

Item No.	Area of Building	Drawing No.	Description	Justification
1	Basement	3654-PI-610 Basement as Proposed	Two doors are proposed to open into the rear courtyard.	These works will help to maintain the garden and ventilation. The proposals do not materially affect the permitted scheme or special interest of the listed building.
2		3654-PI-610 Basement as Proposed	Double doors are proposed leading into the main bedroom.	This will create a grand opening to the master bedroom. These works do not materially affect the permitted scheme or special interest of the listed building.
3		3654-PI-610 Basement as Proposed	An entrance lobby is proposed leading into both flats at the rear of the building.	In both cases an entrance lobby is required to provide fire protection between the living areas and the communal space. These changes are very minor and will not materially affect the special interest of the listed building.
4		3654-PI-610 Basement as Proposed	New partition and ensuite in N flat.	As it is not practical to have a bathrom off the lounge, it is proposed to insert an ensuite in Bedroom 2. M&E details are provided below.
5		3654-PI-610 Basement as Proposed	Additional external stair to the front lightwell is omitted.	This element was proposed to be inserted as part of the permitted scheme. Our client would like to omit this element because it is not required. We consider that this element will preserve the existing appearance and would therefore be acceptable.
6	Ground Floor	3654_Pi_611 Ground Floor as Proposed	Addition of a maintenance door to rear lightwell and entrance lobby for fire protection.	These works will allow maintenance of the flat roof of Unit 1. In both cases we consider that these works do not materially affect the permitted scheme or special interest of the listed building.
7		3654_Pi_611 Ground Floor as Proposed	Entrance Fire lobby to N flat.	Same justification as Basement
8		3654_Pi_611 Ground Floor as Proposed	Modifications to partitions in N flat.	The doorway from bedroom 1 to the ensuite will be moved in a modern partition. This will not have any material effect on the special interest of the listed building.
9		3654_Pi_611 Ground Floor as Proposed	Entrance Lobby Fire Protection.	<p>In the approved drawings the retained lift, which is entered within the communal lift lobby, opens directly into Unit 7. It also opens directly into Units 8 and 9.</p> <p>Within Approved Document B – Volume 2, paragraph 5.42 it states that “a lift well connecting different compartments should form a protected shaft”.</p> <p>A fire curtain is therefore required to provide fire protection.</p> <p>The detail is illustrated in 36554_PI_619. A smoke curtain will be positioned above the lift entrance. In order to accommodate the curtain mechanism, a ceiling depth of 300mm will be required.</p> <p>A level ceiling will be installed within the lobby. This would result in a simple and plain solution.</p> <p>When considering the acceptability of this alteration, one must consider that the lift lobby is of limited architectural value. It was created in the 1970s, when the lift was inserted, and there are no architectural features of interest. Furthermore, the height of the space is such that a new ceiling could be incorporated without harming the proportion of the space. Finally, the provision of a fire curtain is a particular requirement needed to ensure that the building is safe and can function in its permitted use.</p> <p>We therefore consider that the works would be acceptable and would preserve the special interest of the listed building.</p>
10		3654_Pi_611 Ground Floor as Proposed	Partition for storage.	It is proposed to create a cupboard adjacent to the ensuite in the NE studio for storage of a water tank. This will not have any material effect on the special interest of the listed building.
11	First Floor	3654_Pi_612 First Floor as Proposed	Roof Light omitted.	It is proposed to omit the rooflight in the dressing room of bedroom 2 that was permitted in the consented scheme. Given this is a dressing room, we consider that this change would be a minor amendment that would not affect the special interest of the listed building.

