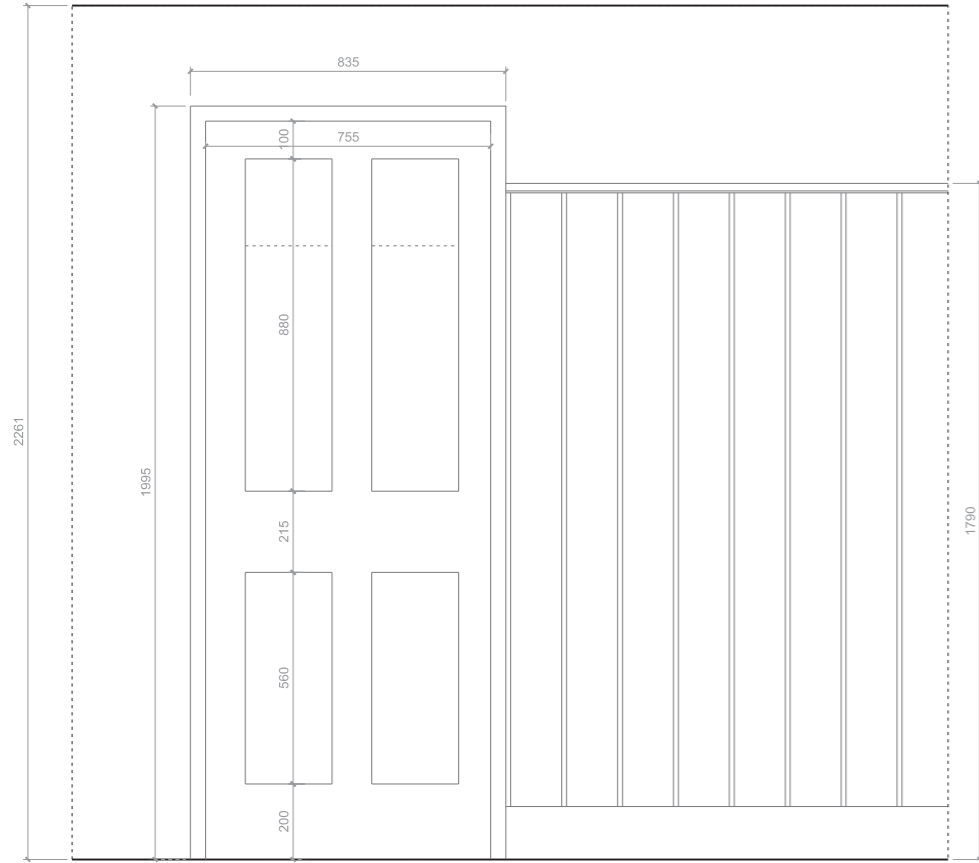
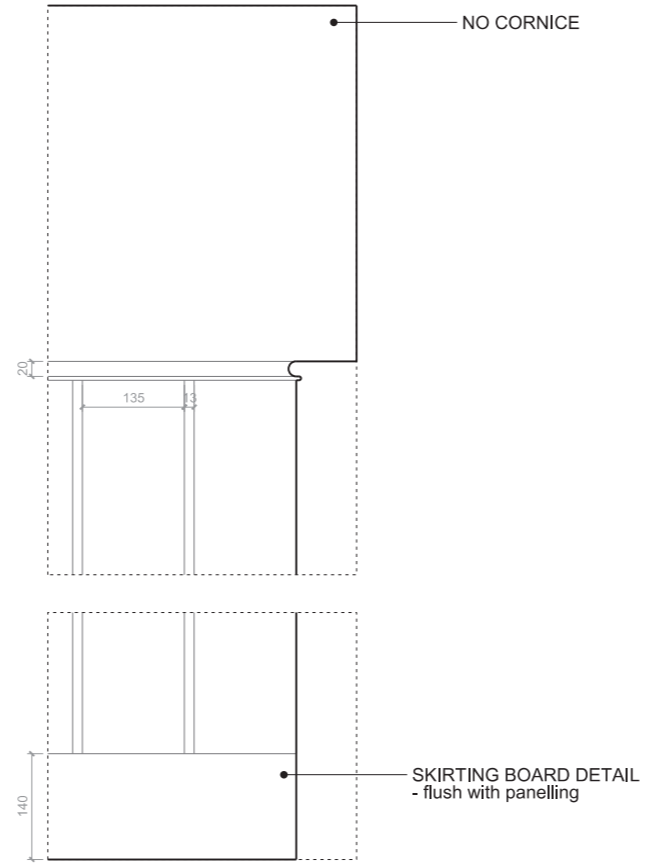


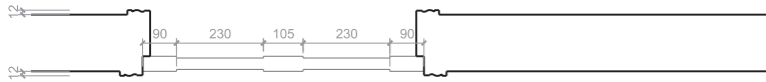
Keats House: Lower-Ground Floor Survey
- to be used as precedent for historic detailing at 12 Keats Grove.



