

Prior Consented Application

Prior Consented Application 2014/7932/P

Conversion of 4 flats into 3 flats (1 x 3-bed, 2 x 1-bed), replacement of front porch, and alterations to front and rear fenestration

Prior Consented Application 2015/0125/L

Replacement of front porch, alterations to front and rear fenestration and internal works to enable conversion

For clarity this application intends to take forward the prior consented elements of the above application. These are all indicated in the accompanying drawings. These include:

Demolition of porch: The previous consent included demolition of the existing porch and replacement with a small portico. This application seeks to refurbish the existing porch, reinstate original elements and adapt features to improve it's functionality today.

Removal of stables ground floor ceiling: The previous consent included the removal of the stables ground floor ceiling. This application will reinstate a ceiling after making the roof structurally sound.

Alterations to fenestration to the front and rear: The previous consent included alterations to the existing fenestration. This application has reviewed these consents and revised them accordingly to suit the new proposals and improvements where possible.

Landscaping to front and rear gardens: The proposed landscaping to the front and rear in the previous consent will be taken forward. With the addition of revisions to suit the new bin store, and the areas of lowered external lower ground floor, to suit the consented internal floor level.

Change of use from 4 units to 3 units: The previous consent included the change of residential units form 4 to 3; 2x1B and 1x3B. This application proposes to retain the 3 units, but proposes them to be 1xStudio, 1x1B, 1x4B.

Reinstatement of main staircase to lower ground floor: The previous consent included the continuation of the main stair to lower ground floor and associated removal of a separate stair. This application will take this forward, but with a revised configuration of the stair.

Rationalise architectural features; doors, skirting, architrave, cornice: The previous consent included the rationalising of the architectural features, with the hierarchy of the house restored. This application seeks the same, but with a revision to the proposed replacements and retaining the existing where possible.

Lower floor level of lower ground floor: The previous consent included the lowering of the lower ground floor. This application will do the same, but with a reduction to the extent of the lowering.

Regularisation

In addition this application includes the regularisation of works carried out prior to consent. These are all indicated in the accompanying drawings. These include:

Internal remodelling: Removal of partition walls

Building Control

For the readers information the client has been in discussion with the London Borough of Camden to assist with the regularisation of the works and future proposed Building Control consent.

The Building Control officers have provided initial consultation on the proposals. This includes:

Fire protection:

Configuration of second floor partitions

Fire strategy for the second floor.

1hour fire doors to the main staircase

Early warning fire detection in the pool area

Structure:

Lowering ground floor of studio for pool

Lowering lower ground floor of house

Alterations to main roof

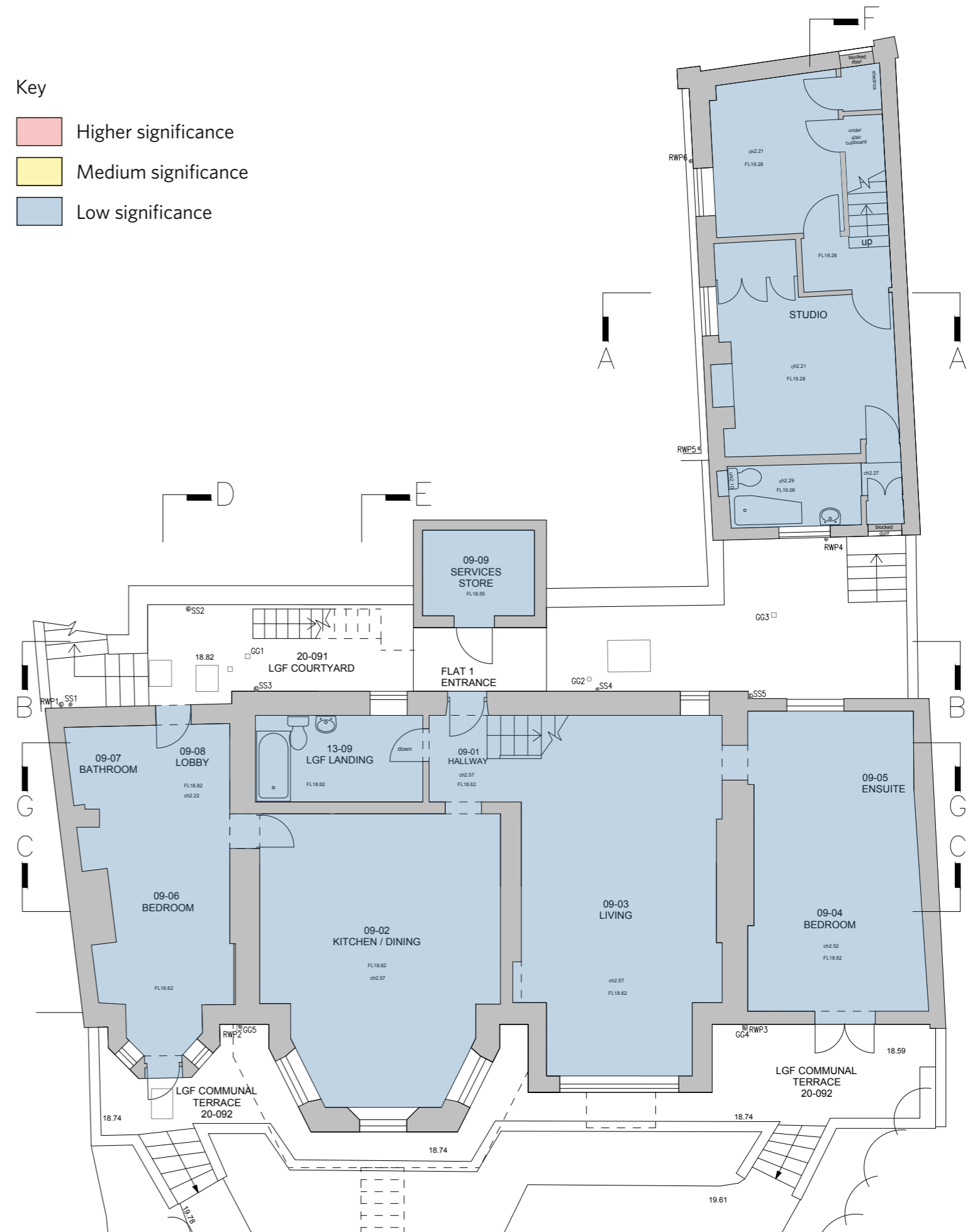
Significance Plans

Lower Ground Floor

- Extensive internal reconfiguration has resulted in the loss of any original architectural features and significant historic fabric to the LGF. All the walls and ceiling have been covered in plasterboard, gypsum plaster or cement, and are of low historical significance.
- The current configuration of the internal rooms and partitions seen today in the main house has only been in place since 1997. The main structural walls remain, but openings within them have been altered many times.
- The Lower Ground Floor of the Studio was only created around 2005 following a 2003 consent. The fenestration was also adapted at this time.
- None of the fenestration in the main house or Studio is original and is of low significance. The majority of the window glazing has been replaced since 1982, and some even later around 1997. The position of the windows and doors have also been adapted overtime, when room layouts have been changed.