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12		3654_PI_612 First Floor as Proposed	Layout modified in Bedroom 1.	It is proposed to change the layout in bedroom 1 to create a dressing room with a lightweight reversible partition. The permitted scheme shows cupboards to form a dressing room. This will not have any material effect on the special interest of the listed building. Similar spaces are approved at the upper levels.
13		3654_PI_612 First Floor as Proposed	Kitchen layout modified so ventilation is against the S wall.	<p>Following discussions with the Council, our client is proposing to change the layout of the kitchen so that the extractor fan would be placed against the southern elevation, rather than over the island.</p> <p>This alteration negate any need to run ventilation into the ceiling. Instead, the ventilation ductwork would be run above the kitchen cupboards along the southern elevation and into the riser.</p> <p>This work would be an improvement to the existing consent.</p>
14		3654_PI_612 First Floor as Proposed	Suspended ceilings in new extension to SW of floor plan (Bedroom 2).	<p>It is proposed to install suspended ceilings in bedroom 2. This area is an extension to the existing building, and is therefore new fabric. The purpose is to allow a mechanical duct to lie within the ceiling void from the WC and bathroom and exit the building on the new side elevation. The arrangement is illustrated on 3654_PI_618.</p> <p>We understand there are a number of structural elements that cannot be penetrated at lower level within the elevations. Consequently, the services are proposed to be laid at high level.</p> <p>The appearance of the duct on the exterior of the building is a particular consideration and so our client has proposed an air brick so that the materiality is maintained. The detail and appearance is illustrated on 354_PI_623.</p> <p>Given that this part of the building is modern fabric, we consider that the provision of a suspended ceiling would not harm the special architectural interest of the building.</p>
15		3654_PI_612 First Floor as Proposed	Double doors between Kitchen and living room.	<p>It is proposed to insert double doors between the living/dining room and the kitchen.</p> <p>In the consented scheme this opening is a single doorway sited adjacent to the western wall.</p> <p>A double opening will improve the usability and functionality of the space, providing purposeful communication between the two main living areas. The opening would be detailed in a sympathetic manner to ensure that the aesthetic appearance would be retained. This approach would allow the current layout to remain legible, while providing a practical solution to a new flat being established within the building.</p>
16		3654_PI_612 First Floor as Proposed	Double Doors between lobby and Living/dining room.	To be reverted back to the single doors approved in the previous consent.
17		3654_PI_612 First Floor as Proposed	Entrance Lobby Fire Protection.	See comments for the Lobby Fire Protection on the Ground Floor (Item 9).
18		3654_PI_612 First Floor as Proposed	Wall Linings to Party Walls.	<p>In order to meet the minimum acoustic and thermal performance needed to meet building control requirements, it is proposed to install wall linings to the party walls, and to the front and rear elevations.</p> <p>The section for the lining is shown on 3654_PI_621. The lining would comprise 38mm Gyproc Thermaline PIR board.</p> <p>A particular consideration is the effect of the lining on architectural features such as fireplaces. It is intended to scribe around each fireplace to ensure that the appearance of those features is preserved.</p>
19	Second Floor	3654-PI-603 second floor as proposed	Wall linings to Party Walls.	

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20		3654-PI-603 second floor as proposed	Double doors between lobby and living/dining room.	See notes for first floor.
21		3654-PI-603 second floor as proposed	Suspended ceiling in lift lobby.	
22		3654-PI-603 second floor as proposed	Double doors between living/dining and kitchen.	
23		3654-PI-603 second floor as proposed	Suspended ceiling in new extension to SW of floor plan (Bedroom 2).	
24		3654-PI-603 second floor as proposed	Kitchen layout modified so ventilation is against the S wall.	
25	Third Floor	3654-PI-604 third floor as proposed	Wall linings to Party Walls.	See notes for first floor.
26	Third Floor	3654-PI-604 third floor as proposed	Double doors between lobby and living/dining room.	
27	Third Floor	3654-PI-604 third floor as proposed	Suspended ceiling in lift lobby.	
28	Third Floor	3654-PI-604 third floor as proposed	Double doors between living/dining and kitchen.	
29	Third Floor	3654-PI-604 third floor as proposed	Suspended ceiling in new extension to SW of floor plan (Bedroom 2).	
30	Third Floor	3654-PI-604 third floor as proposed	Kitchen layout modified so ventilation is against the S wall.	
31	Principal Rooms	3654-PI-605 Section A-A as proposed	40mm lining to ceilings in principal rooms.	<p>The Council will be aware that our client has been trying to achieve a performance of acoustic insulation and fire protection between the floors, to meet the requirements of building control. These ceilings are not original and were established in 1974 (LPA Reference: 19246).</p> <p>Our client has explored the option of a sprinkler system. However, this would require substantial reconfiguring throughout the building to install high-level pipework, a tank at roof level, reinforcement works to ensure the tank was secure, and a valve/control room in a communal area to provide access for the fire brigade.</p> <p>Having previously considered a suspended ceiling to incorporate services, our client proposes to apply a 40mm lining to the ceilings. The detail is shown on drawing 3654_PI_621 Proposed Details (Detail 01). This will achieve an improved acoustic performance and 1hr fire protection between compartment floors. This approach was accepted in principle by the Council in correspondence dated 14/04/16. The approach would ensure that the proportions of the rooms would be retained.</p> <p>To achieve this detail, insulation will be added to the floor void, between the joists. Furthermore, services, including ductwork is proposed within the floor void. The ductwork is proposed as a flat rectangle with dimensions of 200mmx75mm.</p> <p>It is also proposed to retain the floorboards, which were inserted as part of the 1970s refurbishment, and add an additional layer of Regupol 4515 (an acoustic underlay material) with a suitable floor surface above. Detail 03 on 3654_PI_621 Proposed Details shows how the new floor level would be rationalised at the door thresholds.</p>
32	Rear Extension	3654-PI-605 Section A-A as proposed	Consented window reduced in side elevation of rear extension.	<p>The approved section drawing shows a tall ten-pane window in the side elevation of the new rear extension. This would have been achieved by removing floor plate leading from the stair landing between the first and second floors.</p> <p>Through construction, it has become clear that removing this floorplate will require substantial structural interventions. Our client therefore proposes to retain the floor plate in order to minimise works. This will necessitate the shortening of the window to six panes.</p>

