




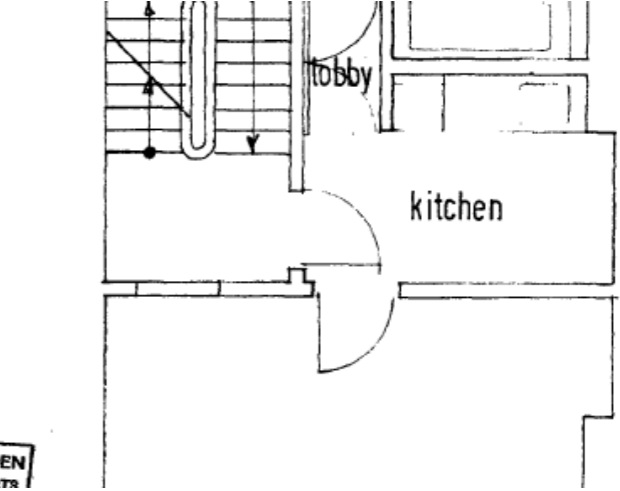

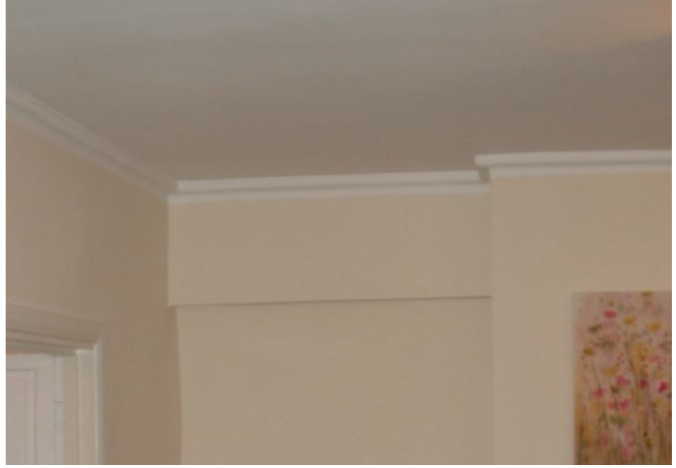


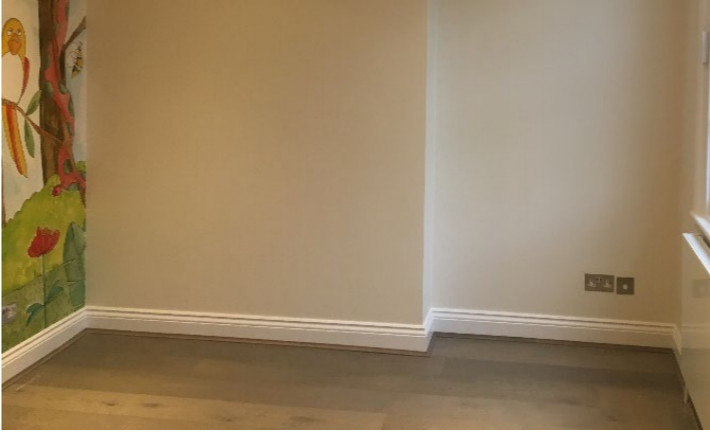








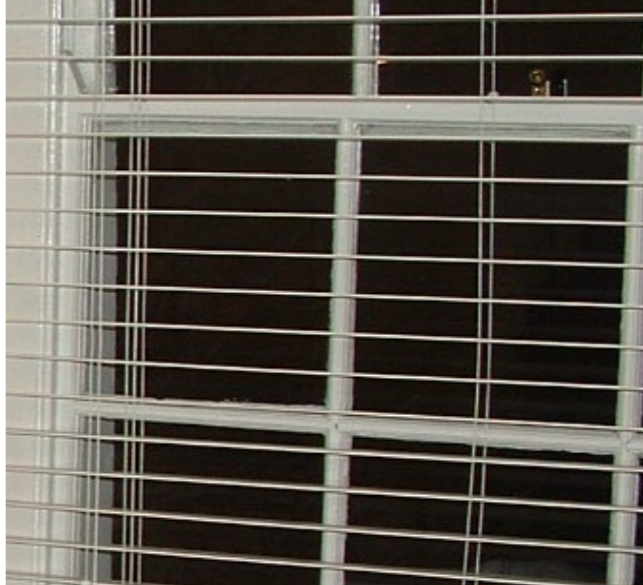




| Schedule of Works and Impact Assessment | | | | | |
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| Location and element | Action | Impact Assessment & Description of the Works/Intervention | Relevant Photographs (Current – post consented 2014 refurbishment) | Relevant Photographs (2002, 2013 and 2014 works) | |
| | | |  <p>Figure 63: Current window in rear room. Double glazed.</p> | | |
| <p>Double door opening between front and rear room has been reduced to single door opening.</p> | <p>Apply for LBC to retain single door opening; replacement of the door with new security door.</p> <p>Architrave to remain. Details to be approved via conditions.</p> | <p>Door opening- Negligible</p> <p>The reduction in door size does not impact the historic fabric as this had already been altered in the past as part of consented works.</p> <p>New door - Minor / Beneficial</p> <p>The existing door was inserted during the 2014 works. The new door would match the early/ historic profile (see Figure 25).</p> |  <p>Figure 65: Current single door opening.</p> |  <p>Figure 66: Photo from 2002 showing double doors to rear room</p> | |





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| Location and element | Action | Impact Assessment & Description of the Works/Intervention | Relevant Photographs (Current – post consented 2014 refurbishment) | Relevant Photographs (2002, 2013 and 2014 works) |
| Removal of original doorway between landing and rear room. | <p>Apply for LBC for the reinstatement of the door and architrave to the front room. Details to be approved via conditions.</p> <p>Remedial works: reinstate the door and architrave to match that in the photo from 2002 (Figure 68).</p> | <p>N/A</p> <p>The door and architrave to the rear room have been removed and the opening infilled. Door and architrave to match original details (see Figure 68) will be reinstated.</p> <p>Minor / Beneficial</p> <p>Doorway to front room was infilled in the consented 1978 scheme (Figure 69). Architrave appears to be the same as in the 2002 photo. There were no subsequent applications for the reinstatement of the opening. Retrospective LBC for the reinstatement of the doorway is proposed as it has a beneficial impact on the original layout. Door to be reinforced security door, design to match that seen in 2002 photo (Figure 68).</p> |  <p>Figure 67: Current landing. Left hand side originally had a doorway into the rear room.</p> |  <p>Figure 68: Door on the right-hand side is the original opening. Photo taken 2002.</p>  <p>Figure 69: Door into the front room at first floor was blocked off/infilled as part of the consented 1978 scheme.</p> |
| Second Floor Level | | | | |