Key

- Higher significance
- Medium significance
- Low significance



RICHARD GRIFFITHS ARCHITECTS

Ground Floor

- The Studio itself was built in late c.19th, but the roof, windows and internal layout have since been altered & replaced since 2003, and are of lower historic significance.
- The internal staircase is of low significance as it is a later addition, added in 1997, and has no historic value.
- The Victorian Porch is of medium significance. Despite not being original to the building or in the best condition, it still retains some historic features and its original configuration. However there have been some alterations such as the addition of doors in the place of panels, changes to glazing and new roofs, which have had an impact on its architectural significance.
- The Kitchen and Guest WC in the 4-storey extension are of low significance. The extension itself was a later addition in the late c.19th, and the rooms have since been altered internally many times since 1930s. Additionally the historic window glazing & frames have been replaced with poorly made softwood sashes and casements, and no original detailing remains.
- The main entrance and stairwell is of medium significance, as despite being altered in more recent times, they still have historic and architectural features remaining of significance. These include the stair handrail, panelled arch and fanlight.
- The Ground Floor of the main house is made up of areas of slightly higher significance. The Reception and Lounge are the most intact rooms in the main house, with parts of the original cornices remaining and their original plan forms evident.
- The TV Room is part of the Stables, the oldest part of the building. Because of this it is of higher significance than other areas in the house, but other than this, the main walls, the roof and windows have been replaced in recent years and therefore have little historical significance.

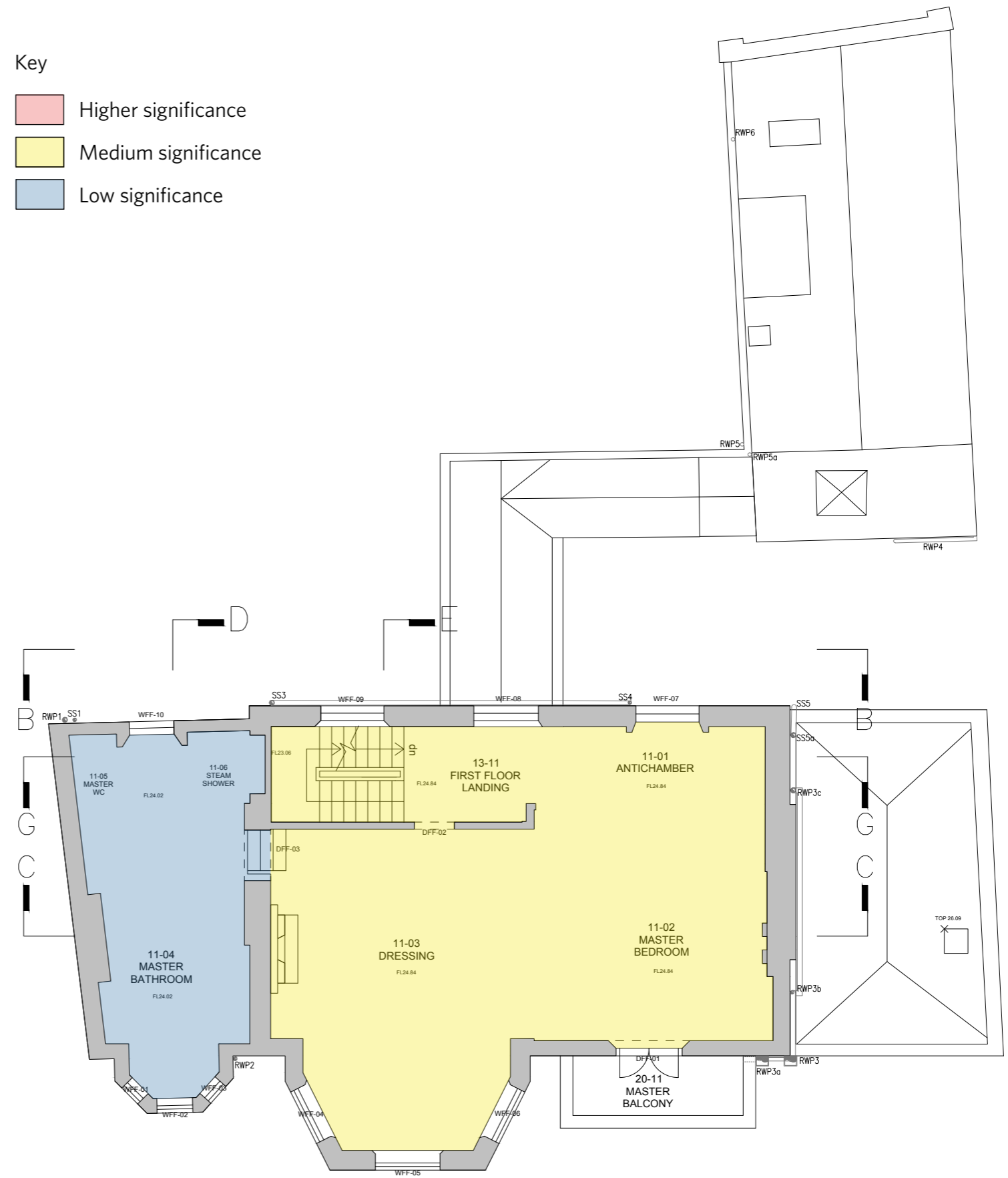


First Floor

- The First Floor of the main house is of medium significance. There are a few areas of original wall fabric remaining, however the extensive internal reconfiguring has led to many walls and ceilings being removed, and replaced in places with gypsum plaster, plasterboard or even left bare. The original plan form is barely legible.
- There are also no significant architectural features, such as cornices or skirtings remaining within these areas, and in particular within the 4-storey extension where the chimney has also been blocked up. Additionally, none of the sash glazing or doors are historically significant. Many of the locations are original, but some have been adapted or removed, and all of the original glass has been replaced more recently.