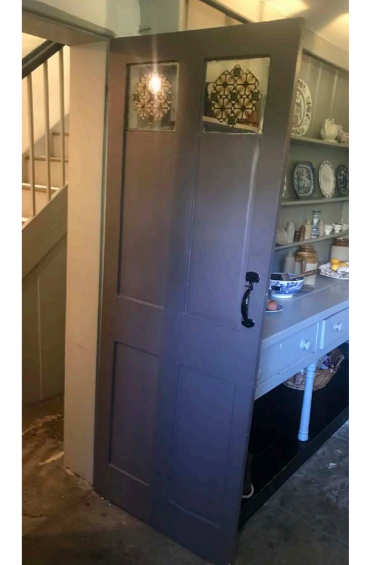
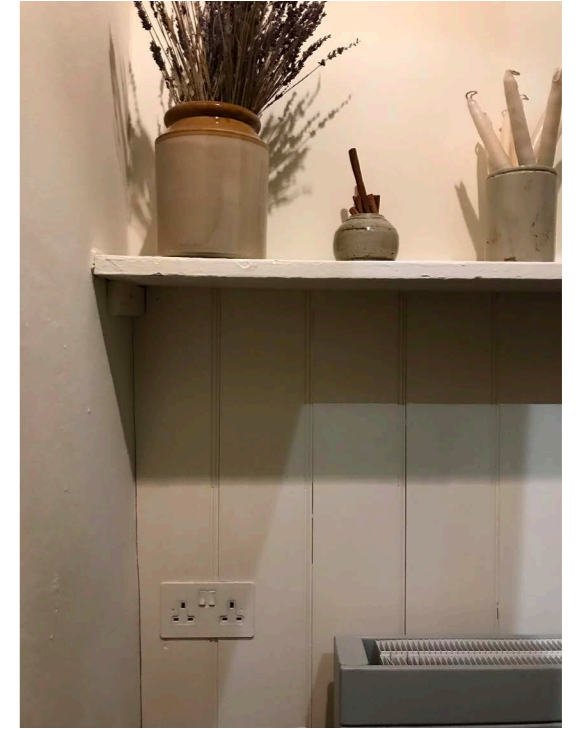
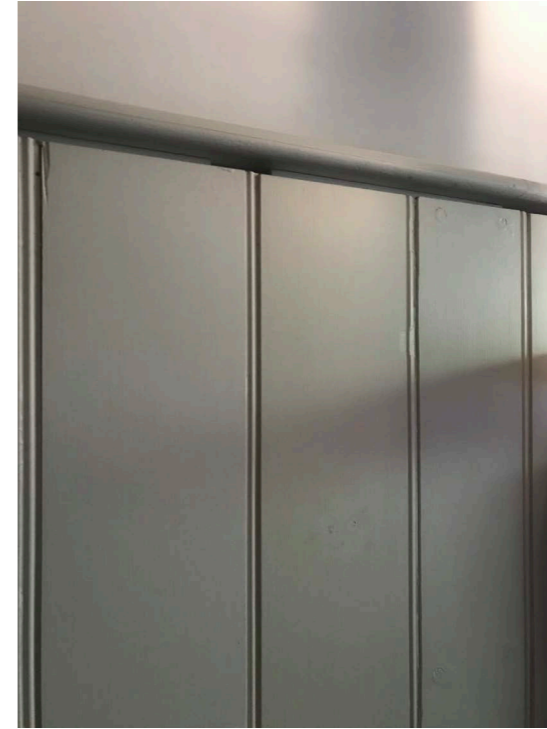
1 1:10 @ A1, 1:20 @ A3
LOWER GROUND FLOOR - INTERNAL ELEVATION STUDY



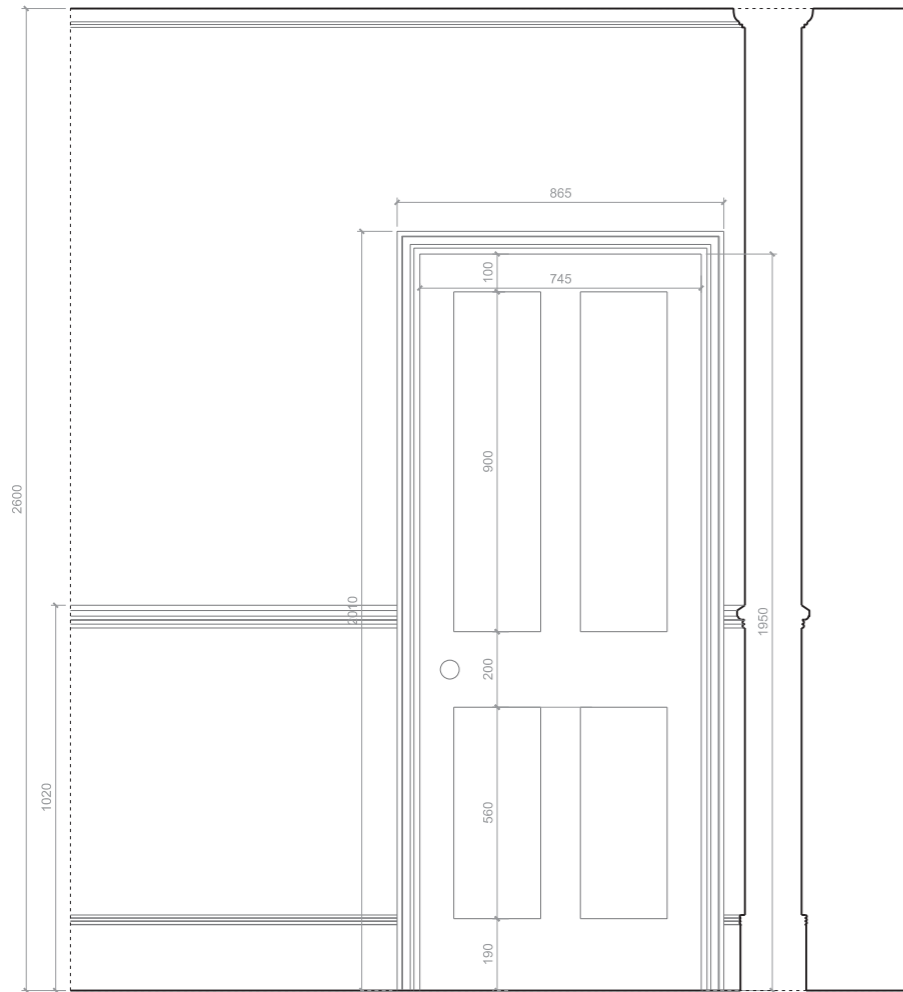
2 1:5 @ A1, 1:10 @ A3
LOWER GROUND FLOOR - WALL SECTION