| Schedule of Works and Impact Assessment | | | | | |
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| Location and element | Action | Impact Assessment & Description of the Works/Intervention | Relevant Photographs (Current – post consented 2014 refurbishment) | Relevant Photographs (2002, 2013 and 2014 works) | |
| All rooms – suspended ceilings (concealing historic cornices) | <p>Carefully remove the suspended ceiling and make good any areas that may have been damaged.</p> <p>Apply for LBC for suspended ceiling in the hallway and rear room.</p> | <p>Front room N/A</p> <p>The suspended ceiling is evident in the window head and ceiling relationship. The earlier photo (Figure 72) shows a height difference between the cornice and the window heads, whereas the recent photos show a very small gap (Figure 70). The cornice may have been retained above a suspended ceiling (similar to ground floor level).</p> <p>Minor / Adverse (rear room and hallway)</p> <p>The rear room does not appear to have had a cornice before the most recent works (Figure 73). The suspended ceiling has a level of reversibility and the impact is therefore considered to be minor. In terms of visual impact, spotlights are of lower impact on this floor, relative to ground and first floor, which are deemed to be of higher significance. The spotlights on this floor in the rear room will not be visible from the public realm and therefore impact is considered to be minor.</p> |  <p>Figure 70: Current suspended ceiling, no cornice.</p> |  <p>Figure 71: Cornice, early or possible original. Photo taken in 2013.</p>  <p>Figure 72: There is a greater difference in height between the window head and the ceiling. Photo from 2002.</p> | |
| Spotlights in front and rear rooms and hallway | <p>Carefully remove the suspended ceiling which contain the spotlights in front room. Central pendant to be reinstated.</p> <p>Apply for LBC for spotlights in the hallway and rear room.</p> | <p>N/A (front room)</p> <p>Both front and rear room appear to have a suspended plasterboard ceiling with embedded spotlights.</p> <p>The suspended ceiling is to be removed in the front room to reveal the cornice and remediate the visual impact (albeit minor) to the conservation area.</p> <p>Minor / Adverse (rear room and hallway)</p> <p>The rear room does not appear to have had a cornice before the most recent works (Figure 73). The suspended ceiling has a level of reversibility and the impact is therefore considered to be minor. In terms of visual impact, spotlights are of lower impact on this floor, relative to ground and first floor, which are deemed to be of higher significance. The spotlights on this floor in the rear room will not be visible from the public realm and therefore impact is considered to be minor.</p> | |  <p>Figure 73: Rear room ceiling – showing no cornice.</p> | |