Key

- Higher significance
- Medium significance
- Low significance

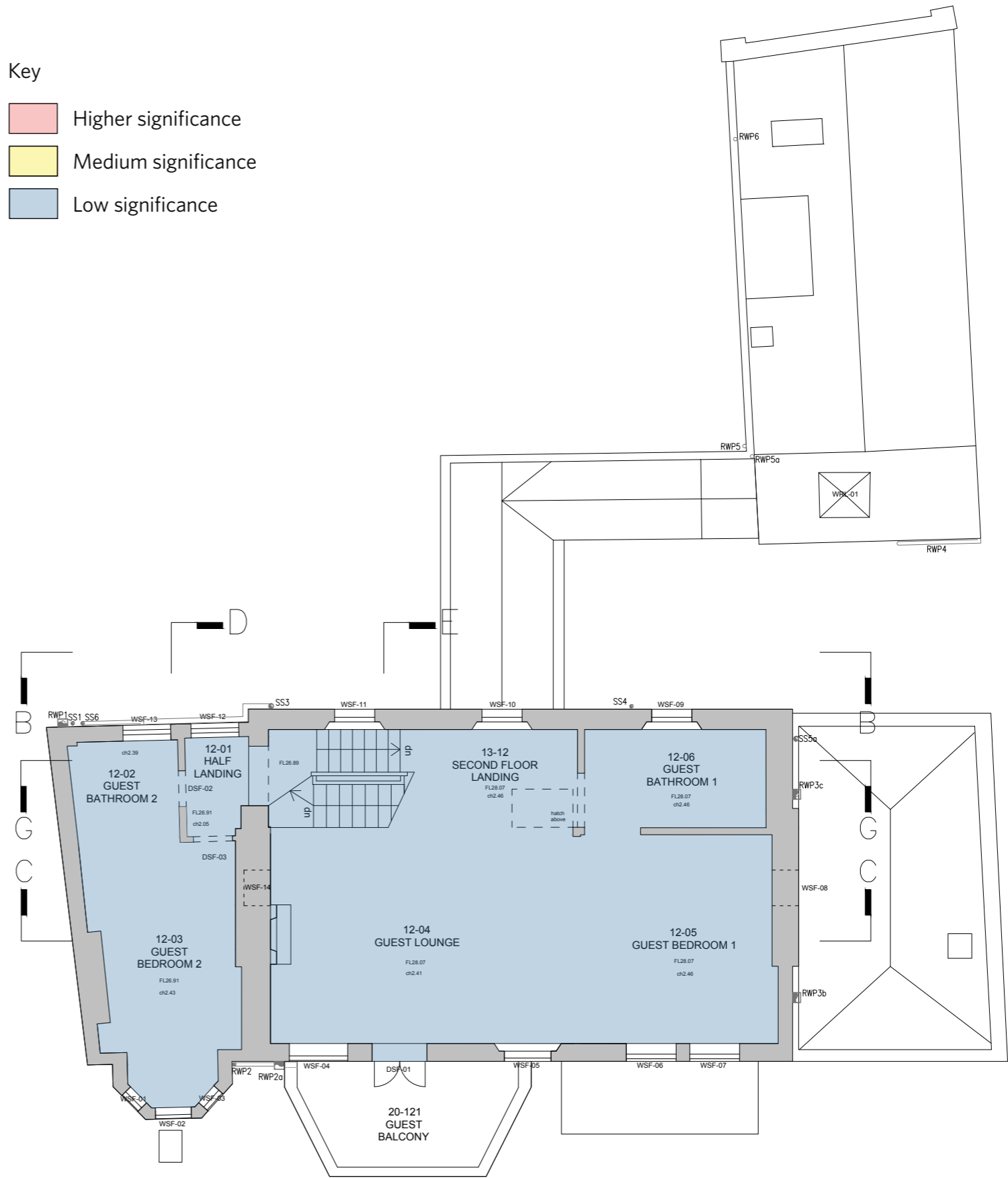


Second Floor

- The rooms within the 4-storey extensions are of low significance. This part of the building was a later addition and has incurred many alterations & removal of historic fabric. However, the plan form is still evident and the windows are still in the same opening as seen in the 1931 historic plans.
- The Second Floor of the main house is of low historical significance. The whole level is believed to be a later addition to the original house, when compared to the neighbouring No.3 Keats Grove. Additionally the ceiling, roof and their historic fabric were destroyed by a fire in the 1970s and the roof had to be rebuilt.
- The plan form seen in 1931 historic plan and in turn the original plan before, are barely legible. The extensive internal reconfiguration has left these rooms with little to no historic fabric or features remaining. The window glazing has also been replaced, as with all the other floors of this property, and the fenestration to the rear has been altered and relocated since the 1930s.