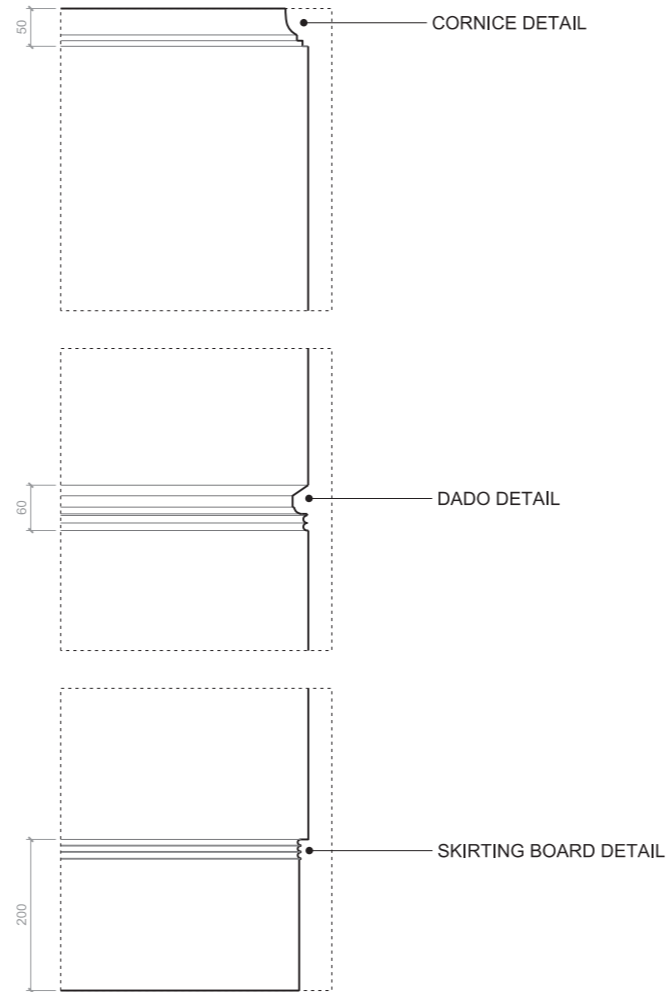
3 1:10 @ A1, 1:20 @ A3
LOWER GROUND FLOOR - DOOR PLAN



Keats House: First Floor Survey
- to be used as precedent for historic detailing at 12 Keats Grove.



1 1:10 @ A1, 1:20 @A3
FIRST FLOOR - INTERNAL ELEVATION STUDY



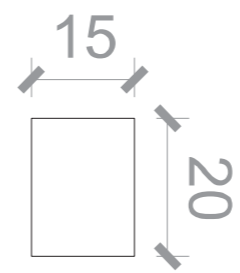
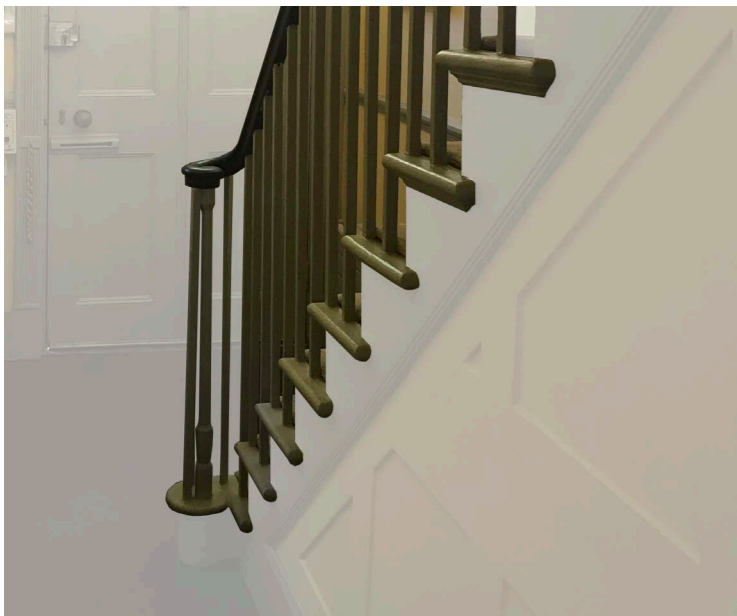
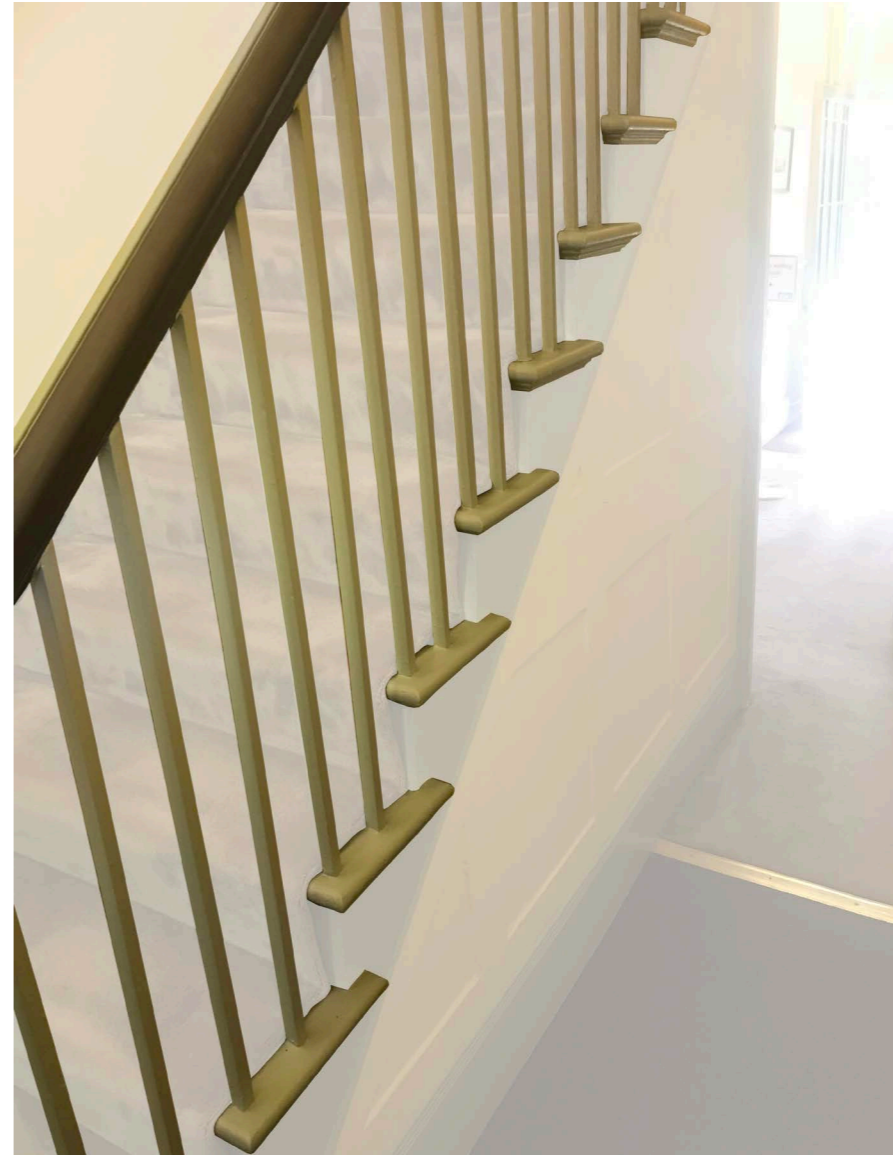
2 1:5 @ A1, 1:10 @A3
GROUND FLOOR - WALL SECTION



