

CONDITIONS DESIGN STATEMENT 01

ON BEHALF OF

STELLITE CONSTRUCTION LTD.

APPLICATION FOR PARTIAL DISCHARGE OF CONDITION 4 (2017/4143/L)

AND COMPLETE DISCHARGE OF CONDITION 9 (2017/4143/L)

FOR PROPOSALS AT

HEATH HOUSE

NORTH END WAY,
HAMPSTEAD, NW3 7ET

SEPTEMBER 2018

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1.0 INTRODUCTION

1.1 DESCRIPTION OF APPLICATION

The contents of this application are submitted to Camden Council (CC) to seek approval of the following conditions for approved application 2017/4143/L, for proposals at Heath House, North End Way, Hampstead, London, NW3 7ET, herein referred to as 'The Site'.

- Condition 4, parts a) b) e) f) h) i) j) and k) of 2017/4143/L
- Condition 9 of 2017/4143/L

1.2 INFORMATION SUBMITTED

For ease of reference, a Planning Conditions Information Matrix (Appendix I) is submitted with this application, indicating all submitted information relevant to each condition, which should be read in conjunction with this statement. A full document issue register is also included with this submission.

2.0 GENERAL HERITAGE RATIONALE

2.1 INTRODUCTION

This section of the statement specifically relates to Planning Condition 4, parts a) j) and k), which call for scholarly mouldings and profiles throughout the house; Windows, Wall Panelling, Architraves, Skirting Boards, Dados, and Cornices.

The following paragraphs outline the heritage rationale, including discussions with the Conservation Officer and the Applicant's Heritage Consultant, to establish the most appropriate approach to reimagining the interiors of the existing building as it would have once been, for the various eras of its construction.

2.2 APPROACH

Further to our meeting with the Conservation Officer on 20th June 2018, we have thoroughly reviewed the interior architectural joinery and feature details to ensure that they are appropriate to the age of each part of the existing property, and the proposed extension. In the first instance, it is important to note the various eras of the building. In the approved Heritage Statement, Neil Burton notes that:

The original house was presumably the five-bay two-storey building with a tall hipped roof shown on Ramsey's painting of the 1950s, which was probably built between 1700 and 1720... To this was added a two-storey extension...it seems likely that this eastern block was added by Christopher Arnold between his acquisition of the house in 1744 and his death in 1958...The external appearance of the house today is substantially a product of the rebuilding of the early 1950s.

- Burton (2017), p.9

The plans shown in Appendix 2 visually indicate the original interior ages of the existing building, as outlined above by the Heritage Consultant, alongside the proposed new-build extension. It should be noted that the external façade of the latter part of the existing building, as well as upper parts and the second floor / roof of the original house are 'substantially a product of the rebuilding of the early 1950s' (Burton, 2017). These later external amendments, however, should not deter from the ambition to reinstate an interior that is appropriate to the age of the original elements of the building.

3.0 WINDOWS (CONDITION 4a)

3.1 HERITAGE RATIONALE

None of the existing windows in the property are suitable for refurbishment for two reasons 1) the majority have fallen into an irrevocable state of disrepair and 2) few are considered to be original and largely a product of the more recent 1950s external remodelling.

The heritage rationale for the windows is relatively straightforward. As outlined in Section 2.0 of this statement, the existing elements of the building were originally constructed in two eras; Early-Georgian (1700-1720) and Mid-Georgian (1744-1758). However, the substantial eastern extension (Mid-Georgian) was externally remodelled in the 1950s, with a metric size brick, which suggests that the works could potentially be even later. These extensive 20th renovations mean that any traditional window design will be set into a backdrop of modern metric dimensions.

3.2 GLAZING

There has been much deliberation over the glazing system(s) that may be suitable for the project, with the following constraints and concerns having been raised by the various parties involved, including the Applicant (end-user), Architect, Conservation Officer, and Mechanical Services Engineer:

- Listed status of the existing building
- Varying ages of the existing and proposed elements of the building
- 1950s external remodelling of the existing eastern extension
- Significant noise / pollution at major junction
- Long-term preservation of the building fabric (air flow / condensation etc.)
- User comfort appropriate to 21st Century living

For the reasons above, the proposed glazing comprises two different types of units. Single glazed windows are proposed to the front elevation of the original house only, in recognition of the historical significance and listed status of the building. To all other elements of the existing building and new extension, the windows are proposed to be 12mm Slimlite double glazed units (Appendix 3), which have been used on a number of notable buildings, including Listed monuments.