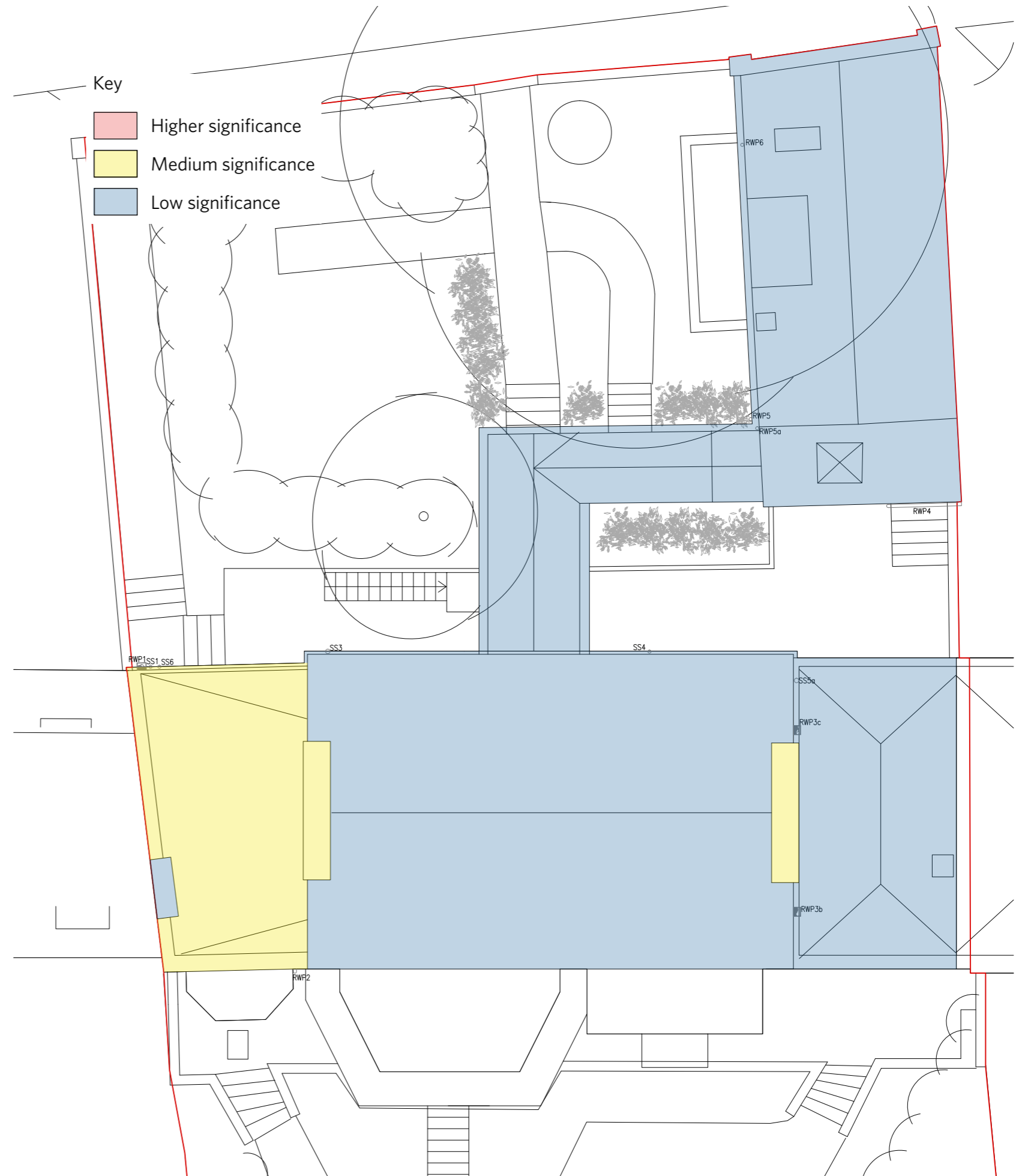
Key

- Higher significance
- Medium significance
- Low significance



Roof Plan

- As described on the previous page, the roof to the 2F of the main house was destroyed in a fire and was rebuilt in the 1970s. It is therefore of little historic significance. The chimney stacks, however, are believed to still be in their original state, but may have also undergone some repairs and alteration during this time.
- The roof to the 4-storey extensions is believed to be original to this part of the building, but as with all of the other roofs, it may have undergone some repairs and updating when the main roof was being repaired. The chimney stack, however, is of low significance. Its appearance is believed to have been altered since it was original built, possibly when the fireplaces were blocked up on the floors below. Today it is barely visible from the street and is a mere stub that appears mutilated and truncated, and doesn't appear to have the height needed to draw smoke from efficiently from the once functioning fireplaces below.
- The roofs to the Porch, Studio and Stables have been noted as low significance as they have been replaced recently and are of no historical importance. The Porch roof has been replaced since 2004 with modern PVC glazing. The Studio roof has been adapted since 2004 to include a second storey within, a flat roof area, dormers and roof lights. The Stable roof has been renewed to take new slates, gutters and flashing.



Significance of Existing Elements

The proposed works include the refurbishment of the Porch, alterations to the fenestration, landscaping to front and rear, removal of a chimney, replacement of the rear balustrade, remodelling internally including a new ceiling to the stables and alterations to the second floor of the main house. There are also internal remodelling works that include partitions, doors, floors, ceilings, cornices and architraves.

Fenestration: The Lower Ground Floor, Ground Floor and rear elevation fenestration has been altered multiple times in the property's lifetime. Past alterations have resulted in a loss of symmetry and historic fabric. Much of the front elevation is partially obscured by the link building and mature planting from the street. All the windows and doors have been previously repaired and replaced, and there is no historic glass remaining. The majority of the glazing dates from the 1980s or as late as 1994.

Chimneys: The chimney to the 2 storey section (stable) of the house only serves the Ground Floor and not the Lower Ground Floor. It is set back from the main road and a parapet contains the roof and chimney. It is a later addition, likely rebuilt when the roof was renewed. The stack is formed of a different stock of brick compared to the stable walls, and has more modern pointing.

The chimney to the 4 storey extension serves all floors but all of the fireplaces have been removed or blocked up. The stack is flush on the external elevation. It is set back from the main road and a parapet contains the roof and chimney. Externally it has clearly been altered, as it is a mere stub and is truncated.

Staircase: The main house wooden staircase serving the GF to 2F and its reeded handrail are of high architectural significance and remain almost entirely intact. However previously alterations have been undertaken; the GF bottom steps was reconfigured in 1931 and made stone, a new vinyl finished was added throughout and the 2F balustrade has been removed in its entirety.

Balconies: The rear balconies were added after 1931, and were later reconfigured along with the GF garden access to the layout seen today. The Lounge balcony has been altered in size and format multiple times. The style of balcony is common in the Conservation Area.

2nd floor soffit: The ceiling to the Second Floor is not original. There was a fire in the 1970s destroying the original fabric and the roof had to be rebuilt. The roof is slate. The whole Second Floor is believed to be a later addition to the main building. The ceiling structure is exposed and is in poor condition with fire damage evident.

Stables soffit: The ceiling to the Ground Floor of the Stable is not original. The roof is of modern slates, flashing, and clay ridge tiles.

Porch: The Porch is not original to the building or in the best condition, but still retains some historic features and its original configuration. It has undergone alterations including the addition of doors to replace panelling, changes to glazing and new roofs, which have all had an impact on its architectural significance.

Main gate & Front wall: The main gate is in poor condition and will be replaced to match the existing, with the additional of a lantern, which

can be seen elsewhere in the conservation area. The front wall will be repaired.

Landscaping: The landscaping to the front and rear has been altered several times to suit the internal configurations. However, the property has always read as a coherent whole, without subdividing the landscaping. The proposed revisions are minimal and seek to maintain the green, attractive, tranquil qualities of the conservation area.

Floor boards/cornice: The architectural details and floorboards have been significantly altered due to the continued internal remodelling of the property, and few original features remain.

Internal Remodelling: The property has been significantly altered over time, however some of the plan form remains. The ceiling height and room size retain the hierarchy of the floors.



Analysis of Existing Condition & Proposed Works

Fenestration: *The Lower Ground Floor, Ground Floor and rear elevation fenestration has been altered multiple times in the property's lifetime. Past alterations have resulted in a loss of symmetry and historic fabric. Much of the front elevation is partially obscured by the link building and mature planting from the street. All the windows and doors have been previously repaired and replaced, and there is no historic glass remaining. The majority of the glazing not dates from the 1980s or as late as 1994.*

Windows

- It is proposed to overhaul and repair the existing windows and doors in like for like materials and details with draft seals.
- Whilst carrying out the repairs, there is a proposal to upgrade to laminated single glazing to the Lower Ground Floor and Ground Floor. The existing window profiles and glazing bars will be adhered to as closely as possible, and the type of laminated glass has been carefully chosen to minimise visual impact. The potential public benefit of improved security will be balanced with preserving heritage significance. All of the windows to the LGF and GF have been replaced since the 1980s with poor quality softwood joinery and modern glass. No significant historic fabric will be lost by these improvements.
- WLG-13. A new window is proposed to the LGF to be in keeping with the existing. This elevation has been reconfigured many times, and there is evidence of windows that were blocked up after 1997 in this location. The new window will be reinstated to match the opening and profile of existing window WLG-09. The existing WLG-08, another window adapted multiple times, is also proposed to be adapted to match WLG-09, so that this elevation will read more coherently.
- WSF-12. This window is to be replaced with a sash window to match existing profiles and the other windows on the facade. (The previous consent is for it to be blocked in).
- WSF-04 & WSF-05. Reconfigured to balance with each other, and be centred around the terrace door. Both will match the existing WSF-06 & WSF-07 in size and detailing.