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| Location and element | Action | Impact Assessment & Description of the Works/Intervention | Relevant Photographs (Current – post consented 2014 refurbishment) | Relevant Photographs (2002, 2013 and 2014 works) |
| Floor finishes and new skirting | Apply for LBC for floor finishes and skirting in all rooms on this floor. Details to be approved via conditions. | <p>Minor / Adverse - Negligible</p> <p><u>Floor finishes:</u> The floor finish as seen in the 2013 photo appears to be a laminate flooring. Impact of the new flooring is negligible. The floorboards were retained under the current floor finish. The finish is a laminate set on underlay as seen in Figure 75 and Figure 76.</p> <p><u>Skirting:</u> Though the profile does not match what would have been there originally, the current skirting is of the same height and material as the previous. Impact is therefore minor.</p> |  <p>Figure 74: Floor finish and skirting – current</p>  <p>Figure 75: Second floor front room floorboards – appear to be original and have been retained.</p>  <p>Figure 76: Second floor hallway floorboards – appear to be original and have been retained.</p> |  <p>Figure 77: Second floor front room in 2013 – showing there was a floor finish already existing on this floor.</p> <p><i>It is unclear whether there was any original skirting before the most recent works. There is no proof or indications from previous applications that they were removed.</i></p> |



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| Location and element | Action | Impact Assessment & Description of the Works/Intervention | Relevant Photographs (Current – post consented 2014 refurbishment) | Relevant Photographs (2002, 2013 and 2014 works) | |
| Removed Fire Place in front room | Reinstate the fireplace in the front room as per original design (as seen in Figure 79). | <p>N/A</p> <p>Photos taken before the 2014 works show that the rear room did not have a fireplace by the time the most recent works took place. There is no archival evidence of when it was removed (pre-listing or post listing).</p> <p>The fireplace to the front room (see Figure 79) appears to be original and is fitting for a house of this status and period. This photo was taken post-listing and was removed without consent. The surround and insert will be reinstated as per the 2002 photo.</p> |  <p>Figure 78: Current chimney breast in front room – fireplace removed.</p> |  <p>Figure 79: Fireplace in front room in 2002.</p> | |
| Fitted wardrobes | Remove fitted wardrobe, fit floor finish where necessary and make good | <p>N/A</p> <p>The fitted wardrobe in the front room is full length and alters the character and footprint of the room. This is to be removed.</p> <p>The full length wardrobe in the rear room is a replacement of an earlier wardrobe in the same position (see Figure 81), which was carried out prior to the most recent works.</p> |  <p>Figure 80: Full length wardrobe in front room – current</p> |  <p>Figure 81: Full length fitted wardrobe in rear room in 2002.</p> | |
| New Windows to all openings | Apply for LBC and Planning. Details to be approved via conditions | <p>Minor / Adverse</p> <p>Rear room: The windows to the rear elevation are double glazed timber sash and match the original windows in glazing bar pattern and materials. Though the windows that previously existed are lost (unknown whether or not these were original), the visual impact is limited as it faces the rear of the building and will not be seen from the public realm.</p> <p>Front room: The windows in this room are single glazed and match the original windows in glazing bar pattern and materials. The glazing bars differ slightly, which affect the historic character and patina of age within the listed building; however, the overall design does not detract from the historic character of the conservation area.</p> |  |  | |