5 1:10 @ A1, 1:20 @A3
GROUND FLOOR DOOR PLAN



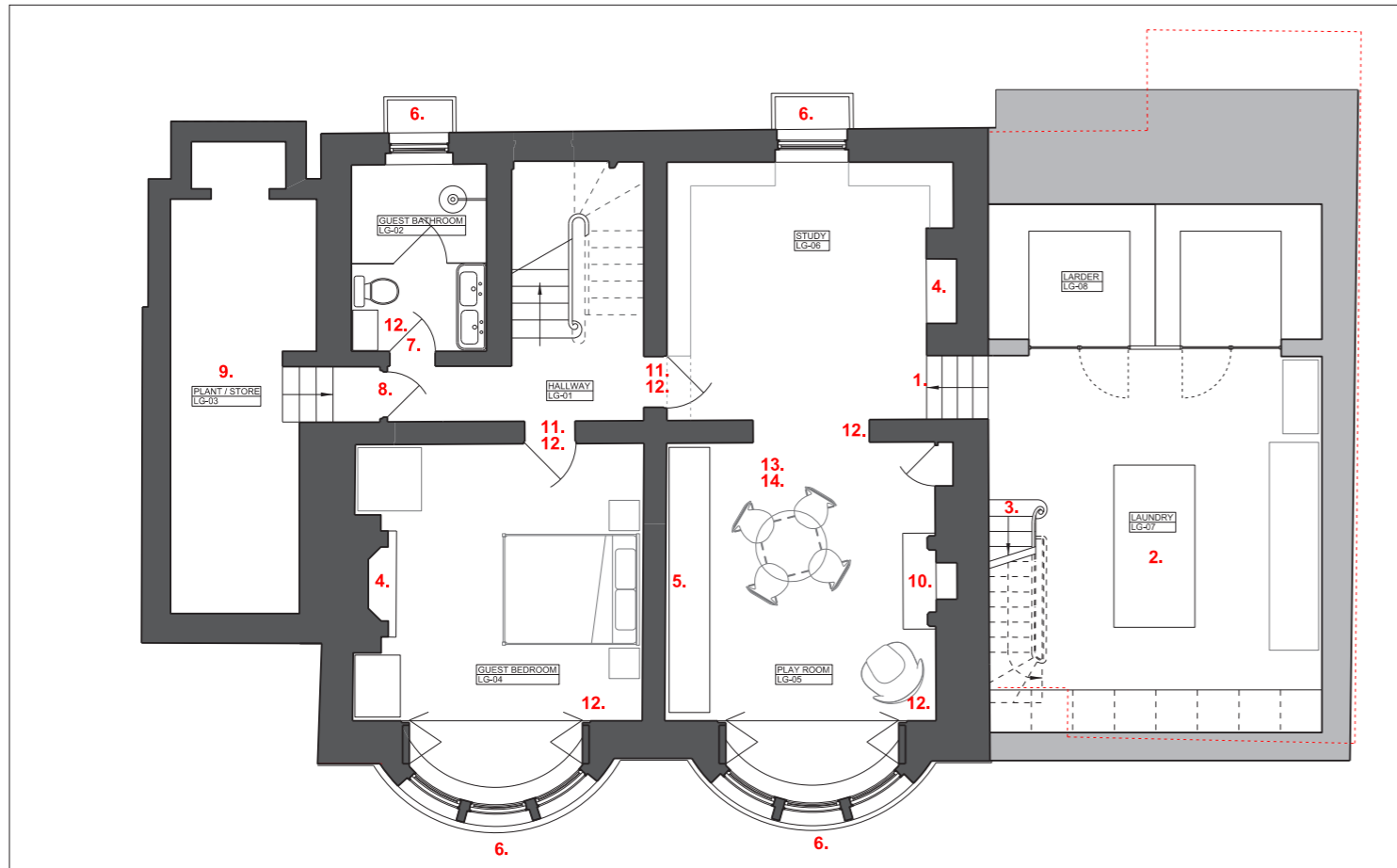
Keats House: Staircase Survey
- to be used as precedent for historic detailing at 12 Keats Grove.