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33	Rear Extension/me ws	3654-PI-605 Section A-A as proposed	Full height glazed wall.	The approved scheme shows a balustrade around the stairwell in the rear building. Our client would like to replace the balustrade with a single pane which is required to provide a 0.5 fire rated partition to comply with Building Regulations Part B. We consider that this alteration is minor and would not be a material alteration.
34	Rear areas	3654-PI-605 Section A-A as proposed	External walls to be rendered.	The approved scheme shows the external party walls to be finished with glazed bricks. Our client would like to finish the walls with white render. We consider that this is a minor amendment to the existing application.
35	Ground to Third Floors	3654-PI-605 Section A-A as proposed	Wall lining to stairwell.	<p>The Council will be aware that our client is seeking a solution to achieve a good quality wall finish within the stairwell. The majority of the walls appear to have been lined with modern plasterboard above the modern dado rail. Below the dado, ply sheeting has been added. In some locations it is clear that lath and plaster has been preserved, with plyboard applied over it.</p> <p>The main consideration is to find a method to finish the stairwell in a manner that achieves a high-quality appearance. We understand that the ply sheeting and modern plasterboard is in poor condition. The architectural details such as cornices and dado rail, are modern additions which appear to date to the 1973 refurbishment.</p> <p>The proposal is to apply a 12.5mm plasterboard over the existing plasterwork. Drawing 3654_PI_620A Proposed stair details illustrates the proposals.</p> <p>This approach will ensure that the historic lath and plaster is retained, while providing a clean surface to achieve a high quality finish. The architectural treatment will match the existing details, and is shown in section on the drawing.</p> <p>It is proposed to introduce timber panelling to the entrance hall, ground floor lobby and to the ground floor landing. The detailing would be designed to be in keeping with historic building, using historic precedent to find a suitable proportion and mouldings.</p> <p>Our client would also like to discuss the addition of wall lights within the stairwell.</p>
36	Throughout	3654-PI-622 Proposed window architrave, skirting and cornice details	Architectural details.	To achieve a high quality appearance that is sympathetic to the historic and architectural value of the building, JTG have prepared details of the proposed architectural details including cornices and window surrounds in the principal rooms. The detail also provides a section showing the intention to install secondary glazing to provide acoustic and thermal upgrades.
37	Throughout	3654-PI-606 Section B-B as proposed - services	Soil Pipes.	To service the WC/utility and bathrooms soil pipes are proposed through the building. The locations are shown in the corresponding service plans 3654_PI_617 and 3654_PI_618 . The location of the pipes within the floors are illustrated in the floor section.
38	Throughout	3654-PI-606 Section B-B as proposed - services	Electrics/plumbing.	<p>In the historic part of the building It is intended to lead the electrics/plumbing within the floor voids, and between the joists. This arrangement is illustrated in the relevant sections.</p> <p>Where openings in historic fabric are required, these will be made below floor level, with an aperture suitable for the services, and using hand tools to ensure that minimal fabric is removed. The area around the aperture will then be made good to match the existing.</p> <p>In the modern extension, it is proposed to run the electrics/plumbing within a suspended ceiling. This detail is shown in 3654_PI_621.</p>

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39	Throughout	3654-PI-606 Section B-B as proposed - services	Extract ductwork.	<p>The majority of the ductwork will be laid within the floor voids as shown in 3654_PL_617 and 3654_PL_618. The exception is in the new extension in the SW of the building. In this location, it is intended to run the ductwork within the suspended ceiling.</p> <p>Drawing 3654_PL_623 illustrates the proposed appearance of the ductwork as it meets the exterior elevations. In both cases, it is proposed to either use a suitable airbrick or a vent grill to match the existing.</p>