The above should be read in conjunction with the accompanying Window Schedule



Existing LGF elevation & WLG-08



Existing casement window WSF-12



Existing window WSF-05, just visible at top right corner of bay, proposed to be realigned



Top left, existing window WLSF-12



Existing window WSF-05 (left) & WSF-04 (right), proposed to be realigned to balance with each other, and be centred around the terrace door

Analysis of Existing Condition & Proposed Works

Doors

- DLGF-01, 07 and 10 will be replaced with 4-panel doors traditional to the period of the building, with an increase in height where necessary, to suit the new lower ground floor level.
- DLGF-09 will be replaced like for like, but increased in height to suit the new LGF level and with laminated glass.
- DLGF-21 & 22 are still to be replaced, as previously consented, but the doors approved are the wrong proportion for these openings. This application proposes to replace them with smaller panelled double doors, that are more in keeping with the building, and existing doors seen to the balcony on the GF above.
- DLGF-24. New door and side panels proposed to replace WLGF-06, and to match the detailing of DLGF-09. The existing window was added in 1997 when the LGF Living room/Lounge was extended into the bay. The building fabric, glazing and window frames are all modern and have no historical significance. The Living/Lounge would benefit from being opened up to the rear garden and having direct access to the LGF newly extended terrace.
- DLGF-25. A new door is proposed at the LGF to match the detailing of DLGF-09. The openings on this elevation have been altered, relocated and reconfigured many times, and there is evidence of a door that was blocked up after 1997. The Living/Lounge Room would benefit from having direct access to the front courtyard.
- DGF-10, 16 and 17 will be replaced with new full height double doors with laminated glass. The profiles and divisions will be reinstated to match the existing, so that the south elevation will read as it does currently. The shutters will be retained and repaired.

The above should be read in conjunction with the accompanying Door Schedule.



Existing door DLGF-07



Existing door DLGF-09



Existing door DLGF-27



Existing window WLGF-06 proposed to be replaced with door DLGF-25

Justification:

The proposed upgrading of windows and doors will improve the security, heat loss and noise levels of the existing building, as well as the visual coherence of the elevations. The majority of the windows and doors have been replaced and altered multiple times throughout history to accommodate the remodelling of the interior. The fenestration to be replaced to the LGF & GF have no historical significance. Their glazing and frames were replaced in the 1980s with poor quality softwood joinery and modern glass, and some even later, in 1997. The new sashes will be made in a like-for-like manner, to match the existing, and reuse the existing frames. Options for the new laminated glass have been reviewed and a specific 6.4mm sample carefully chosen to minimise the visual impact on the building. These improvements will have no effect on the street elevation or on the surrounding Conservation Area, as the windows on the front elevation are obscured by planting and the Porch.

Analysis of Existing Condition & Proposed Works

Chimneys: The chimney to the 2 storey section (stables) of the house only serves the Ground Floor and not the Lower Ground Floor. It is set back from the main road and a parapet contains the roof and chimney. It is a later addition, likely rebuilt when the roof was renewed. The stack is formed of a different stock of brick compared to the stable walls, and has more modern pointing.

The chimney to the 4 storey extension, serves all floors but all of the fireplaces has been removed or blocked up. The stack is flush on the external elevation. It is set back from the main road and a parapet contains the roof and chimney. Externally it has clearly been altered, as it is a mere stub and is truncated.

The proposals include:

- Internally and externally realign the chimney and chimney breast to the stables.
- Internally and externally remove chimney and chimney breasts to the 4 storey extension.
- Chimneys/fireplaces in 10-05 Reception, 11-03 Dressing and 12-04 Guest Lounge are to remain functioning & the fireplace in 09-03 Living will be reinstated.

Justification:

The realigning of the chimney to the stables is of a minimal distance, therefore will not impact the streetscape. The roof is of modern construction and the chimney has also been rebuild more recently, so there will be no loss of historic fabric.

The removal of the chimney to the 4 storey extension is only partially visible within the parapet, therefore its removal will not impact the streetscape. This part of the building was added in the late 19th century, and the stack is likely to have been taller originally, to draw the smoke from the fireplaces below more efficiently. Today it appears mutilated and truncated, and out of proportion with the rest of the 4-storey extension. Internally all of the fireplaces have been removed or blocked up. The chimney breast imposes into the rooms to varying extents at each level, and the rooms could be put into more effective reuse if the space could be maximised to the full.



4 storey extension - Chimney to be removed, currently blocked up



4 storey extension - Chimney to be removed, minimal depth and no longer readable as a chimney breast



4 storey extension - Chimney to be removed



4 storey extension - Chimney not visible from the rear



Stables - Chimney to be relocated centrally in plan



Stables - Chimney to be relocated centrally in plan

Analysis of Existing Condition & Proposed Works

Balconies: The rear balconies were added after 1931. The balconies and Ground Floor garden access have also been later reconfigured to the layout seen today. The Lounge balcony in particular has been altered in size and format multiple times. The style of balcony is common in the Conservation Area.

The proposals include:

Reception room balcony, ref.20-103

- Repairs to wrought iron balustrades
- Repairs to stone plinth and cast iron support.
- Replacement of cast iron balusters to stair with wrought iron detail to match the existing balcony baluster design.

Lounge balcony, ref.20-104

- Removal of cast iron balcony.
- Replacement with a wider balcony as previously evident in this location in 1997, to match the detailing of the existing main balcony; stone plinth with cast iron support and wrought iron balustrades.

Justification:

The repairs and reordering of the rear balustrades will ensure high quality private external amenity space for the main house. It will also improve the structural stability and safety of the balconies. Replacement balustrades will be to match existing profiles, and to reinstate the Lounge balcony in particular to its original appearance.



Rear balcony to Ground Floor Reception room; canted bay with stone plinth, cast iron support to stone plinth, wrought iron balustrade, cast iron staircase, and cast iron balusters to staircase



Existing cast iron support to stone plinth, detail to be retained and repaired



Existing wrought iron detail to canted bay, detail to be retained and repaired



Existing wrought iron detail to balustrade



Existing stair with cast iron balustrades



Rear balcony to Ground Floor Lounge; cast iron base and balustrade

Analysis of Existing Condition & Proposed Works

Staircase: *The main house wooden staircase serving the GF to 2F and it's reeded handrail are of high architectural significance and remain almost entirely intact. However previously alterations have been undertaken; the GF bottom steps was reconfigured in 1931 and made stone, a new vinyl finished was added throughout and the 2F balustrade has been removed in its entirety.*

The proposals include:

- Repairs to wooden and stone steps.
- Clean and redecorate steps, and add a new runner.
- Retain and redecorate reeded handrail.
- Reinststate reeded handrail, to match the existing, to the 2F and the new GF stair.
- Replace the straight spindles with a curved Sir John Soane pattern, using traditional materials and methods.