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| | | | <p><i>Figure 82: Front room window. Single glazed. This is a recent window installed after consented works in 2014.</i></p>  <p><i>Figure 83: Double glazed window to rear room. This is a recent window installed after consented works in 2014.</i></p> | <p><i>Figure 84: Front room window . Appears to be early or original. Photo taken in 2002.</i></p> | |
| New partition to form 'Jack & Jill' bathroom in the front room | Apply for LBC | <p>Minor / Adverse</p> <p>This is a later addition that alters the original footprint of the room and impedes the perception of the original chimney breast. However, there are limited spaces where sanitary units can be located within a house of this size. The location and size of the sanitary unit is considered to be sensitive as it is located on an upper floor (of lower significance relative to the lower floors) and is of a small size. This approach also enables the continued use of the rooms as bedrooms.</p> |  <p><i>Figure 85: Jack & Jill bathroom from front room - current</i></p> | | |




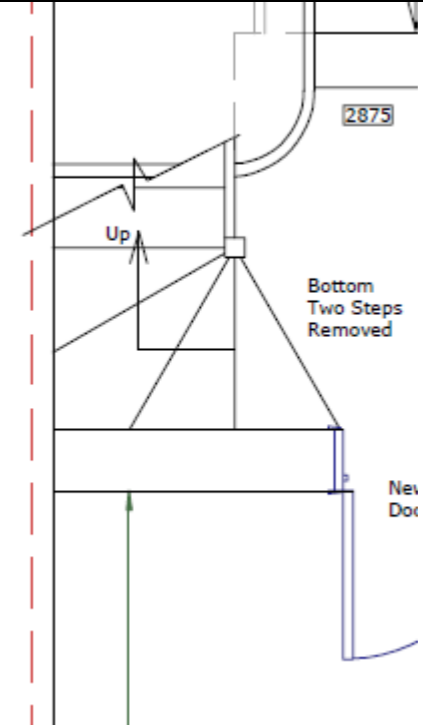
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| Joinery | Reinstate doors to match original design (as seen in Figure 88). | <p>Doors - N/A</p> <p>New doors to front and rear rooms were fixed after the consented 2014 works. These will be removed and replaced as remedial works.</p> <p>Architraves - Minor / Adverse</p> <p>The current architraves appear to have a very similar profile as the ones photographed in 2002 (see Figure 87 and Figure 89). The removal of possible early or original architraves had an adverse impact; however, though the existing architraves may not be original, they adhere to the historic character of the listed building.</p> |  <p>Figure 86: New door to the front room.</p>  <p>Figure 87: Architraves on landing – as currently existing</p> |  <p>Figure 88: Front room door in 2002.</p>  <p>Figure 89: Architraves on landing in 2002.</p> |