This approach, whilst unusually inclusive of the provision for double glazed windows in a Listed building, is proposed in consideration of all of the constraints noted in the list above. Double glazing provides a significant level of comfort for users - protection against noise and air pollution and, with retained passive ventilation methods, both the window and building fabrics can be better preserved in the long-term. The option of secondary glazing has been reviewed – some of the existing windows currently have this - but it is considered that the Slimlite system, with glazing broken by glazing beads, is an appropriate and well-tested way of ensuring the character of a property is retained both externally and internally, whilst improving the comfort level internally. Figure 1 is an extract of the proposed south elevation, showing those windows to be single-glazed (sg) and those to be double-glazed (dg).

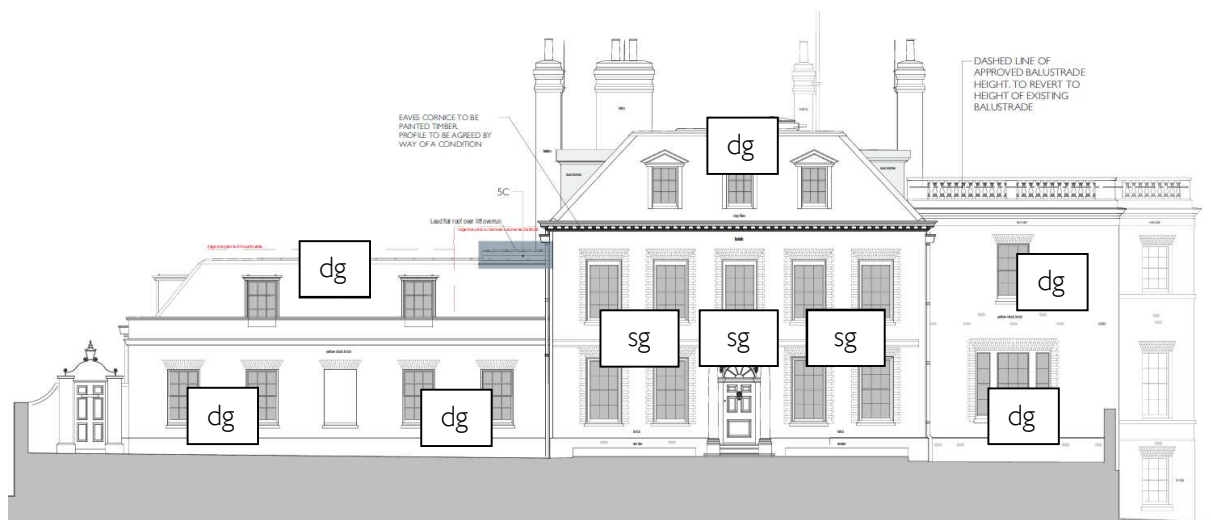


Figure 1: Extract of Approved Proposed South Elevation HH-1017-AP-01L

3.3 GLAZING BEADS

We have consulted a variety of sources to inform the design of the external window details. Neil Burton has provided a number of building precedents, which are detailed within *Life in the Georgian City* (Appendix 4 - Extract), by Dan Cruickshank and Neil Burton, himself. We have taken inspiration from two particular precedents in this book, for the design of glazing beads:

- The Minister's House, Fournier Street, c.1726 (Dado rails and Glazing Bead)
- No. 5-13 Queen Anne's Gate, c.1770 (Skirting Boards)

Innovations in glassmaking had immediate repercussions for the window-making trades, since windows could now be constructed without the heavy, substantial glazing bars previous needed to support the vulnerable glass. Thus the heavy ovolo glazing bar profiles of the early 19th century gradually gave way to more slender and graceful mouldings such as the ever-popular lamb's tongue' or 'Gothic' configurations.