Justification:

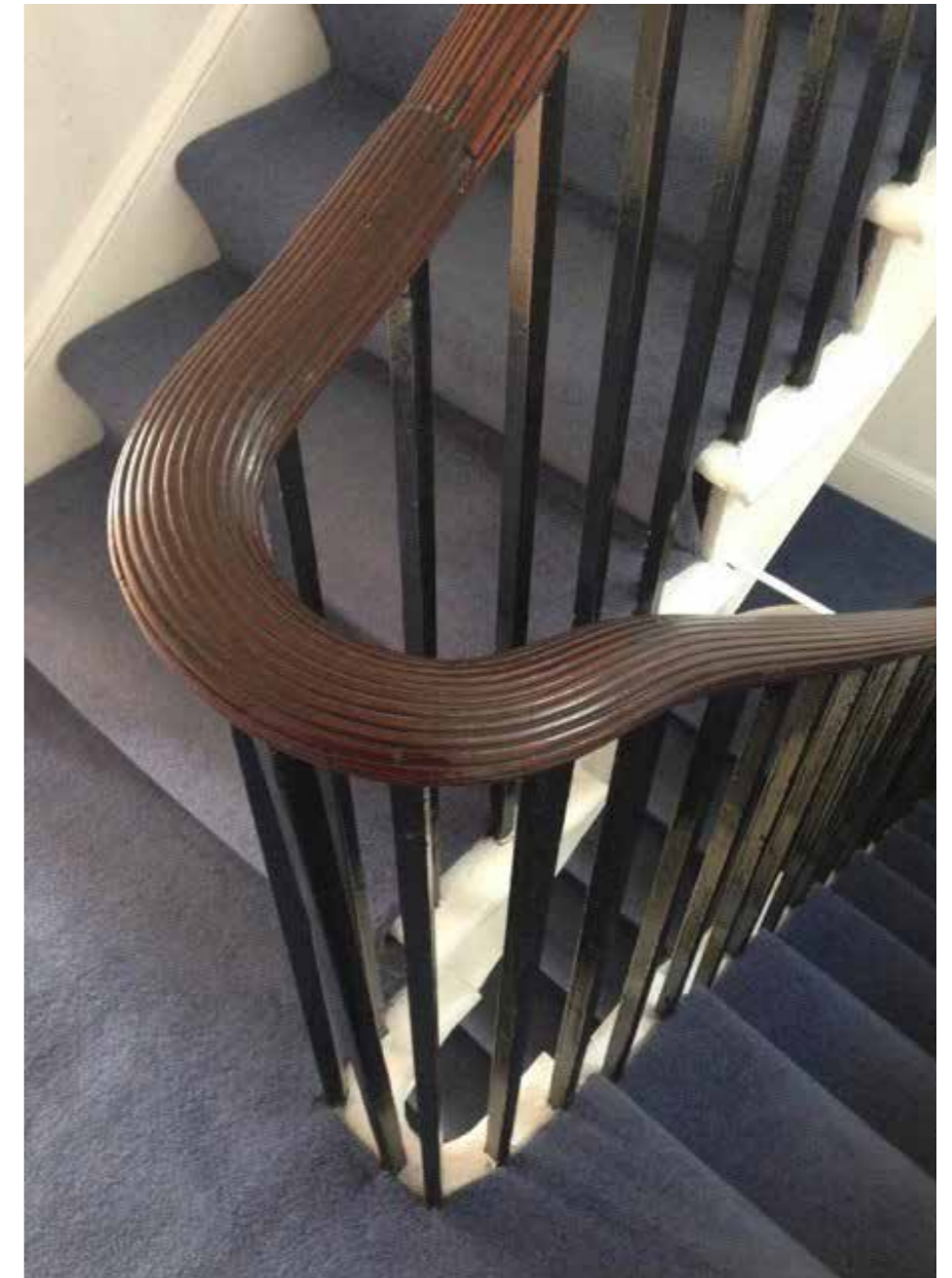
The repairs and redecoration of the staircase, with the addition of the runner, will ensure high quality circulation through the building, whilst restoring it back to a more original appearance. The most significant features of the staircase will be retained and enhanced. The proposed Soane spindles will be an exciting new addition to the staircase, to add to its already high architectural significance. The design is appropriate to the period of the main house, and will work with the existing handrail.



Existing GF bottom steps - Rubber finish removed and surface cleaned



Existing handrail volute with metal detailing to be retained



Existing wooden reeded handrail, to be retained, with straight spindles to be replaced by Soane pattern

Analysis of Existing Condition & Proposed Works

2nd floor soffit: *The ceiling to the Second Floor is not original. There was a fire in the 1970s destroying the original fabric and the roof had to be rebuilt. The roof is slate. The whole Second Floor is believed to be a later addition to the main building. The ceiling structure is exposed and is in poor condition with fire damage evident.*

Proposals include:

- Remove existing ceiling joists as they have incurred fire damage and are in a poor condition.
- Retain existing rafters and introduce 5no. trusses with purlins to add extra stability to the roof. The trusses are proposed to be fitch trusses sitting on padstones, contained within the existing external masonry wall, in line with where the existing ceiling joists are.
- Introduce insulation to the roof build up.
- Reinstate wall partitions in previous locations with 2-panel doors.

Justification:

The second floor of the main house is of low historical significance. The whole level is believed to be a later addition to the main house, there is little to no historic fabric remaining and the original plan form is no longer legible. No.3 Keats Grove is of similar form to No.4 with three windows and stucco at ground floor and brick to first floor. The detail of the fanlight is also identical on both. The 2nd floor at No. 4 is very much of attic proportions to the main elevation.

The Second Floor ceiling, roof and their historic fabric were destroyed by a fire in the 1970s, and had to be rebuilt. They are therefore not original, and the proposed repairs and alterations should be acceptable. The benefit will be the energy efficiency and structural improvements to the roof.

The original plan form has been lost. The extensive internal reconfiguration has left these rooms with little to no historic fabric or features remaining. The new partitions will help to reinforce the plan form again.



No.3 Keats Grove



No.4 Keats Grove



Existing ceiling



Existing ceiling insulation, joists, rafters and membranes

RICHARD GRIFFITHS ARCHITECTS

Analysis of Existing Condition & Proposed Works

Stables soffit: *The ceiling to the Ground Floor of the Stable is not original. The roof is of modern slates, flashing, and clay ridge tiles.*

Please note the previous consent included the removal of this ceiling. We are seeking consent for the replacement.

The proposals include:

- New structural supports to the roof and stable walls.
- The introduction of an arched ceiling.
- New architectural features in keeping with the proposed hierarchy throughout the house.



Existing ceiling to stables



Existing ceiling to stables

RICHARD GRIFFITHS ARCHITECTS

Analysis of Existing Condition & Proposed Works

Main gate & Front wall: *The main gate is in poor condition and will be replaced to match the existing, with the addition of a lantern, which can be seen elsewhere in the Conservation Area. The front wall will be repaired.*

- Railings to be repaired and redecorated as existing
- Cleaning to copings and wall generally
- Repairs to areas of missing and damaged brick
- Repointing to the missing lime mortar
- Existing railings to incorporate a new post box and entry phone system, as visible at No.3.
- Replacement of the main gate in like for like profiles, but with a new lantern incorporated to signify the hierarchy of this main gate to that of the existing side gate.



No.4 Existing railings and low wall



No.5 Arched gate

Justification:

The design of the new gate and lantern is in keeping with other examples in the Conservation Area and traditional details. The like for like profiles will match the rest the refurbished front railings.



No.3 Existing railings and low wall



No.3 Post box and entry phone

Analysis of Existing Condition & Proposed Works

Landscaping: *The landscaping to the front and rear has been altered several times to suit the internal configurations. However, the property has always read as a coherent whole, without subdividing the landscaping. The proposed revisions are minimal and seek to maintain the green, attractive, tranquil qualities of the conservation area.*

The proposed landscaping to the front and rear in the previous consent will be taken forward. With the addition of revisions to suit the new bin store and changes to the areas of the external lower ground floor to be lowered.

