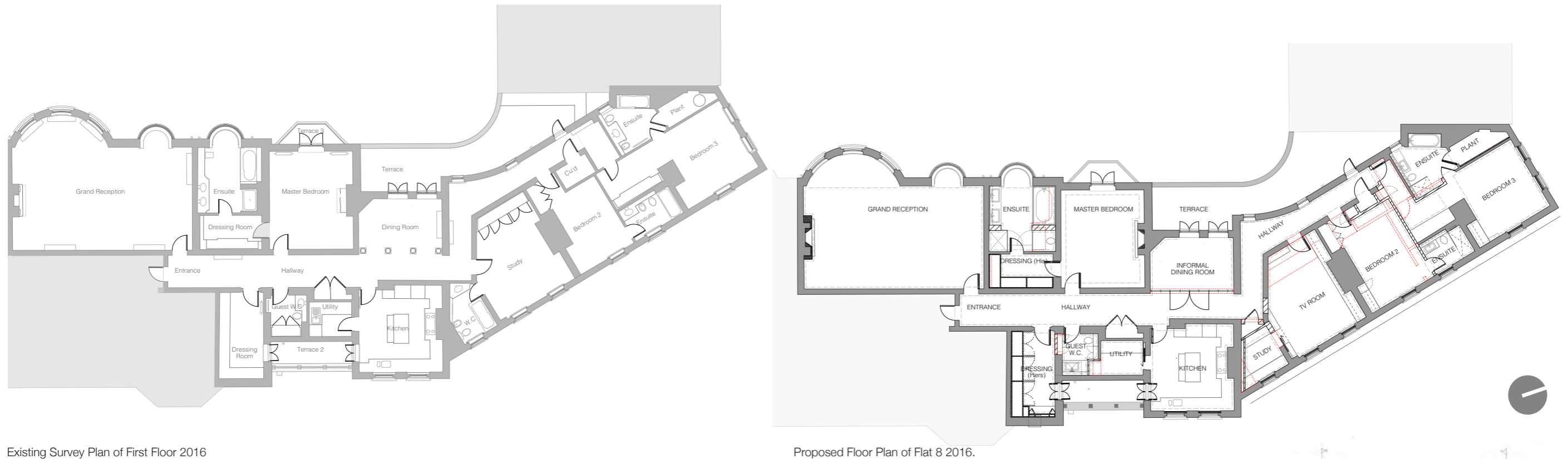




Flat 8 Inverforth House
Historic Report, Design and Access Statement.

Part 2
Assessment of the proposal and its effect on the Listed Building.

July 2016



Existing Survey Plan of First Floor 2016
Instructed by clients.

Proposed Floor Plan of Flat 8 2016.

LEGEND.	
	EXISTING WALLS.
	NEW INTERNAL PARTITIONS
	REMOVED PARTITIONS.
	CORNICE.

The proposal and its effect on the listed building.

Introduction

The proposal has been developed by considering the client's brief with the constraints imposed by the need to respect the listed building.

As described in detail in the following pages, the proposal preserves the features that are of special architectural interest, carries out repairs where need be, and adapts the building sensitively to meet modern living standards. It therefore, secures the upkeep and longevity of Flat 8 and the wider building by enabling its continued use as a three bedroom flat. The proposed minor internal alterations of Flat 8 cause no harm to its special architectural merit or fabric, externally repair is the main concern of the project.

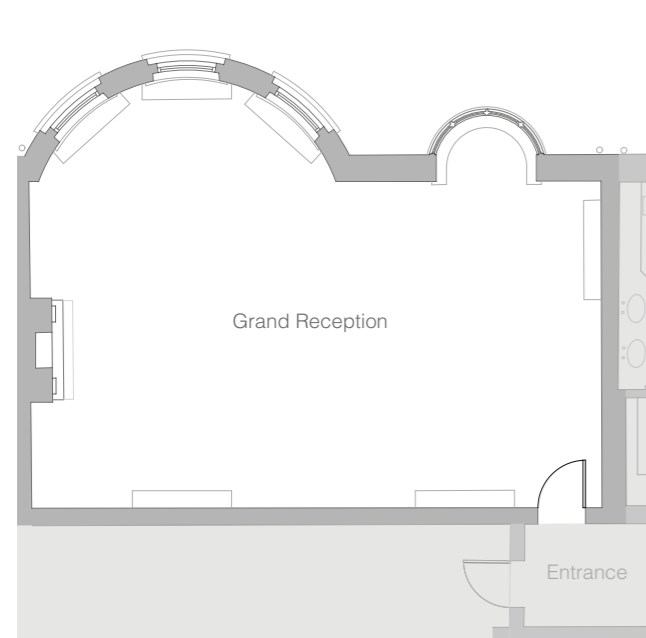
Description of the proposal.

The holistic approach to Flat 8 of Inverforth House seeks to preserve the historic fabric whilst increasing the quality of life within the Flat. The proposal is to only undertake minor internal alterations, leaving the external fabric relatively untouched. It is also proposed to improve upon the existing systems to ensure further the longevity and overall maintenance of the flat.

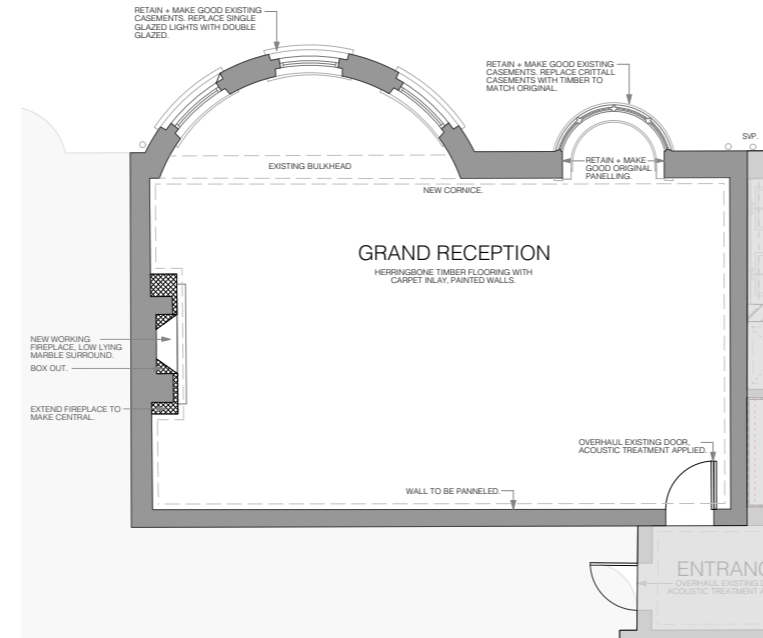
A new floor build up, consisting of greater insulation, acoustic treatment and underfloor heating, is proposed throughout. This will not only improve the quality of life within the Flat, but also reduce overall running cost for the building, and reduce any impact that day to day life within the flat may have on neighbouring occupants. The underfloor heating proposed will require less energy to run than the current radiator system, becoming more efficient and cost effective for the overall building. The proposed system will be an in-situ retro fit,

causing no harm to the historic fabric of the building. A new ceiling build up is also proposed, consisting of increased insulation and acoustic resilient bars, to further improve the acoustic and thermal benefits within the flat. Where there are areas of special architectural interest, the proposal ensures that these features are preserved. (see page 13 for floor build up details and page 14 for ceiling build up details)

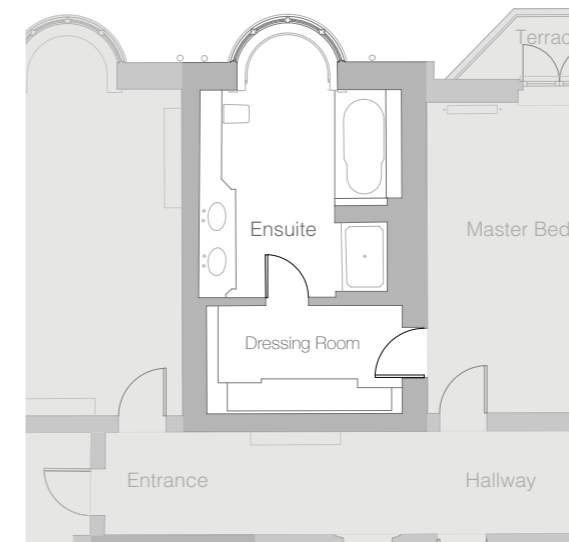
It is proposed for new comfort cooling and continuous feed ventilation to be implemented throughout all habitable rooms. The system will continuously replace stale air with fresh, to help reduce the build up of mould and mildew, which can be detrimental to the long term health of a building and its structure.