| Schedule of Works and Impact Assessment | | | | | |
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| Location and element | Action | Impact Assessment & Description of the Works/Intervention | | Relevant Photographs (Current – post consented 2014 refurbishment) | Relevant Photographs (2002, 2013 and 2014 works) |
| Third Floor Level | | | | | |
| All rooms – suspended ceilings (concealing historic cornices) | Apply for LBC for suspended ceiling in the front room, hallway and rear room. | <p>Minor / Adverse</p> <p>The suspended ceiling is evident in the window head and ceiling relationship. The earlier photo (Figure 90) shows a height difference between the ceiling and the window heads, whereas the recent photos show no gap.</p> <p>According to the photographs from 2002, none of the rooms at this level had a cornice before the most recent works (Figure 90). Impact of the historic character is therefore limited at this level. The suspended ceiling has a level of reversibility and the impact is therefore considered to be minor.</p> | |  <p>Figure 90: Front room showing suspended ceiling - current</p> |  <p>Figure 91: Ceiling in the front room, 2002.</p> |
| Spotlights in front and rear rooms and hallway | Apply for LBC for spotlights in the front room, hallway and rear room. | <p>Minor / Adverse</p> <p>The spotlights are embedded in a suspended ceiling (see above with regards to suspended ceiling).</p> <p>The rear room does not appear to have had a cornice before the most recent works (Figure 91). The suspended ceiling has a level of reversibility and the impact is therefore considered to be minor. In terms of visual impact, spotlights are of lower impact on this floor, relative to ground and first floor, which are deemed to be of higher significance. The spotlights on this floor in the rear room will not be visible from the public realm and therefore impact is considered to be minor.</p> | | See Figure 90 | |
| Floor finishes and new skirting | Apply for LBC for floor finishes and skirting in all rooms on this floor. Details to be approved via conditions. | <p>Minor / Adverse - Negligible</p> <p><u>Floor finishes:</u></p> <p>The floor finish as seen in the 2013 photo appears to be a laminate flooring. Impact of the new flooring is negligible. The floorboards were retained under the current floor finish. The finish is a laminate set on underlay as seen in Figure 93 and Figure 94.</p> <p><u>Skirting:</u></p> <p>Though the profile does not match what would have been there originally, the current skirting is of the same height and material as the previous. Impact is therefore minor.</p> | |  <p>Figure 92: Floor finish and skirting – current</p> |  <p>Figure 96: Later floor finish in the front room (subdivided) - 2013</p> |

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| | | |  <p><i>Figure 93: Third floor front bedroom floorboards – appear to be original and have been retained.</i></p> | | |
| | | |  <p><i>Figure 94: Third floor rear bedroom floorboards – appear to be original and have been retained.</i></p> | | |

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| | | | |  <p>Figure 95: Third floor hallway floorboards – appear to be original, albeit fragmented, and have been retained.</p> | |
| Removed Fire Places | No action | <p>Negligible</p> <p>There is no evidence of the fireplaces being present at the time of listing. Photos from the 2013 album confirm that the front room’s fireplace was removed before the most recent works.</p> | | See Figure 92 | See Figure 96 |
| Fitted wardrobes | Apply for LBC – retain existing fitted wardrobe | <p>Minor / Adverse</p> <p>The fitted wardrobe in the front and rear rooms are full length. Though this does alter the original footprint of the room, this room is considered to be of lower significance relative to the lower floors, there is no disruption of original cornice and impact is therefore proportionally lower.</p> | |  <p>Figure 97: Full height fitted wardrobe in front room - current</p> | |

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| New Windows to all openings | Apply for LBC and Planning. Details to be approved via conditions | <p>Minor / Adverse</p> <p>Rear room: The windows to the rear elevation are double glazed timber sash and match the original windows in glazing bar pattern and materials. Though the windows that previously existed are lost (unknown whether or not these were original), the visual impact is limited as it faces the rear of the building and will not be seen from the public realm.</p> <p>Front room: The windows in this room are single glazed and match the original windows in glazing bar pattern and materials. The glazing bars differ slightly, which affect the historic character and patina of age within the listed building; however, the overall design does not detract from the historic character of the conservation area.</p> |  <p>Figure 98: Front room window. Single glazed. This is a recent window installed post 2002.</p>  <p>Figure 99: Double glazed window in rear room - current</p> | | |

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| Location and element | Action | Impact Assessment & Description of the Works/Intervention | Relevant Photographs (Current – post consented 2014 refurbishment) | Relevant Photographs (2002, 2013 and 2014 works) | |
| Doors from hallway to front room, WC and rear room | Apply for LBC to reinstate doors to match a simplified version of original design (as seen in Figure 25). Architraves to remain | N/A New doors to front and rear rooms were fixed after the consented 2014 works. These will be removed and replaced. |  |  | |
| Bottom tread of the staircase is angled | Apply for LBC | Negligible The third floor staircase is of lower significance and the alteration to the last stair tread does not detract from the historic character or legibility of the original layout or hierarchy. The stair a later addition concurrent with the extension into the roof space, therefore there is no removal of (potentially) historic fabric. The consented scheme from 2014 allows for this new stair, however, the tread is different in form from the consented drawings. As this part of the stair is an addition and the skirting has been changed in previous interventions, the new stair does not impact any historic fabric. |  |  | |

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