Baluster dimensions (mm)

General note: all inappropriate lighting, speakers, finishes, joinery, plasterboard, mouldings, features, fittings and details from the recent building works in 2001 to be carefully removed and original materials and detailing reinstated.

5.4 Internal Alterations & Restoration: Lower-Ground Floor

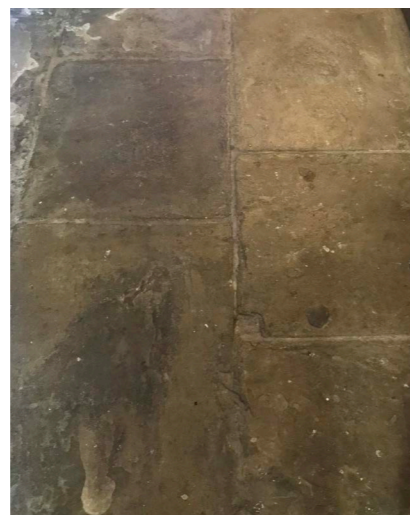


Proposed Lower-Ground Floor Plan

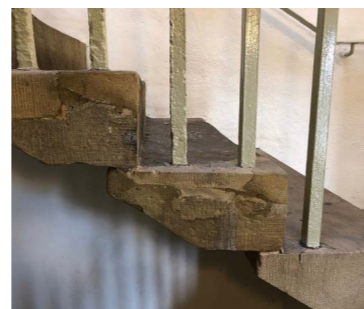
1. New stone steps within existing doorway lead to the new extension lower ground level.
2. New Laundry room and larder - occupy smaller footprint than existing garage extension.
3. New stone staircase connects this lower ground level to the new kitchen extension above.
4. Reinstated fireplace as shown in historic plans.
5. Existing opening infilled to reinstate the original floor plan and circulation.
6. All modern windows replaced with new timber framed single glazed windows of historically appropriate detailing.
7. Door opening moved slightly; new bespoke timber mortise and tenon door with paneling detail appropriate to lower ground floor.
8. New boarded hinged door.
9. Existing WC enlarged and floor lowered slightly to accommodate the new plant/store room.
10. Existing surround replaced with reclaimed surround or appropriately detailed, high quality new.
11. Modern metal glazed doors replaced with bespoke timber mortice and tenon doors with paneling details appropriate to the lower-ground floor; and modern door furniture replaced with appropriate reclaimed.
12. Modern architrave replaced with new; following details and materials of Keats House.
13. Modern skirtings replaced with appropriate new skirtings following details of Keats House. Modern plasterboard walls removed and replaced with timber bead and butt paneling to match details at Keats House. Modern plasterboard ceilings removed and replaced with lime plaster on traditional lathe; and downlights removed.
14. Modern terrazzo floor finish and underfloor heating removed throughout. Appropriate cast iron radiators reinstated and floors relaid with solid reclaimed pine boards (and stone to bathroom and extension).