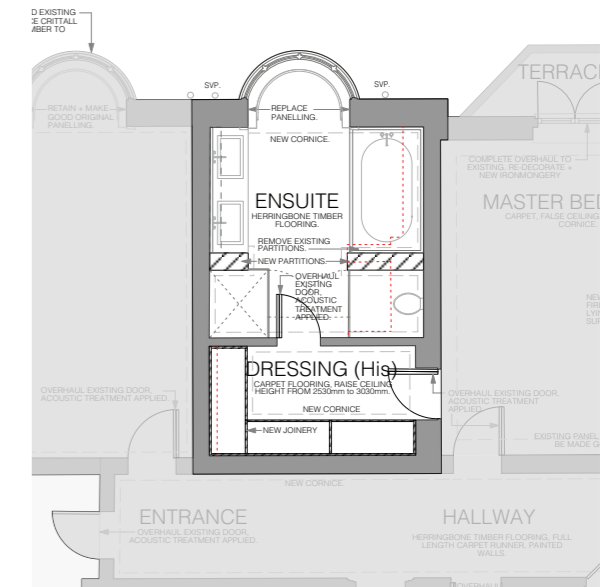
Existing Survey Plan of First Floor 2016
Instructed by clients.



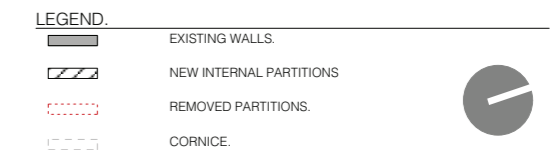
Proposed Floor Plan of Flat 8 2016.



Existing Survey Plan of First Floor 2016
Instructed by clients.



Proposed Floor Plan of Flat 8 2016.



The proposal and its effect on the listed building.

Grand Reception

- No change to existing plan form proposed.
- No removal of original fabric proposed.

The existing Grand Reception plan form is unchanged by the proposal. The door entering off the Hallway is to be retained and overhauled, with new ironmongery replacing existing modern ironmongery, paintwork and acoustic treatment applied.

The existing false chimney breast built in the 1990's refurbishment will be widened slightly in order to centralise the new working fireplace, enhancing it as a feature of this grand room.

The large bay window contains three window sashes with chamfered lights. It is proposed these original sashes are to be retained and refurbished, incorporating draught-proofing into the existing sash windows without affecting their appearance. The existing single glazed chamfered lights are proposed to be replaced with double glazed lights to enhance the thermal properties within this room. These measures will help to ensure the sustainable long-term conservation of the building. (see page 16 for further details)

The smaller bay window with curved glazing is to be retained and refurbished, replacing the outward swing crittall casements with timber to match the existing. This will return the smaller bay window closer to original form whilst securing the upkeep of such original elements. The original panelling to the side of the bay window is also proposed to

be retained and refurbished, preserving this feature of architectural interest. (see page 16 for further details)

The non - original and tired existing flooring is proposed to be replaced with carpet with a border of Weldon Herringbone Timber of 300mm. Non - original cornices, skirting and architraves will also be replaced. New panelling to the height of dado level is proposed to all exposed walls, in keeping with the original panelling to the Master Bedroom.

Master Dressing Room & Ensuite

- Minor change to existing plan form proposed.
- No removal of original fabric proposed.

It is proposed to change the layout of the Master Ensuite and Dressing. As the plan form of these two rooms has already been altered significantly and lack features of architectural or historic interest, these alterations are appropriate.

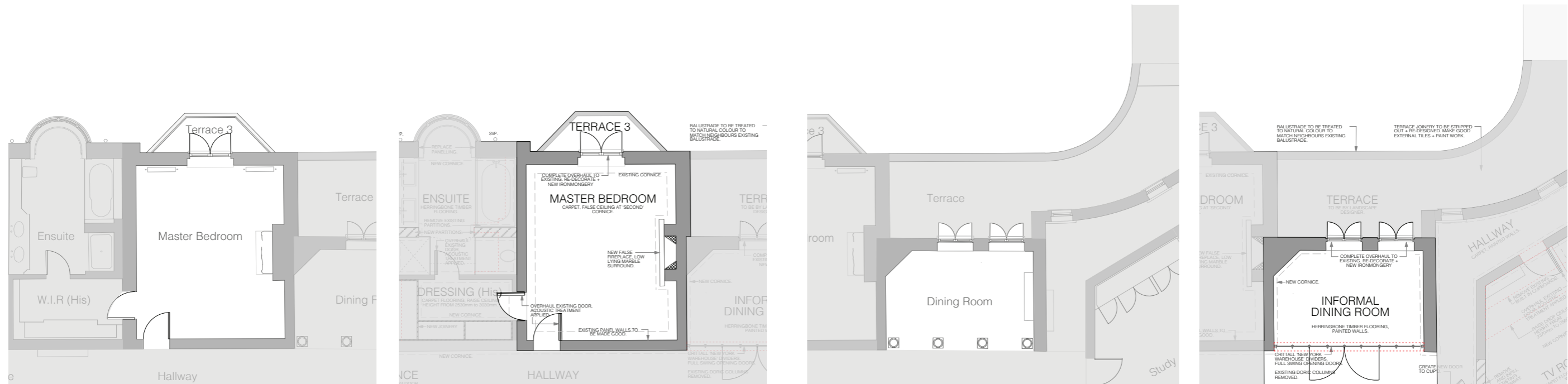
It is proposed that the existing chimney breast within the Master Ensuite wall is to be removed. As both the 1993 and 2016 Surveys show there is no chimney stack at this point on the roof, nor fireplace at this point on the Lower Ground, Ground or Second Floor Plans, removal of this chimney breast will cause no harm to the existing fabric of the building. Additional internal partitions within the Master Ensuite are also to be

removed, providing a more functional layout as shown. The red dotted lines on the Proposed Floor Plan of Flat 8, 2016, indicate the extent of the modern partitions to be removed. The internal layout is proposed to be altered to maximise light, space and the clients brief whilst minimising changes to the current soil outlet and water services.

The bay window matches that of the small bay window in the Grand Reception, therefore the same treatment is proposed. The existing panelling to the sides of the bay window does not match those of the Grand Reception small bay window and are not original features. (see page 16 for further details)

The ceiling to the Master Dressing Room has been lowered, as seen on Camden planning permission dated 8th of March 2004, to accommodate an air conditioning unit. It is proposed to remove this unit and reinstate the ceiling to match the height of the Master Ensuite. New internal joinery and removal of the boxed out wall to the south wall of the Dressing Room are also proposed.

New flooring, cornices, architraves and skirtings are proposed to both rooms to replace the non original, with carpet floor finish in the Dressing and Weldon Herringbone Timber in the Ensuite.



Existing Survey Plan of First Floor 2016
Instructed by clients.

Proposed Floor Plan of Flat 8 2016.

Existing Survey Plan of First Floor 2016
Instructed by clients.

Proposed Floor Plan of Flat 8 2016.

LEGEND.

	EXISTING WALLS.
	NEW INTERNAL PARTITIONS
	REMOVED PARTITIONS.
	CORNICE.

The proposal and its effect on the listed building.