Proposals include:

- All gardens and courtyards to be shared for all residents, with the exception of the rear balconies for the main house, and lower terrace for the Lower Ground Floor unit
- Lowering the level of the front courtyard and rear terrace to suit the lower internal Ground Floor
- Add additional step to bottom of existing steps from rear garden to lowered terrace level
- Add additional step to bottom of rear Studio stair to lowered terrace level
- New gate for security at top of side access stairs
- New bin store to side garden path, with access path.
- New steps and planting to existing porch building
- New paving to be in keeping with existing materials and details



Existing garden wall, railings, gate and tiled pavement



Existing stairs from side footpath to front courtyard



Existing stairs from rear garden to Lower Ground Floor



Existing stair in front courtyard



Existing Studio steps



Existing rear planting to Lower Ground Floor

Analysis of Existing Condition & Proposed Works

The Porch: *The Porch is not original to the building or in the best condition, but still retains some historic features and its original configuration. It has undergone alterations including the addition of doors to replace panelling, changes to glazing and new roofs, which have all had an impact on its architectural significance.*

The previous consent included demolition of the existing Porch and replacement with a small portico. This application seeks to refurbish the existing Porch, reinstate original elements and adapt features to improve its functionality today.

Proposals include:

- Refurbishment of the Porch internally and externally, whilst retaining its existing configuration, plan form and street elevation.
- Replacement of the modern PVC glazed roof with a traditional lead roof
- New internal structure not visible from the exterior, that follows the shape of the existing fanlight.
- Reinvention of the glazing to the side elevations to bring more light into the space.
- Removal of the later doorways and replacement with reinstated wooden panelling & glazing to match the existing.

Justification:

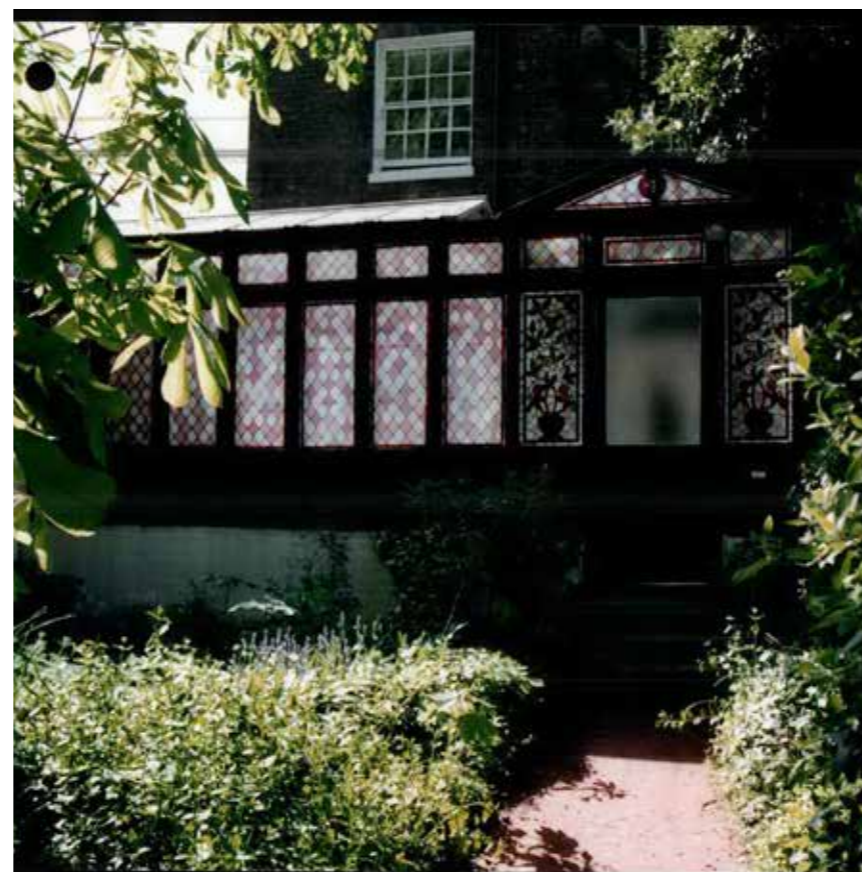
The refurbishment of the Porch would not negatively impact the function, configuration or most importantly the street presence of the existing building. The changes seek to rectify later alterations to the original Victorian structure that detract from its visual appearance and architectural significance, and also seek to improve the Porch's useability today. The front elevation will be brought back to its Victorian appearance, reversing changes done since 2004 - removing the doors and reinstating the panelling - and enhancing its presence on the street.

The existing Porch does not respect the existing front door fanlight and moulding surrounds. From the photographs it can be seen that it cuts the mouldings in half. The refurbished roof will retain the same pitch externally, but will enhance the existing doorway by ensuring the roof shape internally reflects the fanlight and more of the moulding is revealed. This refurbishment will also replace the modern PVC glazed roof that was added after 2004, and detracts from the character of the Porch.

The glazing has been altered previously and has had areas of obscure and painted glass. The proposed changes to the side elevation glazing will bring more light into the space and create a better connection between this external space and the surrounding mature garden. The improvements will not detract from the street elevation as they will not be visible.



Existing Porch does not respectfully meet existing door surround and fanlight



Front elevation in 2004



Front elevation today

Analysis of Existing Condition & Proposed Works

Internal - Floor/Ceiling/Wall types

Floors

The floor finish has been considered according to the hierarchy of the room, nature of the floor below and use.

Lower Ground Floor

Main Kitchen - As part of the previous application, a new lowered ground floor is proposed to the Lower Ground floor unit. New floor build up and stone flooring is proposed.

Ground Floor

Reception & Lounge - New timber flooring is proposed to the significant ground floor rooms. The existing timbers have suffered damage due to previous alterations and whole areas have been replaced. However, there is hope to reuse these boards elsewhere in the house, whilst restoring the hierarchy of the Ground Floor rooms with new flooring.

Kitchen - reuse of existing timber floor boards if possible.

TV room - reuse of existing timber floor boards with carpet.

First Floor

Dressing Room, Master Bedroom & Master Bathroom - New timber and marble flooring proposed to the main private rooms, again reinforcing the hierarchy of the rooms as we move up the building.

Second Floor

Reuse existing timber boards from within the house if possible.

(Note, under floor heating and acoustic insulation will be proposed where required. See typical floor build-up drawing for details)

External

Terraces, balconies - new stone

Walls

Localised repairs to the existing lime plaster will be carried out using hydraulic lime plaster.

Existing gypsum plaster will be repaired to match the existing wall fabric, and where plasterboard is already present it will be retained or repaired.

New plaster to perimeter walls will be carried out with metal lath and hydraulic lime plaster or just lime plaster dependent on the location.

New internal wall partitions will be of timber ply frame with plasterboard finish and skim.

Ceilings

Where possible the existing plaster / plasterboard ceilings will be repaired and retained. New ceilings are proposed in 10-07, 11-02 and 12-04/12-05 where the room use will change or the ceiling is missing.