2. Precedent Image
- larder stone shelves



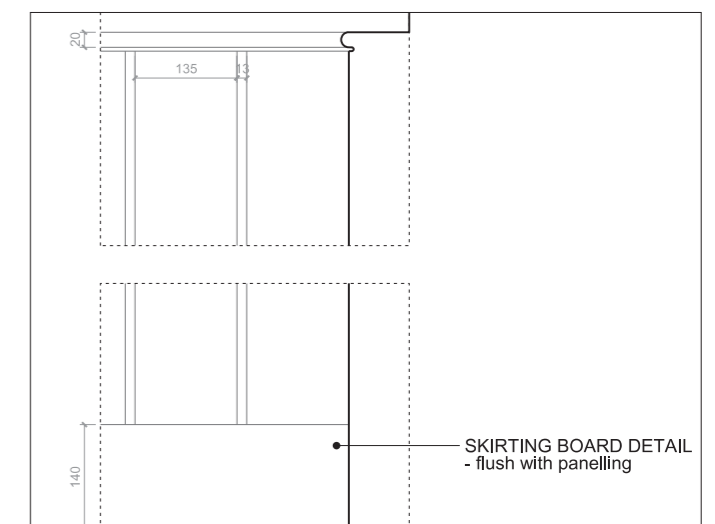
2. Keats House Image
- stone flooring



3. Precedent Image
- stone staircase

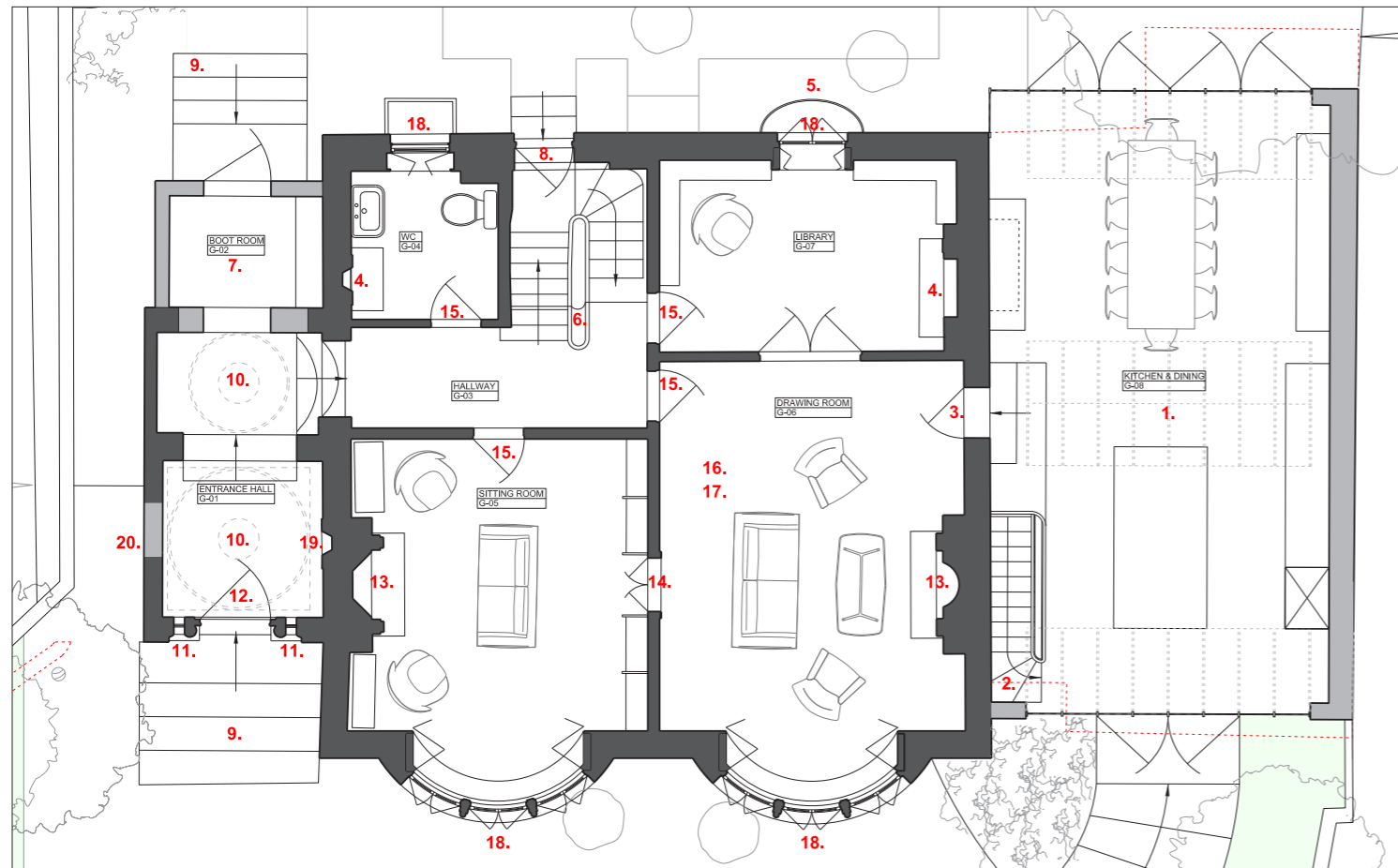


13. Keats House bead & butt lower ground floor wall details to be used as precedent.



General note: all inappropriate lighting, speakers, finishes, joinery, plasterboard, mouldings, features, fittings and details from the recent building works in 2001 to be carefully removed and original materials and detailing reinstated.

5.5 Internal Alterations & Restoration: Upper-Ground Floor



Proposed Upper-Ground Floor Plan

1. New Kitchen/Dining room extension to replace the existing garage extension; equal to the existing footprint.
2. New staircase to lower ground floor.
3. New narrow opening with jib door. The opening centres the fireplace and has been reduced in width following pre-app feedback. (Refer to p.36 for detailed information).
4. Reinstated fireplace with reclaimed surround and grate; or appropriately detailed, high quality new.
5. Modern mild steel balustrades replaced with curved wrought iron railings; detailing to match original railings to the first floor front elevation.
6. Staircase balusters replaced with narrower section, to match Keats House.
7. New Boot Room extension with lead roof. (1915 and 1936 West Elevation drawings show in this location a similar size WC extension with sloped pantile roof)
8. New partially glazed rear garden door replicating that at Keats House.
9. New external steps in reclaimed York stone.
10. New ceiling domes with rooflights above.
11. Reinstated margin lights.
12. Front door replaced to match Keats House front door with appropriate replacement fanlight above.
13. Modern fireplace replaced with reclaimed or appropriately detailed high quality new, existing grate retained.
14. Reinstated single door opening as shown in 1915 plan, with historically appropriate paneled double hinged pocket doors folding open within the depth of proposed bookshelves. (Refer to p.37 for detailed information).
15. Modern catalogue doors replaced throughout with bespoke timber mortise and tenon doors with paneling detail appropriate to the upper-ground floor; modern architraves replaced with new, following details and materials of Keats House and modern door furniture replaced with appropriate reclaimed.
16. Modern skirtings and cornices replaced throughout with appropriate details to match Keats House.
17. Modern plasterboard walls and ceilings removed throughout and replaced with lime plaster on traditional lath; and recessed downlights removed.
18. All modern windows replaced with new timber framed single glazed windows of historically appropriate detailing.
19. New, historically appropriate fireplace inserted in Entrance Hall.
20. Entrance hall gable window infilled; to direct views straight out towards the rear garden.