Master Bedroom

- No change to original plan form proposed.
- No removal of original fabric proposed.

The existing Master Bedroom plan form is to remain unchanged by the proposal. The addition of the fireplace was permitted as seen on Camden planning permission dated the 8th of March 2004 and therefore holds no historic significance. This is proposed to be replaced with a new false, fireplace that enhances the existing characteristics of the Master Bedroom.

The walls are of decorative panelling from c19, with jib doors set discretely within. The proposal seeks to retain and refurbish this architectural feature to ensure its longevity.

The modern jib doors to the Hallway and Master Ensuite are proposed to be retained and overhauled, with new ironmongery, paintwork and acoustic treatment applied. The panelling to the internal side of the doors is to be 'made good'. The doors to the Terrace are not in good condition, therefore extensive refurbishment is proposed.

The Master Bedroom ceiling is proposed to be treated differently to that of the rest of the house as it retains the original cornices. To ensure acoustic and thermal insulation a

false ceiling is proposed, retaining the original ceiling above ensuring no impact on the existing fabric. (see page 14 for further detailing)

The flooring in the Master Bedroom is of non original carpet in poor condition, proposed to be replaced with new carpet.

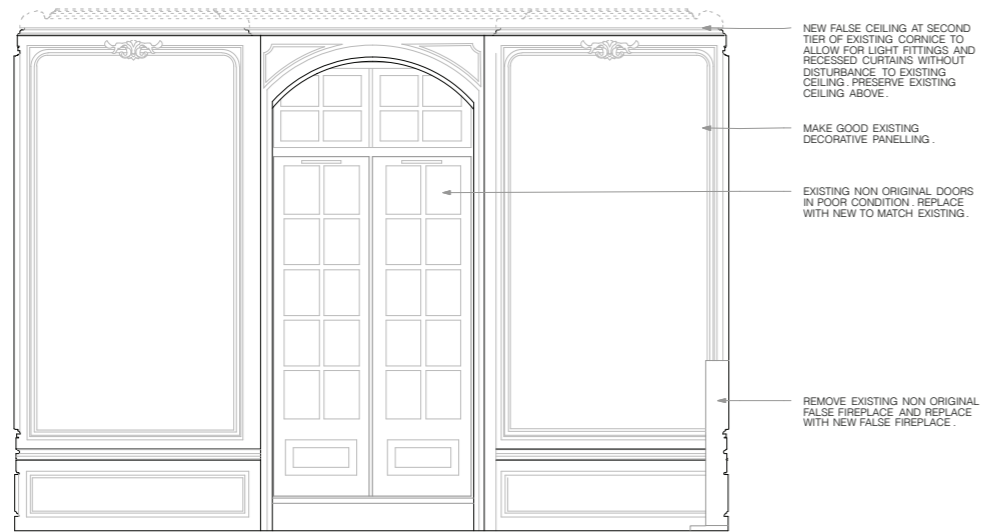
Informal Dining Room

- No change to existing plan form proposed.
- No removal of original fabric proposed.

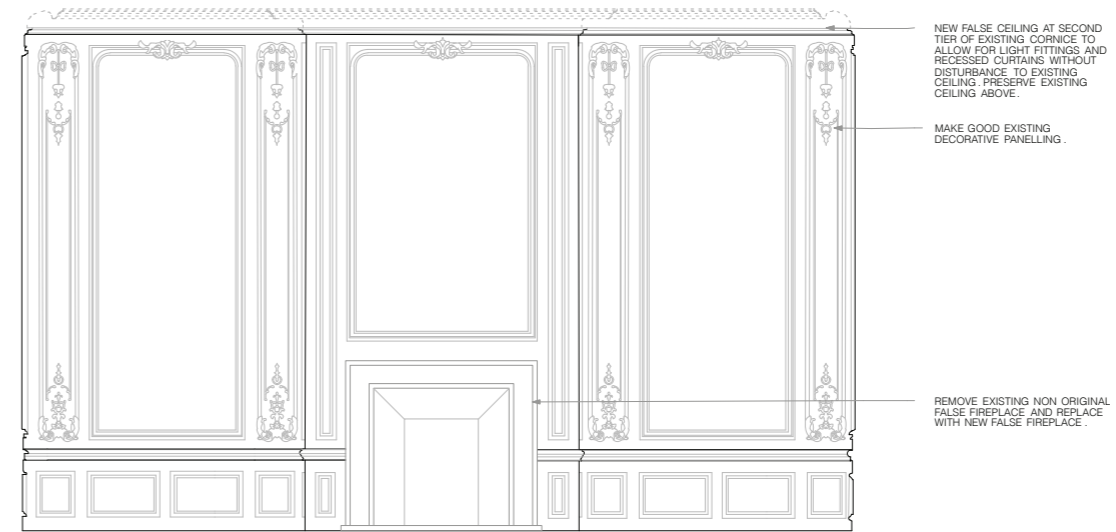
It is proposed to remove the four modern Doric columns and bulkhead above, that divide the Informal Dining Room from the Hallway. As these columns were an addition post 1993, they hold no architectural or historical significance to Inverforth House. A new glazed partition is proposed with full swing opening doors in its place, to retain the original division and hierarchy of space whilst creating a modern transparent divider that maximises light within the Hallway. (see page 17 and 18 for further detailing)

It is proposed that the full height doors with modern fittings are to be retained and overhauled with new decoration, ironmongery and acoustic treatment. The existing modern architraves are proposed to be made good.

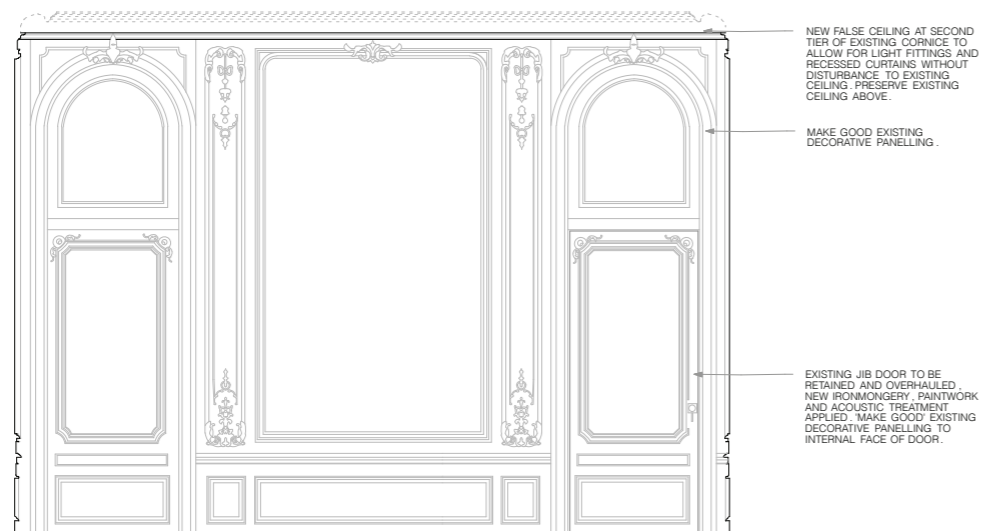
The non-original cornice, dado rail, picture rail and skirting of the hallway continue into the Informal Dining Room, and are proposed to be replaced. A continuation of the proposed Weldon Herringbone Timber from the Hallway is proposed to continue into the Informal Dining Room.