- Parissien (1995), p.93

For the original Early-Georgian part of the building, a 22mm ovolo glazing bead detail is proposed, based on a profile taken from The Minister's House, Fournier Street, c.1726 (Cruickshank, 2017). For the later Georgian era of the existing building, and the new-build extension, a traditional 18mm Lamb's Tongue glazing bead is proposed, which is based on a profiled taken from No.s 5-13 Queen Anne's Gate (both shown in Figure 2). The precedents for these glazing beads are shown in the extract from the book noted above and our 1:1 details are shown on the submitted drawings listed against the condition on the submitted 'Planning Conditions Information Matrix' (Appendix 1). These glazing beads would pass through the glazing to all windows, whether in the existing building of the new-build extension. This detail is considered to conserve the character of the original building, whilst enhancing it by maintaining the same detail in the newer parts of the property.

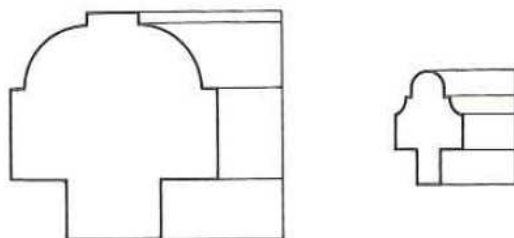


Figure 2(Above): Glazing bar / bead profiles (Cruickshank et al, 1990):

(left) Section through glazing bar c.1726, at the minister's house, Fournier Street, Spitalfields.

(right) Section through glazing bars, c.1770, at Nos. 5-13 Queen Anne's Gate, London

4.0 JIB DOOR (CONDITION 4b)

Further to the site meeting held with the Conservation Office on 20th June, it was agreed to reinstate the two jib doors between the original part of the house and new-build extension, in the ground floor dining room, and first floor hallway. The details for these doors is shown on submitted drawings HH-842, which should be read in conjunction with all other interior features detail drawings as listed against Planning Condition 4b) on Appendix I, 'Planning Conditions Information Matrix'.

5.0 RAILINGS (CONDITION 4e)

The proposals for Heath House make provision for two garden terraces, which are enclosed by railings. These are both to the rear (north) of the house. The first, 'Terrace 1', is in the location of an existing terrace, with a grand stair leading down to the central part of the garden. The second, 'Terrace 2', to the west and stepped back from Terrace 1 will provide access from the kitchen extension, with a less grand stair running along the boundary wall. Figure 3 is an extract from the approved planning drawings, HH-1017-AP-07G, showing the two terraces.