4. Existing Library
- enclosed chimney breast - to be reinstated.



13. Modern fireplace
- to be replaced (original grate to be retained)



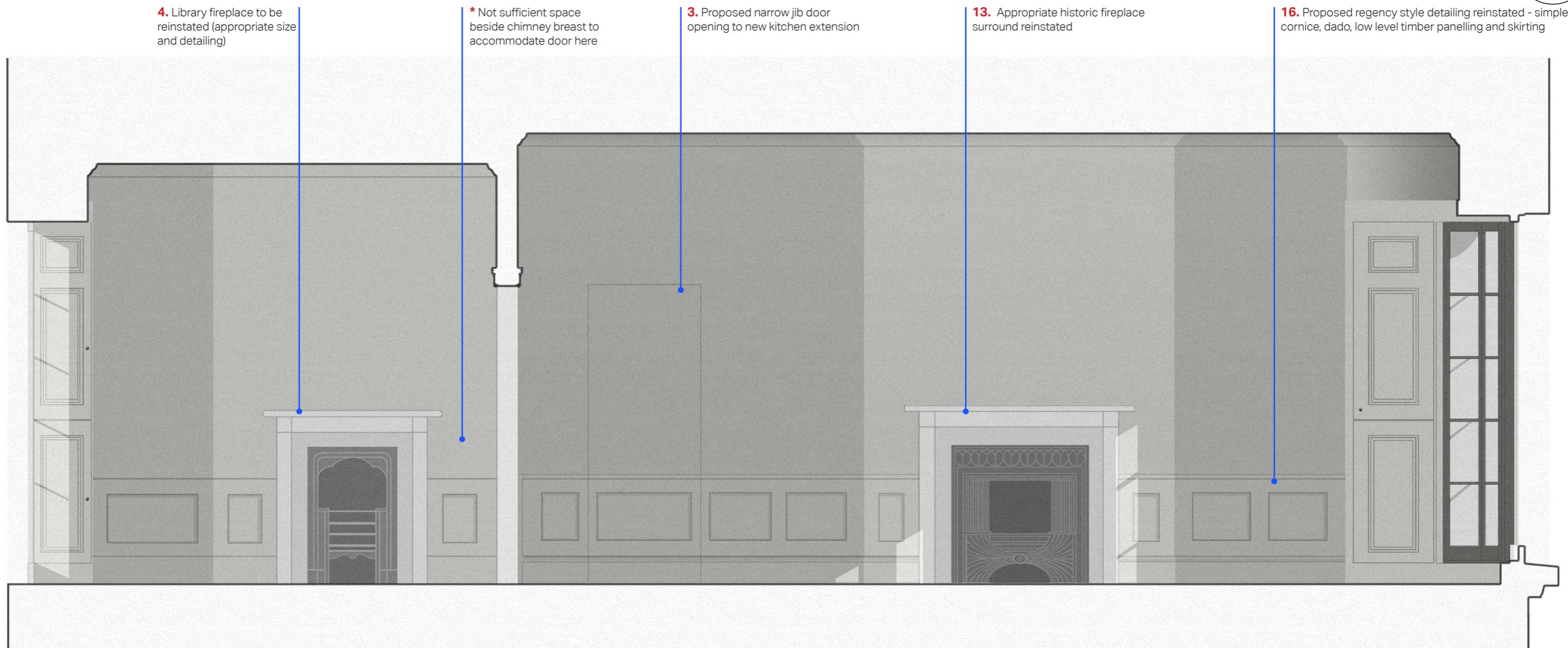
14. Opening-up works reveal original doorway between front rooms - to be reinstated.



16. Modern cornices
- to be removed.



16. & 17. Drawing room
- all modern features to be removed and replaced.



Proposed Internal Elevation of Library and Drawing Room - looking eastward towards new kitchen extension.

3. Jib Door Opening

The proposed opening into the new kitchen extension is considered essential to the proposal. Its proposed location (in the drawing room eastern elevation) has been identified as the most appropriate and unobtrusive position.

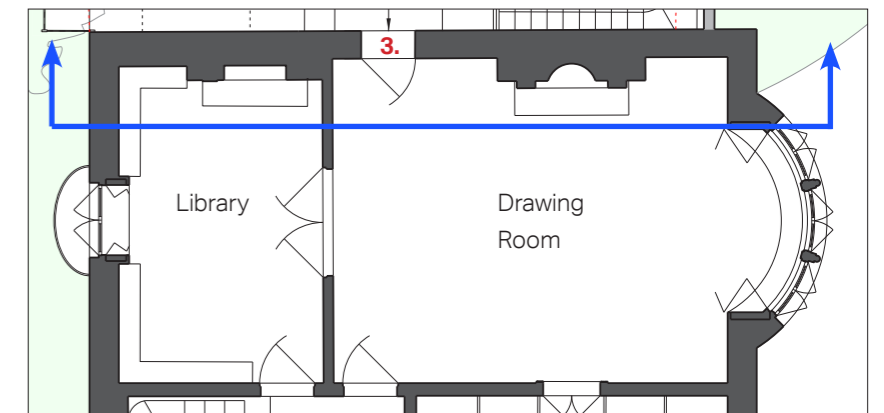
It was investigated whether it could instead be accommodated within the library eastern elevation (*as indicated above); however this would result in the obstruction of the original chimney breast (currently enclosed - but proposed to be re-opened and reinstated as a fireplace).