MASTER BEDROOM
ELEVATION 01

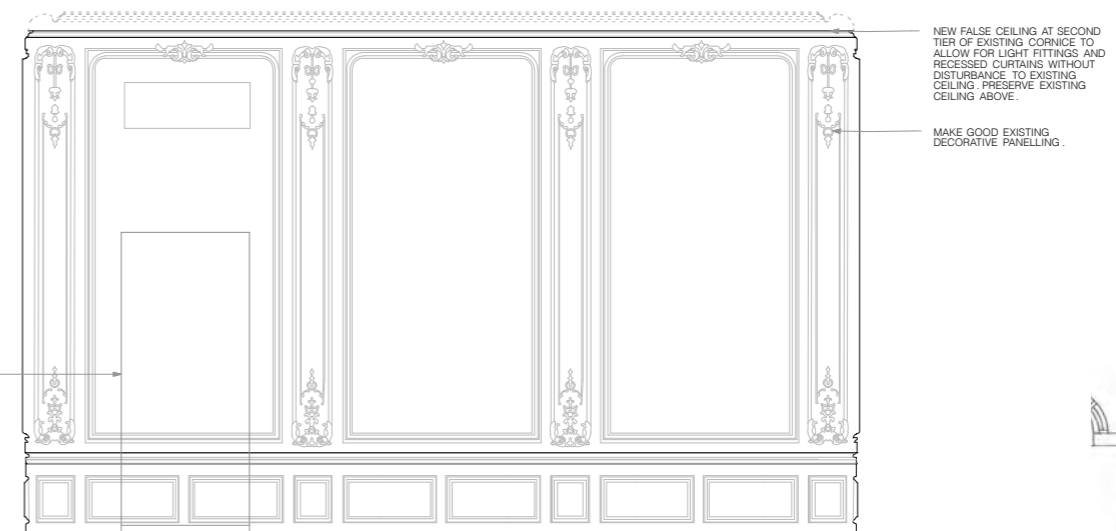


MASTER BEDROOM
ELEVATION 02

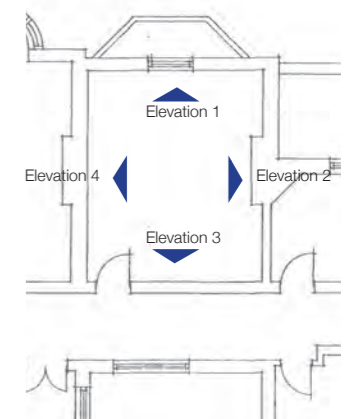


MASTER BEDROOM
ELEVATION 03

EXISTING JIB DOOR TO BE
RETAINED AND OVERHAULED.
NEW IRONMONGERY, PAINTWORK
AND ACOUSTIC TREATMENT
APPLIED. MAKE GOOD EXISTING
DECORATIVE PANELLING TO
INTERNAL FACE OF DOOR.



MASTER BEDROOM
ELEVATION 04



Proposed Master Bedroom Internal Elevations.

The proposal and its effect on the listed building.

Entrance

- No change to original plan form proposed.
- No removal of original fabric proposed.

The non original door to the Entrance of Flat 8 Inverforth House is proposed to be retained and overhauled, with new ironmongery, internal paintwork and acoustic treatment applied. The architrave to the entrance, although also non original, is to be retained and redecorated.

Hallway

- Minor change to existing plan form proposed.
- No removal of original fabric proposed.

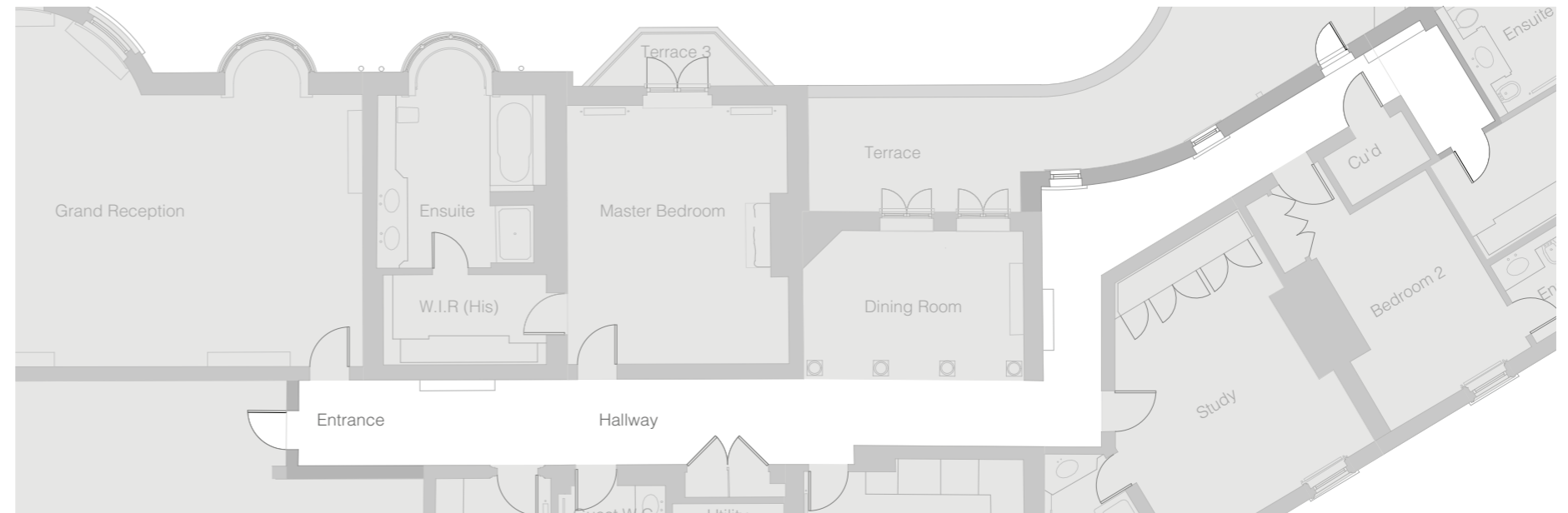
The main Hallway is proposed to undergo a few minor alterations in plan form. As previously mentioned the Doric columns are to be replaced with a glazed Partition. The existing door to the proposed Tv Room is proposed to be infilled, allowing the eye to be drawn to a piece of art upon entry, whilst a door to the new Electrical Cupboard will be reinstated where there previously was a doorway (see Survey 1993 Plan).

The Hallway's non original cornice, architraves, dado rails, picture rails, skirting and wall paper are all to be removed. New coving and skirting is proposed to replace the existing with light coloured painted walls to maximise light throughout the Hallway. The Hallway floor is proposed to be of Weldon Herringbone Timber, with a carpet runner extending the length of the main Hallway.

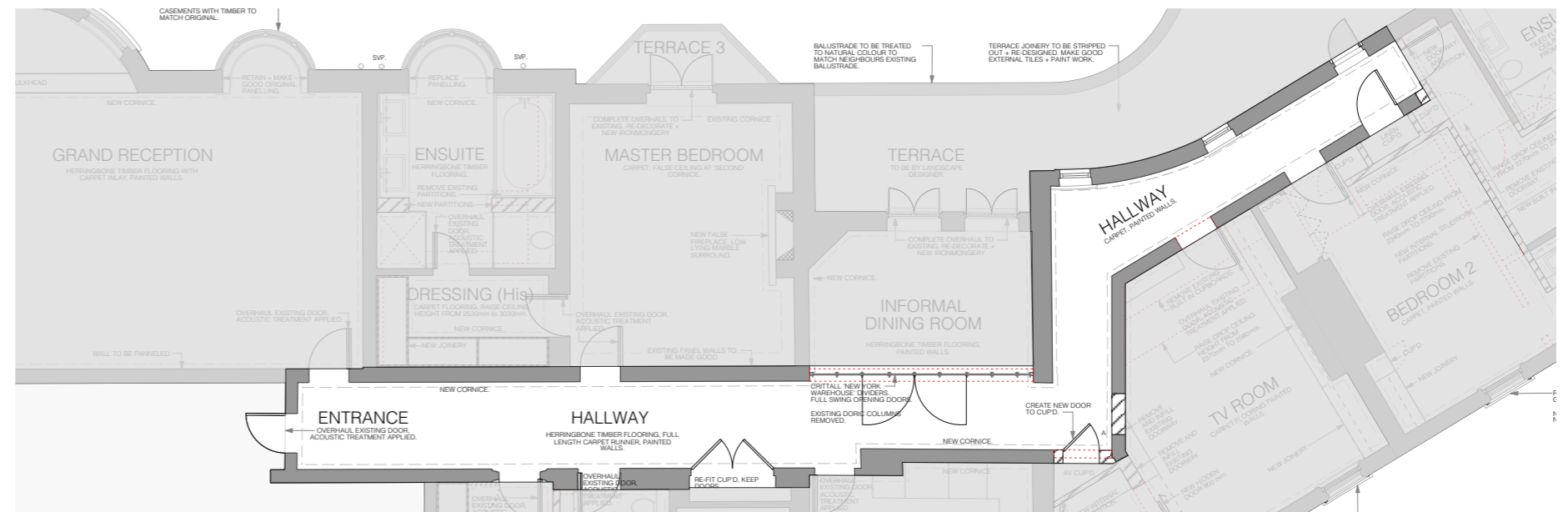
The second portion of the Hallway, located in the 'Queen Anne' angled Northern wing, is also proposed to undergo minor alterations in plan form. A new doorway to the Tv Room will be made off the secondary hallway, which as advised by Structural Engineer, George Pelentrides, will cause no structural disturbance to the building. A new doorway to Bedroom 3 is also proposed to be created at the furthest end of the secondary hall, slightly shortening the hallway and adding the additional space to Bedroom 3. The secondary hallway has seen vast changes in the 1990's refurbishment, and therefore the changes of the proposal will cause no harm to architectural or historical features of Inverforth House.