Examples of areas in need of repair



Ground Floor timber floor boards - showing lines of previous partitions



Ground Floor timber floor boards - showing lines of previous extensions



First Floor missing ceiling

Analysis of Existing Condition & Proposed Works

Architectural details

The previous consent included; *the rationalising of all the internal architectural features and establish a hierarchy and order between the principal two floors and the top floor in terms of the doors and their panelling and the skirting, architraves and cornices used at each level.*

This application seeks to achieve the same but proposes alternative replacement details.

Where missing or a later addition, new cornices, architraves and skirtings will be formed. Where evidence exists, the new will follow the design of the existing in the same room, or a room of similar hierarchy. Any significant existing detailing will be retained where possible.

The main ground floor rooms will set the hierarchy of the architectural features. The hierarchy will decrease further up the building. The cornices in the GF reception room and lounge are believed to be original, and are proposed to be retained, cleaned and redecorated. The frieze to the lounge cornice is a later addition and will be replaced by a more historically appropriate design.

Lower Ground Floor Details



Ceiling moulding to cornice and architrave to arch in hallway to remain



Existing cornices to reception room and lounge to be retained (frieze to lounge to be replaced)- photos show small areas that have been carefully cleaned to reveal the detail



DOOR
ALL LOWER GROUND FLOOR
DOOR AND ARCHITRAVE PAINTED



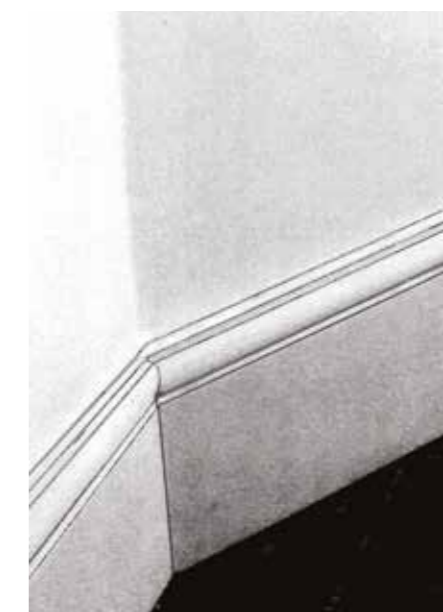
CORNICE
09-03 DINING ROOM



CORNICE
09-04 OFFICE
09-05 ENSUITE



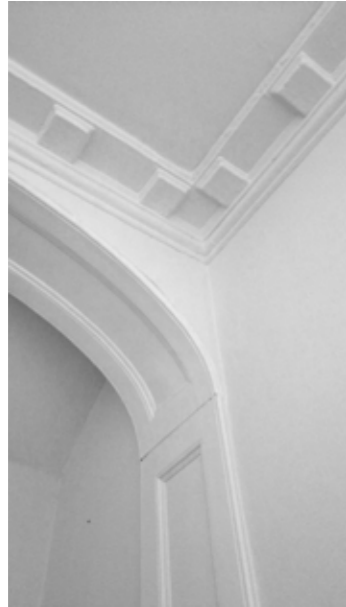
ARCHITRAVE
AS EXISTING
ALL LOWER GROUND FLOOR



SKIRTING
AS EXISTING
ALL LOWER GROUND FLOOR



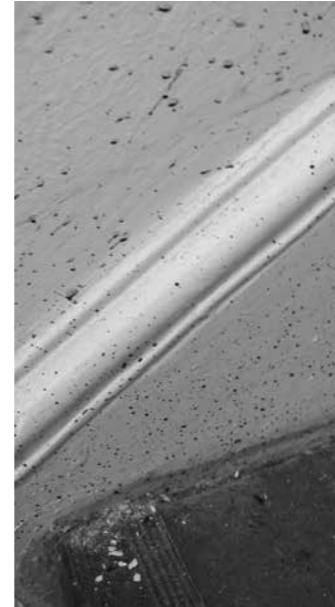
Ground Floor Details



CORNICE
ENTRANCE HALL
AS EXISTING
10-02



DADO
STAIRCASE
AS EXISTING
10-02



SKIRTING
STAIRCASE
AS EXISTING



HANDRAIL
STAIRCASE
AS EXISTING



HANDRAIL
RAMP FINISH DETAIL IN PATINATED BRASS



SPINDLES
SIR JOHN SOANE CAST IRON PATTERN



DOOR
FINISH WOOD WITH PAINTED FRAME
DGF-07/ 14/ 17

DOOR WITH PEDIMENT
DGF-07



EXISTING CORNICE
10-05 RECEPTION



EXISTING CORNICE
NEW FRIEZE
10-06 LOUNGE



EXISTING ARCHITRAVE
10-02 ENTRANCE
10-05 HALL RECEPTION
10-06 LOUNGE



EXISTING CORNICE
10-03 GUEST WC
10-04 SMALL KITCHEN



SKIRTING
TROUGHTOUT

First Floor Details



Second Floor Details



Analysis of Existing Condition & Proposed Works

Change of size of the 3 units: The previous consent included the change of residential units from 4 to 3; 2x1B and 1x4B. This application still proposes 3 units, but the mix is now proposed to be 1x 1B studio, 1x1B, 1x4B. The demise of the units is shown in the adjacent diagrams.

Unit 1 is accessed via the existing side access stair and courtyard to the front. Unit 2 and 3 are entered through the existing Porch.

- In order to maintain the hierarchy of entrances to the property, the Porch leads the viewer to the main house. The Studio is accessed from the porch as it is now and the Lower Ground Floor unit is accessed from the lower courtyard.
- Access from the street is for all occupants via the perimeter secure gates.
- The post delivery will be relocated to a secure box located within the railings, allowing direct delivery from the street.
- The meters are maintained in the existing lower courtyard services store.
- Refuse storage is relocated to the top of the side stair and integrated into the landscape proposals.
- Unit 1 has private amenity in the rear perimeter terrace and shared use of the rear garden. Planting is used as a buffer between this terrace and the communal garden. A planting buffer is also included to the north in the lower courtyard to restrict access to the windows.
- Unit 2 can enjoy amenity use of the front garden.
- Unit 3 has private amenity in the rear balconies and shared use of the rear garden.
- The freeholder will be responsible for the maintenance of the shared communal areas; rear garden, front garden and lower courtyard.



Analysis of Existing Condition & Proposed Works

External repairs and maintenance

General repairs and maintenance of the building fabric is also proposed. This will include:

Repairs/replacement with like for like rainwater goods or where modern plastic ones have been used, they will be replaced with traditional iron goods.

Repairs to lime mortar and brickwork with like for like materials.

Repairs to windows and doors as per schedules.

Repairs to slates, flashings and membranes to roofs.

Removal of redundant service pipes and vents to elevations. In particular all but one existing service pipes to the front elevations will be removed and vents will also be rationalised.

Light clean to area of stained brickwork if necessary.



Repairs/rationalising rainwater goods



Repairs to gutters



Repairs/rationalising rainwater goods



Repairs to brickwork