

LISTED BUILDING CONSENT APPLICATION

For the internal alterations of the top floors of

13 Prince Albert Road

September 2016

This listed building consent application is being submitted as an addition/supplement to the minor amendments application (2016/3021/NEW) submitted on May 2016 relating to the full planning application and Listed Building Consent of 2011 (2012/6460/L and 2012/6227/P).

To supplement the application we will resubmit the original heritage statement as it is still relevant. However, we will clearly state and refer to where we will be deviating from it.

Summary of alterations to original Listed Building Consent.

Heritage Statement p.15 – Effects of the proposal

Ground Floor –PA013-P503(A):

We are applying to install a faux double door entrance in the original position (PA013- P532(_)- Reinstated Door Details). In this way we will conceal service and alarm controls for the main reception room.

As shown on the Historic Drawings (p.43, Appendix 4, 1935 – Ground Floor Plan) there used to be an opening there and our suggestion allows for any future opening to be formed without altering any original fabric.

The picture below shows the original fabric and the opening that was formed for the double door in the previous to last refurbishment in the seventies. We will reinstate this opening with a faux door that will act as a cabinet for the electric and security controls.



picture taken from the Living Room showing the original / later installed studwork

Ground and First Floor:

We will not be raising the door heads

First Floor:

We are applying to reinstate the original opening to the study room. As this restores the original door we feel that this will enhance the character of the building.

We are also applying to reinstate the west side fireplace, since now that there is a separate entrance to the study room, the west side of the living room will work as a gathering space around the fire.

Second Floor - PA013-P505(A):

No changes to this floor.

Third Floor:

We are keeping the two front bedrooms, adding a third one in the rear and creating an ensuite bathroom for bedroom two on the party wall side.

The existing room configuration was not original (Heritage Statement p.10, 2.23.) and we feel that by having exposed the original chimneybreasts and the sloped loft walls on the bathrooms we are returning more closely to the original character.

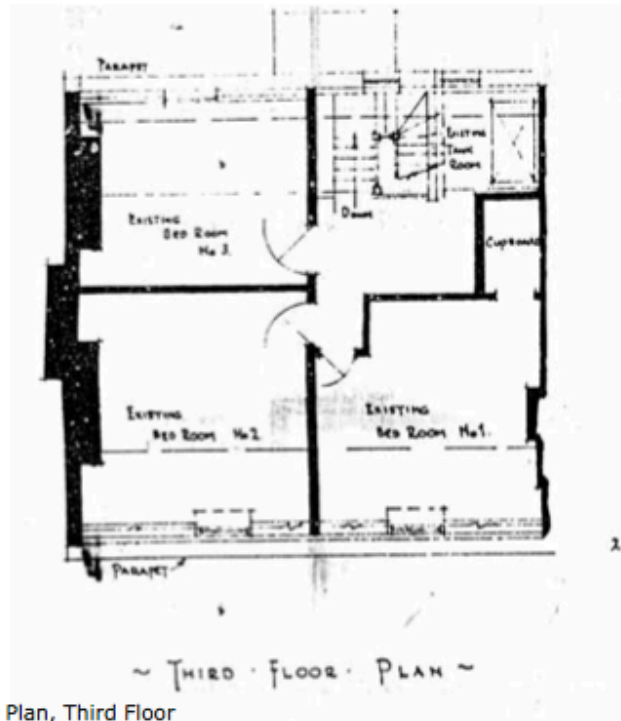
As you can see in the clip taken from the attached Heritage Statement (p.45 , Appendix 4, 1935 -Third Floor) our proposal is very much in line with the original configuration, ie three rooms and secondary spaces along the party wall.

The original middle wall (vertical) has been left as is and all the original floorboards we found – (under one of the front bedrooms and in a bad condition- sanded down) have been protected and retained.

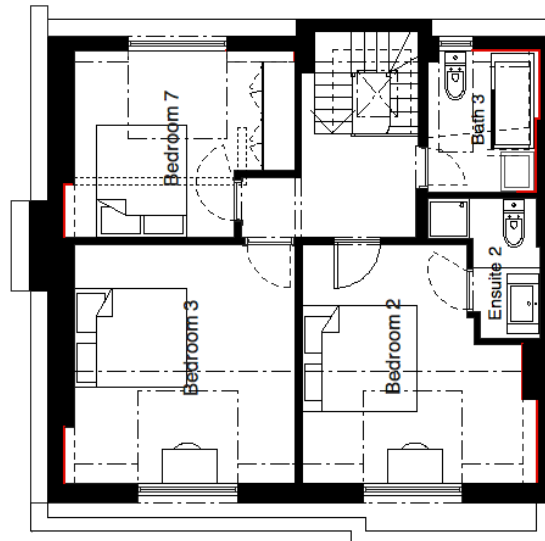
Services:

The existing joists are retained throughout and reinforced with new alongside as necessary. These original joists have been heavily notched and drilled previously for services and we are able to simply to re-use these holes and notched for the new installation.

Other vertical services are fitted between vertical studs in the existing walls as previously.



4.6: 1935 Plan, Third Floor



Proposed Third Floor Layout - HCA