As with the main Hallway, it is proposed that all architraves, cornice, dado rails, picture rails, skirting and wallpaper will be removed as they are non original, worn features. The secondary Hallway is proposed to be carpeted throughout.

The windows along the second portion of the hallway are proposed to be retained and redecorated.

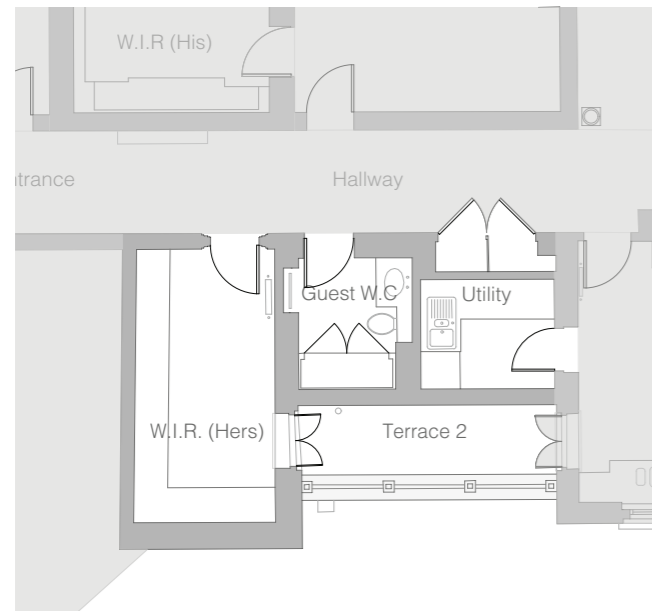


Existing Survey Plan of First Floor 2016
Instructed by clients.

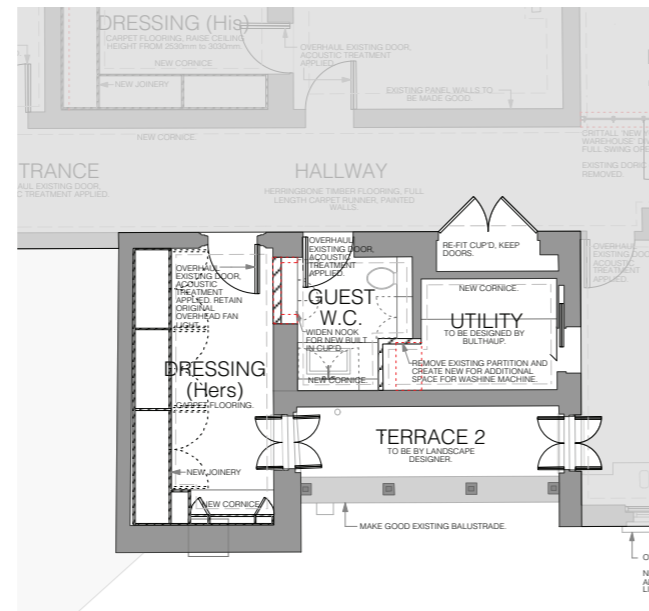


Proposed Floor Plan of Flat 8 2016.

LEGEND	
	EXISTING WALLS
	NEW INTERNAL PARTITIONS
	REMOVED PARTITIONS
	CORNICE



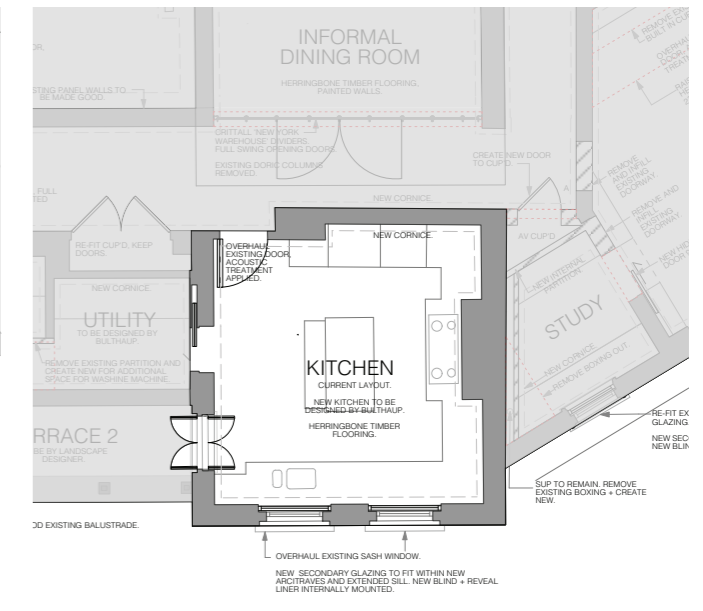
Existing Survey Plan of First Floor 2016
Instructed by clients.



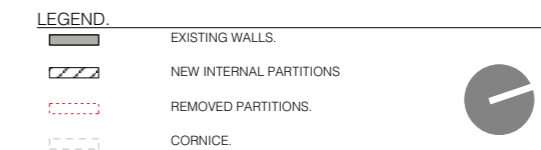
Proposed Floor Plan of Flat 8 2016.



Existing Survey Plan of First Floor 2016
Instructed by clients.



Proposed Floor Plan of Flat 8 2016.



The proposal and its effect on the listed building.

Dressing Room 2

- No change to original plan form proposed.
- No removal of original fabric proposed.

The second Dressing Room is proposed to undergo no changes in plan form.

The non original door is proposed to be retained and overhauled, with new ironmongery, paintwork and acoustic treatment applied. The architraves are also proposed to be replaced, whilst the original fanlight above is to be retained and redecorated having been a feature of the entrance to the removed secondary staircase.

The modern doors to Terrace 2 are proposed to be retained and overhauled, with new ironmongery, paintwork and acoustic treatment applied. Secondary, inward swing, doors are also proposed to decrease road traffic noise and pollution from entering the second Dressing Room. This will increase the overall health of the building and ensure upkeep as a three bedroom apartment.

The proposal also includes new joinery, cornice and skirting to the second Dressing Room. The flooring is proposed to be carpet.

Guest W.C, Hall Cupboard, Utility & Terrace 2

- Minor change to existing plan form proposed.
- No removal of original fabric proposed.

The Guest W.C, Utility, Terrace 2 and Hall Cupboard portion of the Flat is proposed to undergo minor changes in plan form.