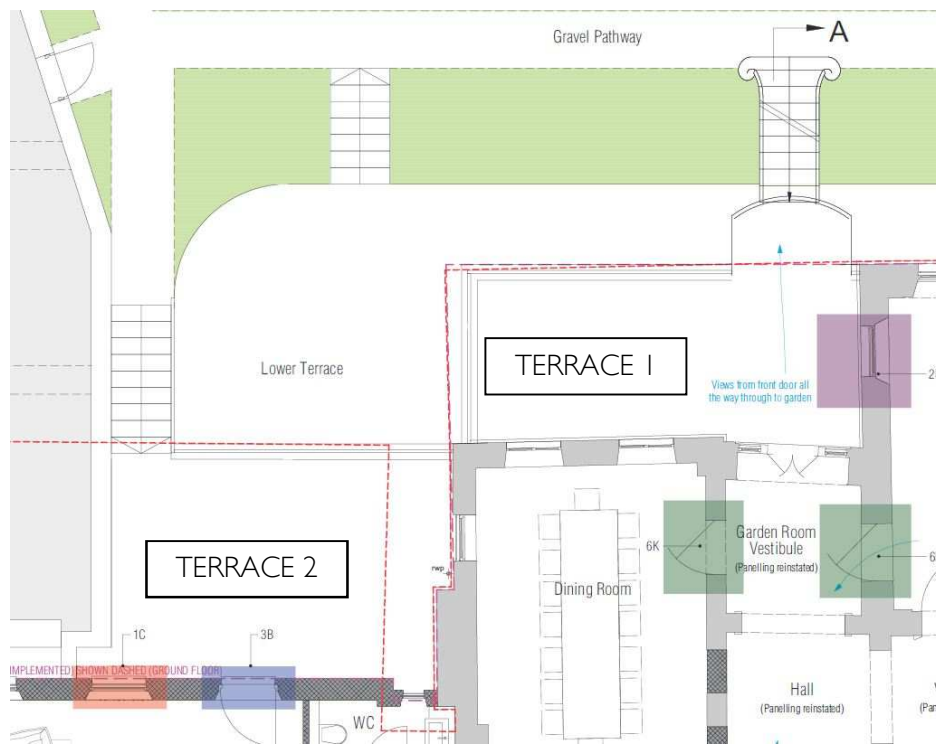


Figure 3: Extract from drawing HH-1017-AP-07G (Approved Ground Floor Plan) showing Terraces 1 and 2.

Whilst the existing terrace is in the correct location, the existing railings (Figure 4) will need to be removed and reinstated where the terrace level has been slightly risen to accommodate a new roof and external wall to the currently semi-exposed space below the stair, which will be further excavated to

become an internal room. It is proposed that the replacement railing for this terrace will replicate the features of the existing one – with a decorative swirl feature and plain square section railings.



Figure 4: Existing terrace, stair and railings

At the site meeting with the Conservation Officer on 20th June 2018, the above principle was considered acceptable for Terrace 1, however, it was agreed to simplify the railing details to Terrace 2, so that this is read as a later addition. Options were discussed with a possibility to retain the swirl feature, but less frequently along the length of the new railing. In consideration of this, it is proposed to retain the same pattern, but with an additional square section spindle between each swirl detail.

Submitted north elevation, drawing HH-134, shows these varying railings in the context of the whole building, with details of the railings shown in submitted drawings HH-901 and HH-904, for Terrace 1 and 2, respectively.

6.0 STAIRS (CONDITION 4f)

6.1 HIERARCHY STRATEGY

As a result of the meeting with the Conservation Officer on June 20th, it was agreed that the details of the lower ground-to-ground and first-to-second floor secondary staircases would be simplified. Previous proposals allowed for all new staircases (balustrade, spindles, panelling, handrail etc.) to match the details of the existing primary stair (ground to first floor). The drawings for these two secondary staircases

have subsequently been reviewed and, whilst the detailing still takes a lead from the primary staircase, in order to appear subservient they include the following variations:

- Wall panelling has been removed
- Spindles have been simplified to exclude decorative 'acom' feature found on the primary stair
- Decorative carving to the stair stringer has been omitted

In order to keep some consistency within the stair design the following elements of the secondary staircases have been retained, to match the existing primary staircase:

- Handrail profile / design
- Tread profile / design
- Dado profile
- Skirting profile

The details of the existing ground to first staircase are shown in drawings HH-813 and HH-814, together with details of the existing half-flight staircase leading to the master suite, shown on drawing HH-817. Drawings HH-810, HH-811, HH-815 and HH-816 show the plans and elevations of the new secondary staircases. Submitted drawings HH-800 and HH-801 show specific details of existing and new staircases, referenced on the plans and elevations. All of the drawings noted above are submitted with this application.

7.0 EXTERNAL RENDER SPECIFICATION (CONDITION 4h)

The rear elevation of the lower ground floor of the mid-Georgian extension to the original house is proposed to be stucco rendered externally, where the building foundations are to be exposed as a result of lowering the ground level immediately adjacent to the building. This render extends to the new-build gymnasium wall, and the full extent of the render can be seen in submitted drawing HH-134.

Stucco was first popularised in Britain by the Early Palladian architects of the 1720s...Lime render should always be used for historic structures in preference to modern cement-rich render mixes. Unlike the latter, lime render allows the wall to 'breathe' which is vital if the structural integrity of the building is to be properly maintained.

- Parissien (1995), p.80

A modern cement render is incompatible with the construction of most old buildings and can cause or accelerate serious decay...the use of impervious Portland cement render in

place of a traditional lime-based covering restricts evaporation. Hairline cracks form due to the mortar being more rigid than the wall. These then draw in water that becomes trapped in the fabric. Timber-framed and earth constructed buildings, in particular, can suffer major structural damage if moisture builds up behind a cement render.

