new mansard and dormers facing the stable mews behind.

1.04 365 Clapham High Street, Lambeth
Originally designed as an imposing residential property overlooking fields and gardens, the early 19th Century Grade 2 listed building had been unsympathetically converted into a funeral parlor. Now forming part of a longer row of buildings facing the Clapham Road the building has been reclaimed for residential use carefully preserving the surviving listed features.

1.05 Belair Cottages, Southwark
Set within Belair Park, part of the Dulwich Estate, Belair Cottages is a Grade II Listed building constructed as the coach house for the Palladian style Belair House. The building is being restored and converted into a family dwelling with a glazed pavilion to the rear and new guest wing to the front.



Conran Shop, Marylebone



Clapham High Street, Lambeth



Bathurst Street, Westminster



Belair House & Cottages, Dulwich