The proposal suggest that the current built in cavity 'nook' in the Guest W.C. is to be widened slightly to house a new cupboard. This space was originally an external window that has since been in-filled, and will therefore cause no structural harm to the building. The Utility Room is proposed to gain some extra space for a washing machine/dryer, by removing part of the existing partition, replacing with new to form a square in the corner. The Guest W.C, Utility, Terrace and Hall Cupboard portion of the Flat is a recent, flat roofed addition, created in the 1990's refurbishment of Inverforth House. This re-configuration will not therefore be detrimental.

It is proposed the non original doors to the Guest W.C and Hall Cupboard will be retained and overhauled, with new ironmongery, paintwork and acoustic treatment applied. The Utility Room will see a new hidden door to maximise space in the small room. All are proposed to have new cornice and skirting applied to replace the non originals existing. The guest W.C is proposed to be tiled flooring whilst Utility carries the Weldon Herringbone Timber through from the Kitchen.

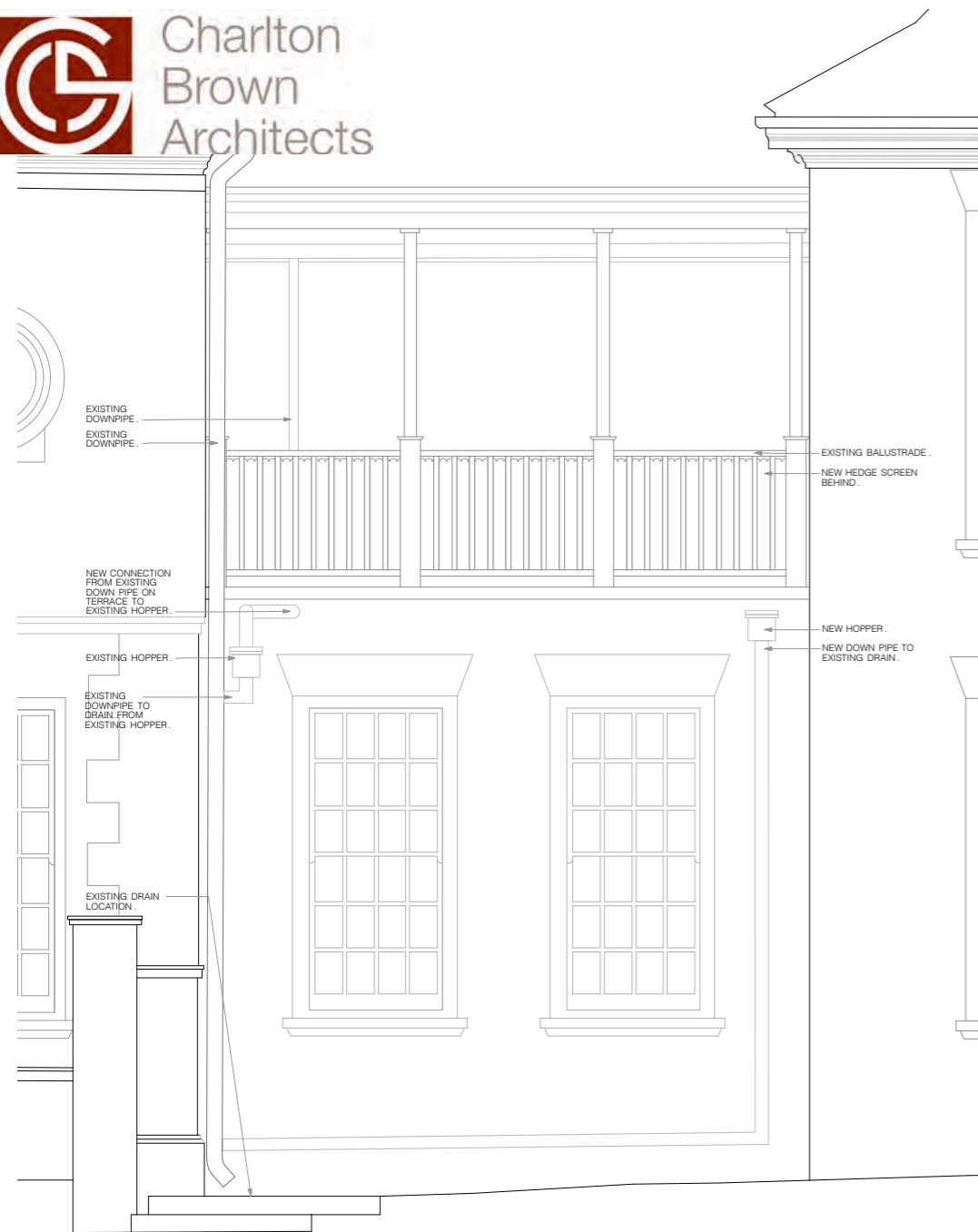
Kitchen

- No change to original plan form proposed.
- No removal of original fabric proposed.

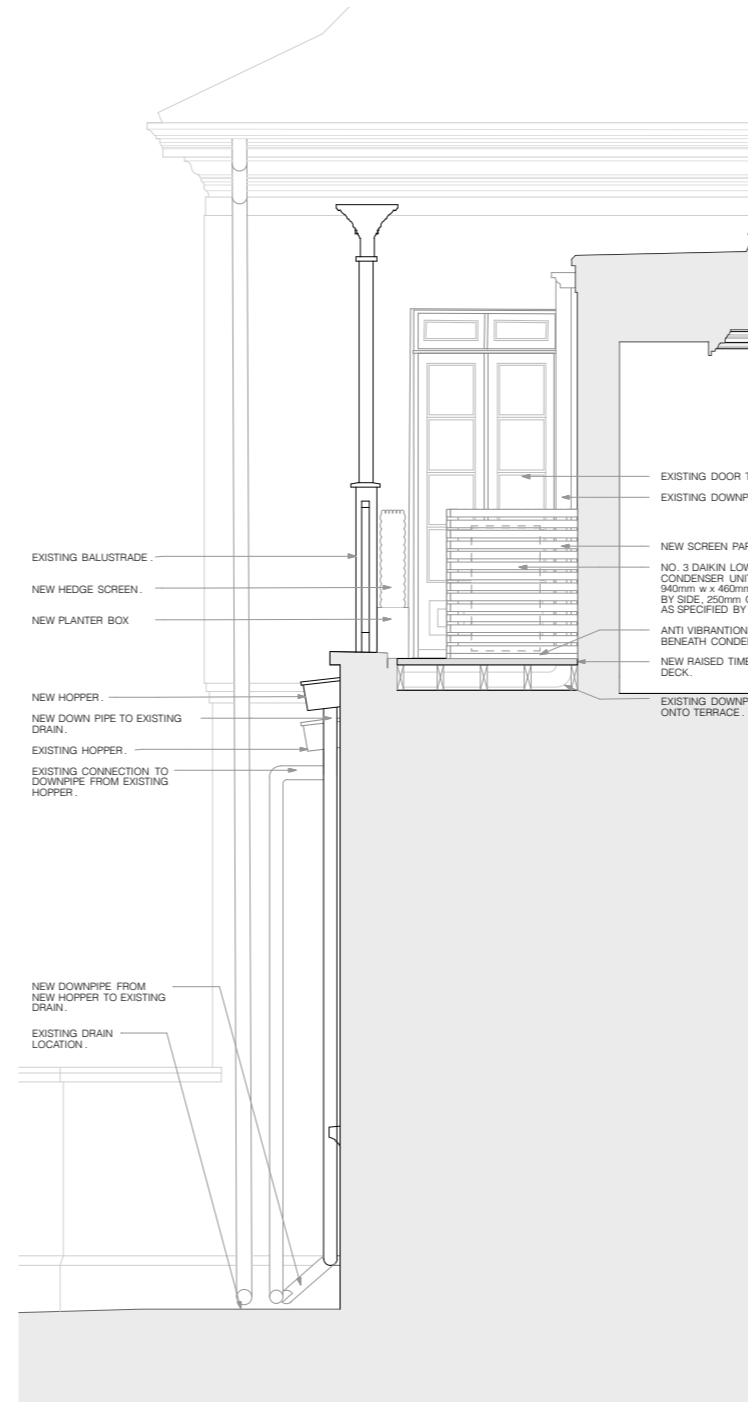
The Kitchen is proposed to contain no changes in plan form. All new joinery is to be designed by Bulthaup. The non original door from the Hallway, is proposed to be retained and overhauled, with new ironmongery, paintwork and acoustic treatment applied. New cornice and skirting is proposed to replace the non original existing. Weldon Herringbone Timber flooring is proposed to continue through from the Hallway.