- SPAB (2018)

Following best practice, as identified above, the proposed render is a lime-based, three-coat application, with a light incision to give the impression of an ashlar dressing to the façade. The mix for the base and middle coat will be 2:5 (Hydraulic Lime : Coarse Sand), and the top coat will be 1:3 (Hydraulic Lime : Coarse Sand). 'Drying times for the undercoat should be at least 2 days in summer and 7 days in winter' (Minerva, 2018). Details of the external render are shown on submitted drawing HH-209.

8.0 INTERNAL PLASTER SPECIFICATION (CONDITION 4h)

8.1 EXISTING BUILDING – LIMELITE RENOVATING PLASTER

The complete finishes schedule, HH-1004, is submitted with this application and shows which rooms in the existing building are to be panelled and which are to be plastered (and painted). Appropriate to the nature of the existing building, it is proposed that all plaster will be lime-based. The Limelite Renovating system is widely used on renovation projects, including Listed Buildings (Appendix 5). We have been liaising with Limelite and they have provided the following detail:

Limelite Renovating Plaster is based on traditional blend of 1:1:6 cement: lime: sand, with an expanded perlite aggregate replacing the sand. This aggregate reduces the density of the product from around 2000kg to approximately 800kg. Perlite is naturally porous and therefore enhances the breathability of the plaster and by using modern accelerators and pozzolans we have been able to reduce the cement content in the blend without affecting the drying time or durability. In addition to this the plaster is fibre reinforced, prevents salt transfer and has a decreased drying time compared to traditional lime blends, achieved by the use of specialist water reducers and accelerators. Limelite Renovating Plaster can be considered as an alternative to a cement lime and sand render or a traditional lime render for internal use on traditional buildings and buildings suffering from damp issues.

The Limelite Renovating Plaster system has been used on many Grade I and II Listed Buildings over the years and has a strong track record of use in historic restoration and remediation. Recent works include the Piece Hall in Halifax, a Grade I Listed building

construction in 1779, and 6 Belgrave Square, a Grade II Listed building in central London, which is recognised as one of the most prestigious C19th squares in London.

- Limelite (2018), email

8.1 NEW-BUILD EXTENSION – BRITISH GYPSUM (OR SIMILAR) PLASTER

The internal finish of the new-build extension will be formed from a 15mm lightweight plaster and skim (British Gypsum or similar), which is in line with best practice for modern masonry cavity construction. Walls to the old house within rooms in the new-build extension will be finished with the Limelite renovating plaster system, to accord with the necessary requirements detailed in the previous section.

9.0 EXTERNAL REPLACEMENT CORNICE (CONDITION 4i)

Please read this section in conjunction with all submitted drawings listed against conditions 4i in Appendix I, 'Planning Conditions Information Matrix' – please note that not all of these drawings may be referenced in the following paragraphs.

9.1 HISTORICAL RATIONALE

As part of the meeting held on the 20th June 2018 with the Conservation Officer, the proposed detail of the external eaves cornice was reviewed. The existing cornice (Figure 5) is formed of concrete, with a traditional neo-classical dentil and egg-and-dart profile. Whilst the scale of the cornice is considered appropriate, it was agreed that the original cornice would have likely been formed from timber, painted white, and would have been of a more simplistic profile. The existing cornice is likely to have been installed in the 1950s, when the external elevations were significantly remodelling, as it also matches the cornice that continues around the eastern mid-Georgian extension.



Figure 5: Heath House, Existing Eaves Cornice

Without a definitive drawing of what the cornice would have looked like we have reviewed literature and precedents to determine what is the most appropriate replacement:

- The 1950s painting of Hampstead Heath by T. Ramsey (see Burton, 2017, Figure 1) clearly shows an eaves cornice wrapping around the southern and side elevations of the building, but it is not clear enough to depict the style.
- The entrance portico to the property (Figure 6), is of an Ionic order, which is typical of the mid 1700s (Figures 7 and X – and see also Appendix 6). If not an original feature, it is likely that this dates to the mid-1700s. It is proposed to refurbish the existing entrance portico, however, the ornate and highly decorative existing concrete eaves cornice is not in-keeping with the more original portico feature, in both style and material.
- The existing cornice is around 300mm high, appearing proportionate within the wider elevation.



Figure 6: Heath House, Existing Entrance Portico



Figure 7: No.30 Elder Street, Spitalfields, c.1725 ©Rubens1577.Flickr

Figure 8: No.66 Leman Street, Aldgate, c.1760 ©Google

9.2 PROPOSED EAVES CORNICE

The proposed eaves cornice profile is based on a traditional modillion profile, as produced by Stevensons of Norwich, and taken from Hatchlands Park, b. 1750s (Figures 9 and 10). The sweeping dentil is reflective of the existing portico at Heath House, whilst the spacing is proportionate to the scale of the cornice, which will be to match the height of the existing. The cornice will be timber, flashed with lead, and painted white to match other external features (windows, doors, portico etc.). The details of the timber cornice are shown on submitted drawings HH-183 and HH-821.



Figure 9: Hatchlands Park House, c.1750s. © whattheredheadsaid.com



Figure 10: Cornice profile taken from Hatchlands Park House, c.1750s. © Stevensons of Norwich

10.0 INTERIOR ARCHITECTURAL DETAILS (CONDITIONS 4j AND 4k)

Please read this in conjunction with all submitted drawings listed against conditions 4j and 4k in Appendix I, 'Planning Conditions Information Matrix' – please note that not all of these drawings may be referenced in the following paragraphs.

10.1 HERITAGE RATIONALE

For the purposes of the interior architectural features, we have concentrated our efforts on details that are appropriate to either the Early or Mid-Georgian eras, to align them with the eras stated in section 3 of this planning conditions statement.

We have taken inspiration from four particular precedents in Life in the Georgian City (Appendix 4), for the design of scholarly skirting boards, dado rails, and architraves etc., as such:

- No. 19 Queen Anne's Gate, c.1704
- The Minister's House, Fournier Street, c.1726
- No. 15 Elder Street, c.1727
- No. 5-13 Queen Anne's Gate, c.1770

With reference to cornice profiles, we have specified all of these from the National Trust range, as reproduced by Stevensons of Norwich. The mouldings for the selected cornices have been taken from the following buildings:

- Mompesson House – c.1701 (Figure 11)
- Clandon Park – c.1720s
- Hatchlands Park House – c.1750s
- Mottisfont – C18th, specific date unknown



Figure 11: Mompesson House, Salisbury, © National Trust website

10.2 HIERARCHY STRATEGY

The subsequent sections of this statement outline the hierarchy of the interior architectural features between each chronological element of the building: Early-Georgian (1700-1720), Mid-Georgian (1744-1758), and New-Build, however, as part of the review of the various profiles, a vertical hierarchy has also been established, between the lower ground, ground, first, and second floors of the building.

The complexity of mouldings is proportional to the pretention of the room; the humbler the function (and indeed the fewer visitors), the more modest the mouldings. Thus, while drawing rooms on the ground or first floors may feature elaborate cornices and rich, heavy door cases, rooms at the top of the house may possess only simple box cornices, a rudimentary dado and perhaps no skirting mouldings at all

- Parissien (1995), p.136

Most, if not all, of the lower ground floor of the existing building would have originally functioned as support spaces to the main rooms above – staff quarters, kitchen, and stores. The function of these spaces is proposed to vary from their historical use and some of the rooms will operate as semi-principle spaces; Cinema and Billiards Room, for example. The limited headroom in these spaces, together with the high window head levels, means that the interior grandeur of the ground and first floors cannot be replicated in these semi-principle spaces. However, a hierarchy between them and the other ancillary / support spaces on the lower ground floor can still be enforced.

Similarly, the upper floors in each element of the building (first floor of the new-build extension and second floor of the existing building) are largely constructed behind the eaves and within the roof. Internally, this means that there is limited scope for cornices, yet an interior hierarchy can still be established between the upper floors and the floors below.