The doorway to Terrace 2, matches that of the second Dressing Room, and therefore it is proposed the same treatment is applied. Secondary, inward swing, doors are again proposed to further decrease road traffic noise and pollution.

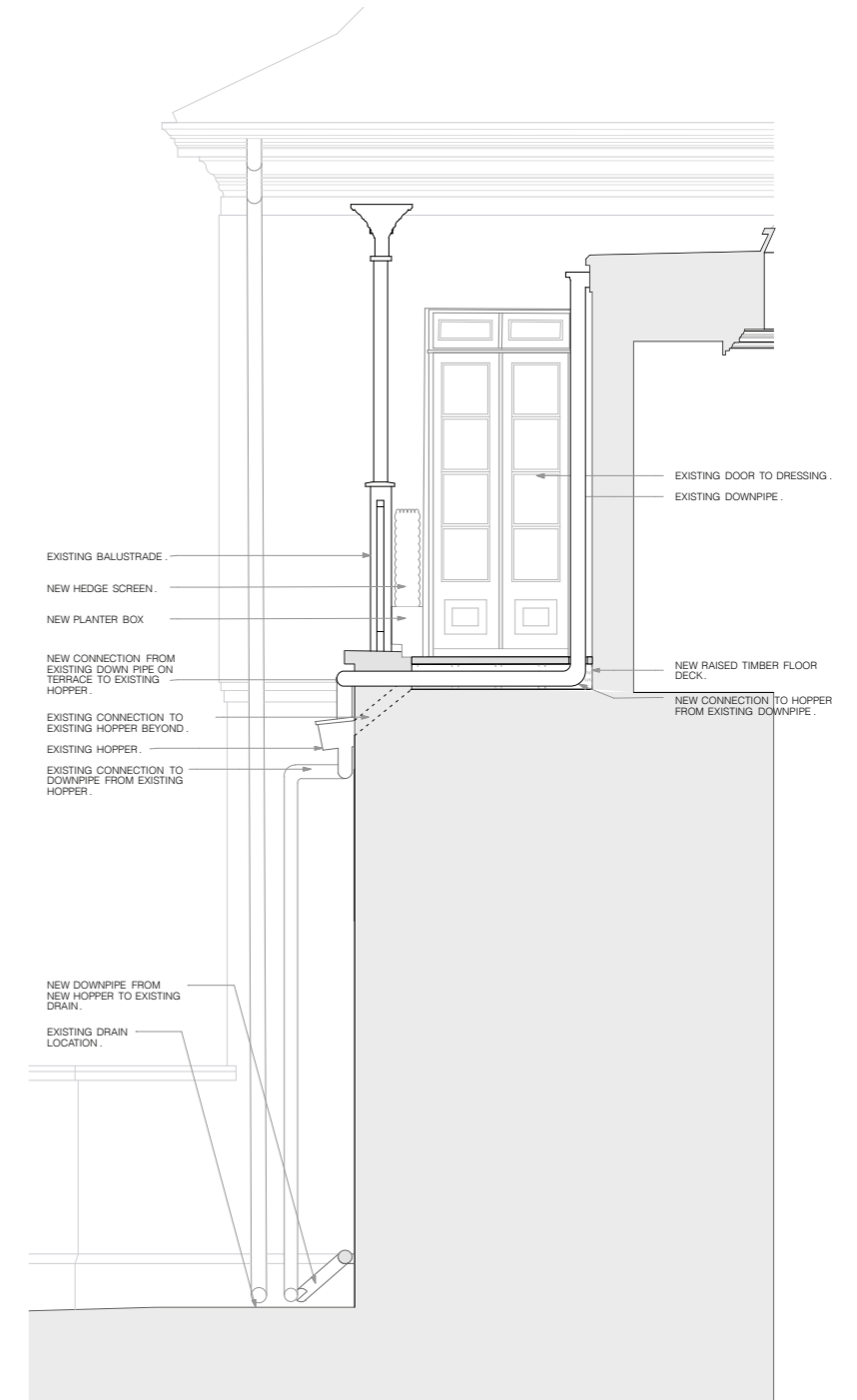
It is proposed the existing sash windows will be retained and redecorated, incorporating draught-proofing without affecting their appearance. To reduce pollution and traffic noise from entering the Kitchen these windows are proposed to house new Selectaglaze slimline secondary glazing and Lutron roller blinds within the existing casements (see page 15 for details). The Selectaglaze has been chosen as the slim profile enables them to not be visible externally. To retain the proportions of the existing windows, it is proposed to extend the sill by 35mm and create new surrounds. These measures proposed will aid in the preservation and longevity of the Flat whilst retaining features of architectural interest.



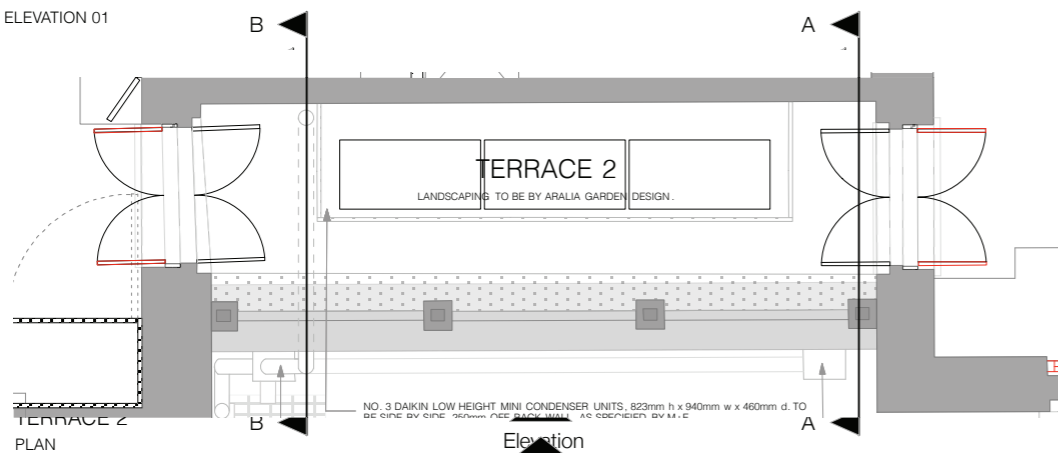
TERRACE 2
ELEVATION 01



TERRACE 2
SECTION AA



TERRACE 2
SECTION BB



TERRACE 2
PLAN

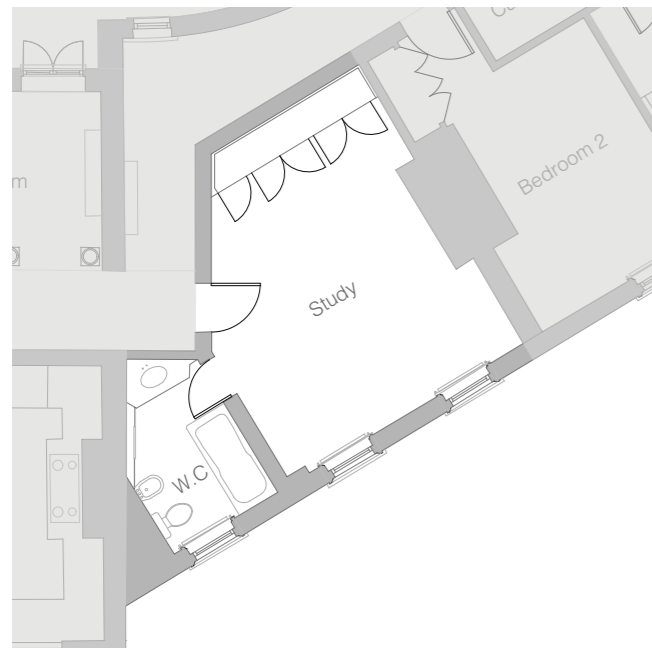
Elevation

Terrace 2 External Works.

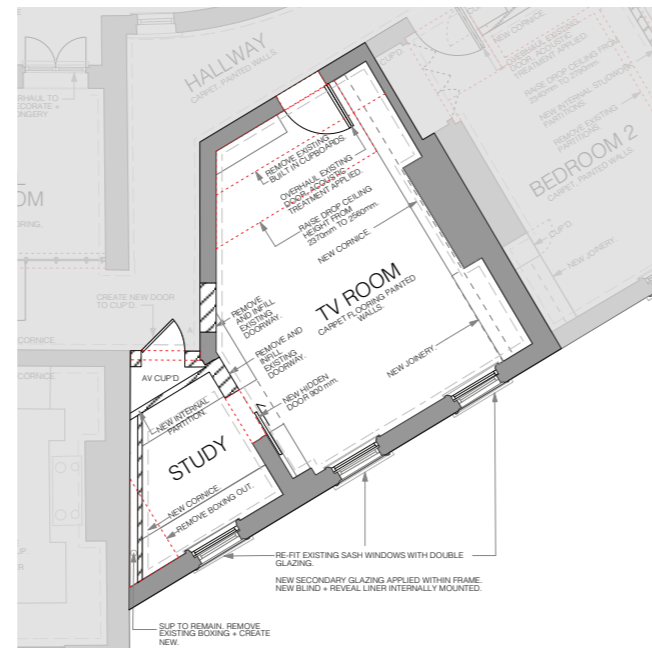
- No change to original plan form proposed.
- No removal of original fabric proposed.

Terrace 2 is to remain unchanged in plan form by the proposal. It is proposed the location of 3 Daikin Low Height Condenser Units (823mm x 940 mm x 460 mm) is to be on Terrace 2. These condenser units will be situated upon a raised floor with anti vibration footings between, to mitigate any vibration transferring to the Flat below. The Terrace is proposed to incorporate planting running along the Balustrade. This will ensure the Low Height Condensers will not be viewed from any position external to the Flat (please see page 19, for Terrace design by Aralia Garden Design).

Terrace 2 has very poor drainage, often flooding, as a downpipe from the roof above, releases its water contents onto the Terrace before slowly withdrawing via a single Hopper. To address this issue, it is proposed a new pipe to connect the downpipe directly to the Hopper. This will reduce risk of flooding and build up of mould. A raised floor is also proposed to allow for the pipe and excess water to flow beneath. It is also proposed a secondary Hopper is located at the northern end of the Terrace, with a downpipe to the existing drain. The New Hopper and pipe are proposed to match the existing.



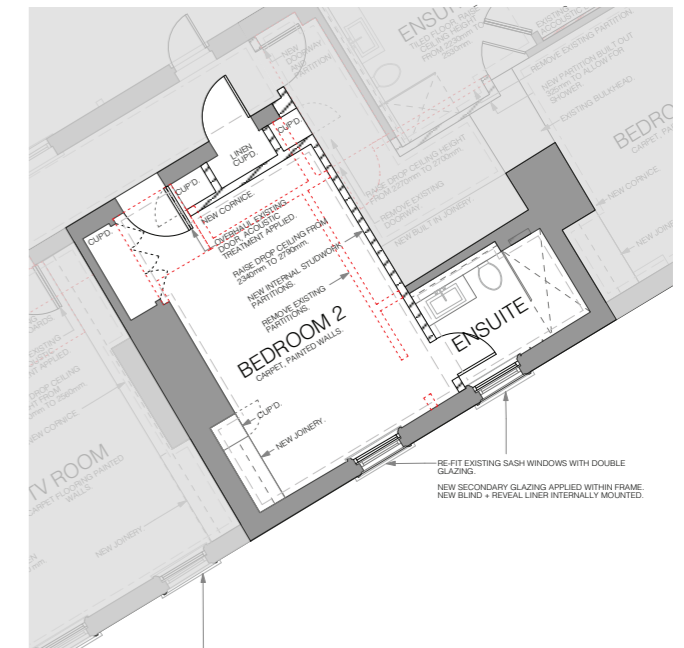
Existing Survey Plan of First Floor 2016
Instructed by clients.



Proposed Floor Plan of Flat 8 2016.



Existing Survey Plan of First Floor 2016
Instructed by clients.



Proposed Floor Plan of Flat 8 2016.

LEGEND	
	EXISTING WALLS.
	NEW INTERNAL PARTITIONS
	REMOVED PARTITIONS.
	CORNICE.

The proposal and its effect on the listed building.

Study & W.C.

- Minor change to existing plan form proposed.
- No removal of original fabric proposed.

The existing W.C. will be divided with a new partition, into a Electrical Cupboard and Study, whilst the existing Study will be converted into a Tv Room. The use and plan form of both rooms has been altered in the 1990's refurbishment, therefore the proposed changes will not affect the historic fabric of Inverforth House.

It is proposed for a door to be reinstated to the Electrical Cupboard off the Hallway where one was previously, as seen in the 1993 Survey Plan. The boxed out corner will also be removed, with new dry wall implemented to house the SVP pipe within, whilst maximising the internal space and returning the room to the previous shape, also seen in the 1993 Survey Plan. The modern doorway into this new Study will be moved across and widened slightly to allow for interconnection between the two adjoining rooms. Structural Engineer, George Pelentrides has advised these proposed measures will cause no disturbance or harm to the building fabric.

The existing modern door to the Tv Room is to be infilled and relocated to the western most wall. This partition was added during the refurbishment in the 1990's causing no affect to the historic fabric. The modern built in cupboards are proposed to be removed, the existing air conditioning unit housed within the drop ceiling above are to be removed and the drop ceiling raised to match that of the main Tv Room roof. New cornice and

skirting is also proposed, along with new carpet flooring throughout. As this portion of the Flat is contained within the Queen Anne angled wing and has undergone significant changes in plan form previously, the proposal contains works to no architectural or historic features.

The sash windows in both the Tv Room and Study appear to contain original sashes. The proposal suggests that these are to be retained and redecorated, incorporating draught-proofing without affecting their appearance. To reduce heat loss, pollution and traffic noise from entering the rooms, the single glazed lights are proposed to be replaced with double glazed. They will also house new Selectaglaze slimline secondary glazing and Lutron roller blinds within the existing sashes (see page 14 for details). The Selectaglaze has been chosen as the slim profile enables them to not be visible externally. The proposed measures will benefit the sustainability and quality of the Listed Building whilst reinstating the architectural features of interest.

Bedroom 2 & Ensuite

- Change to existing plan form proposed.
- No removal of original fabric proposed.

The plan form of Bedroom 2 is to undergo minor alterations by the proposal. The 1990's refurbishment saw many additions and changes to this portion of the building. The existing modern cupboard off the secondary hallway is to be reduced in depth by half, moving the bedrooms western most wall 660mm. This cupboards width will also be reduced to allow for extra storage to each Bedroom 2 and Bedroom 3. It is also proposed that the northern most wall of Bedroom 2 is to be moved 575mm towards Bedroom 3. These movements will create more efficient use of space and storage for both rooms, without causing harm to the structure of the building or historic fabric.

The sash windows to Bedroom 2 and the Ensuite, match that of the Tv Room and Study, and therefore it is proposed the same treatment is applied.

The proposal suggests new cornice and skirting is to replace the non original existing, along with new carpet flooring to the Bedroom and new tiled flooring to the Ensuite.