The general hierarchical strategy could be summarised as:

- Lower Ground Floor: Support Spaces (Private) and Secondary Spaces (Semi-Private)
- Ground Floor: Primary Spaces (Semi-Private)
- First Floor: Primary Spaces (Private)
- Second Floor: Secondary Spaces (Private)

Appendix 7 of this report (submitted drawing HH-PL02) is a detailed table showing the proposed Cornice, Dado, Skirting Boards, and Architrave profiles throughout the whole building, existing and new-build. This should be read in conjunction with the relevant profile drawings; HH-820, Cornice Mouldings; HH-823, Skirting, Dado and Panel Moulding Profiles; HH-824, Library Dado Panel and Cornice Profiles, and HH-825 Architrave Moulding Profiles. Individual room elevations have also been submitted – please refer to the 'Planning Conditions Information Matrix' (Appendix I) for all drawings.

Submitted drawing HH-1004 is an internal finishes schedule, which can be cross-referenced with all of the moulding profiles.

10.3 CORNICES

Appendix 8 (submitted drawing HH-PL03) provides a visual guide for the principle cornice profiles throughout the various eras of the building. The primary spaces throughout the building are typically decorated with a cornice that is taken from a precedent building, appropriate to the era of the existing element. For example, in the ground floor reception rooms in the 1750s parts of the existing building, the cornice profile (CM04) is taken from Hatchlands Park, which was also built in the 1750s.

In some instances, the 1750s building takes a profile from the proposed elements of the original part of the building (CM05, in the Master-Suite), and the proposed new-build extension takes a profile from the proposed elements of the 1750s part of the property (CM04, in the Kitchen). These particular examples are limited and logical in consideration of ceiling heights, and hierarchy of spaces.

Throughout the building, cornice profiles CM06 and CM07 are used in secondary and ancillary spaces across all eras of the existing and proposed parts of the building. These simple profiles are taken from similar spaces in Hatchlands Park (b.1750s) and, whilst this building is dated later than the original part of Heath House, their inclusion is considered appropriate given that many of the proposed spaces where they are intended to be utilised are newly formed, and secondary to the primary spaces.

10.4 SKIRTINGS

Appendix 9 is a (submitted drawing HH-PL04) provides a visual guide for the principle skirting profiles throughout the various eras of the building.

10.5 ARCHITRAVES

Submitted drawing HH-825 details the proposed interior architraves.

10.6 PANELLING, PICTURE RAILS AND DADO RAILS

A number of rooms on the ground floor are fully panelled, as well as the first floor main hallway. Please refer to the 'Planning Conditions Information Matrix' (Appendix 1) for a list of all drawings.

11.0 SUMMARY

This report is intended to support the various drawings submitted to discharge the associated conditions and, by way of extensive research, investigation, and analysis of previous proposals, the endeavour of all parties is to ensure that this once grand home is brought back into good use, whilst acting as a serious and contentious example of period property renovation project.

12.0 REFERENCES

12.1 BOOKS

Amery, C. 1978. *Three Centuries of Architectural Craftsmanship*. London: The Architectural Press.

Burton, N. 2017. *Heritage Statement: Heath House, Hampstead, London, NW3 7ET*. [pdf] Architectural History Practice.

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Parissien, S. 1995. *The Georgian Group Book of The Georgian House*. London: Aurum Press Ltd.

12.2 WEBSITES

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National Trust. 2018. Available at <<https://www.nationaltrust.org.uk>> [Accessed July and Aug 2018]

SPAB. 2018. Available at <<https://www.spab.org.uk/advice/inappropriate-cement-renders>> [Accessed Aug 2018]

Stevenson's of Norwich., 2018. Available at <<https://www.stevensons-of-norwich.co.uk/products/plaster-products/comice/>> [Accessed June, July and Aug 2018]

13.0 APPENDICES

- I. Planning Conditions Information Matrix (HH-CIM)
- II. Historial Plans Diagrams (HH-PL01)
- III. Slimlite Glazing – Product Data / Information Sheets
- IV. Extract from *Life in the Georgian City*
- V. Limelite Plaster Details
- VI. Extract from *Georgian Town Houses and their Details*
- VII. Detailed table of all building Profiles and Mouldings (HH-PL02)
- VIII. Interior Architectural Details: Cornices: Visual Guide (HH-PL03)
- IX. Interior Architectural Details: Skirtings: Visual Guide (HH-PL04)