Carefully considered measures have been proposed in order to minimise the impact of the new opening on the drawing room:

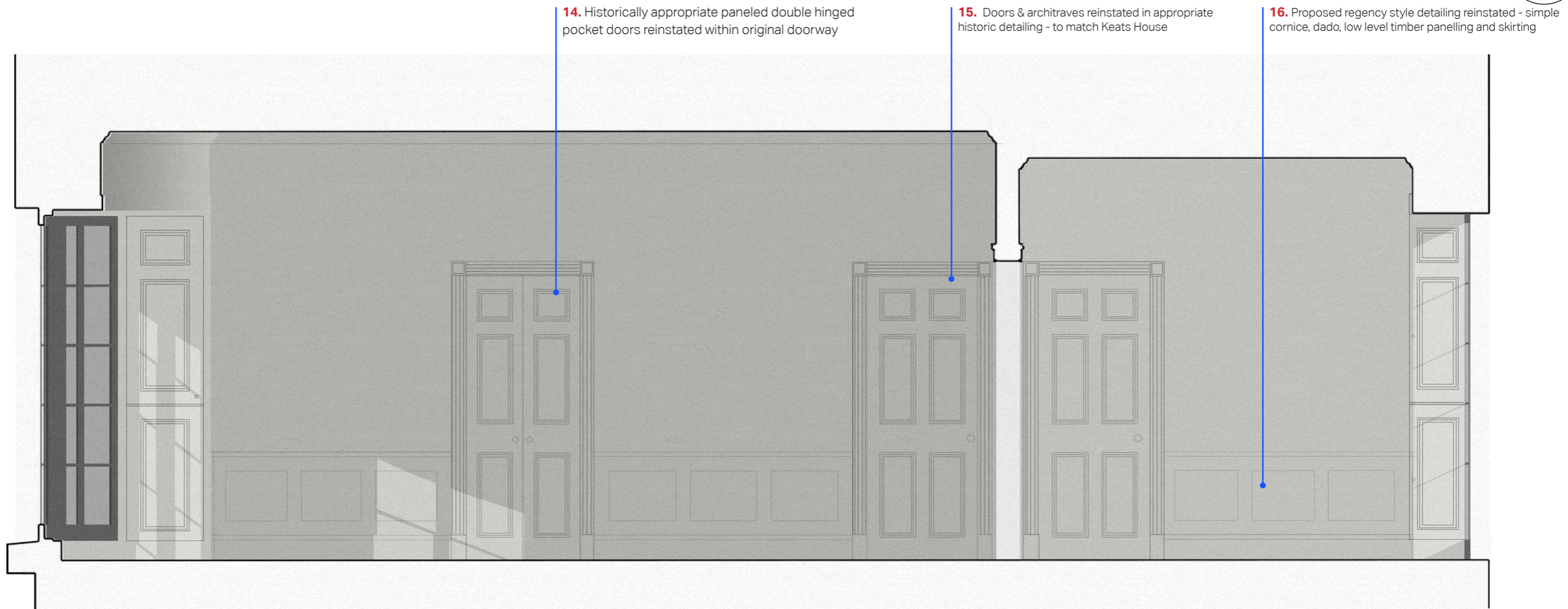
- the width has been substantially reduced from previously proposed 900mm to 750mm; so it now matches both the width and height (2.1m) of the other doorways in the house.
- the proposed jib door detail will enable the door to be almost invisible when closed.
- the detailing of this eastern wall will incorporate the regency style wall paneling and will visually centre the fireplace in the room. (Deemed appropriate since these rooms originally had wall paneling).



3. Example jib door
- discreet detailing



Key Plan



Proposed Internal Elevation of Library and Drawing Room - looking westward towards sitting room.

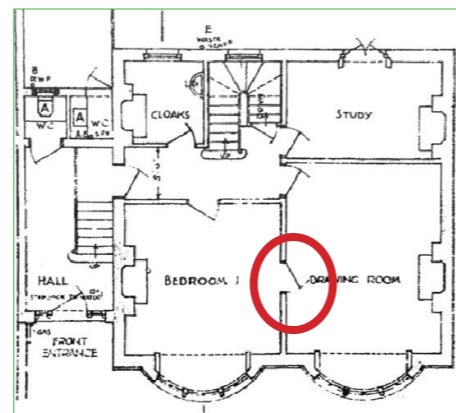
14. Reinstated Doorway from 1915 Plan

Sensitive internal investigation works were carried out to establish the presence of the historic doorway opening between the two principal rooms at upper-ground level.

Removal of the modern plasterboard and timber studwork revealed historic structural timbers within the depth of the brickwork thus marking the original opening: centred on the wall from the sitting room side; 850mm wide and 2110mm tall.

The adjacent photo highlights original brickwork above and to the sides of the opening; with a mix of new and old brick infill. The blockwork walls have been rendered over and plasterboard in this location applied onto modern timber studs.

It can therefore be concluded that there was a historic opening in this wall; and the proposal seeks to reinstate this exactly as it was.



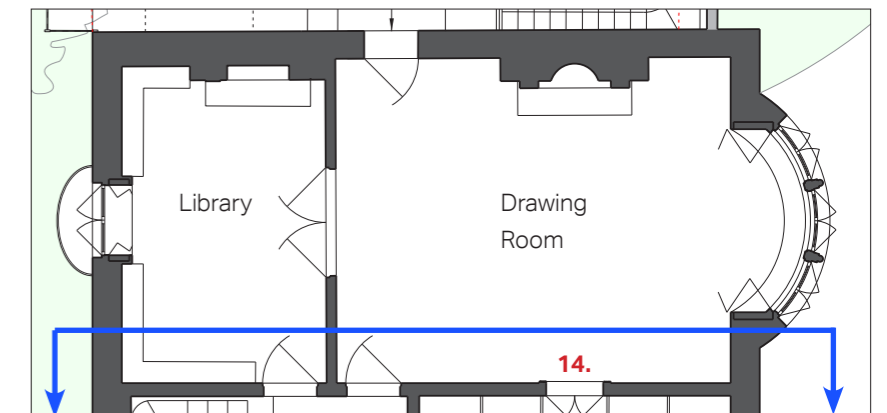
1915 Floor Plan

- indicates historic doorway (now sealed)



Internal Investigations

- revealed structural opening of original doorway



Key Plan

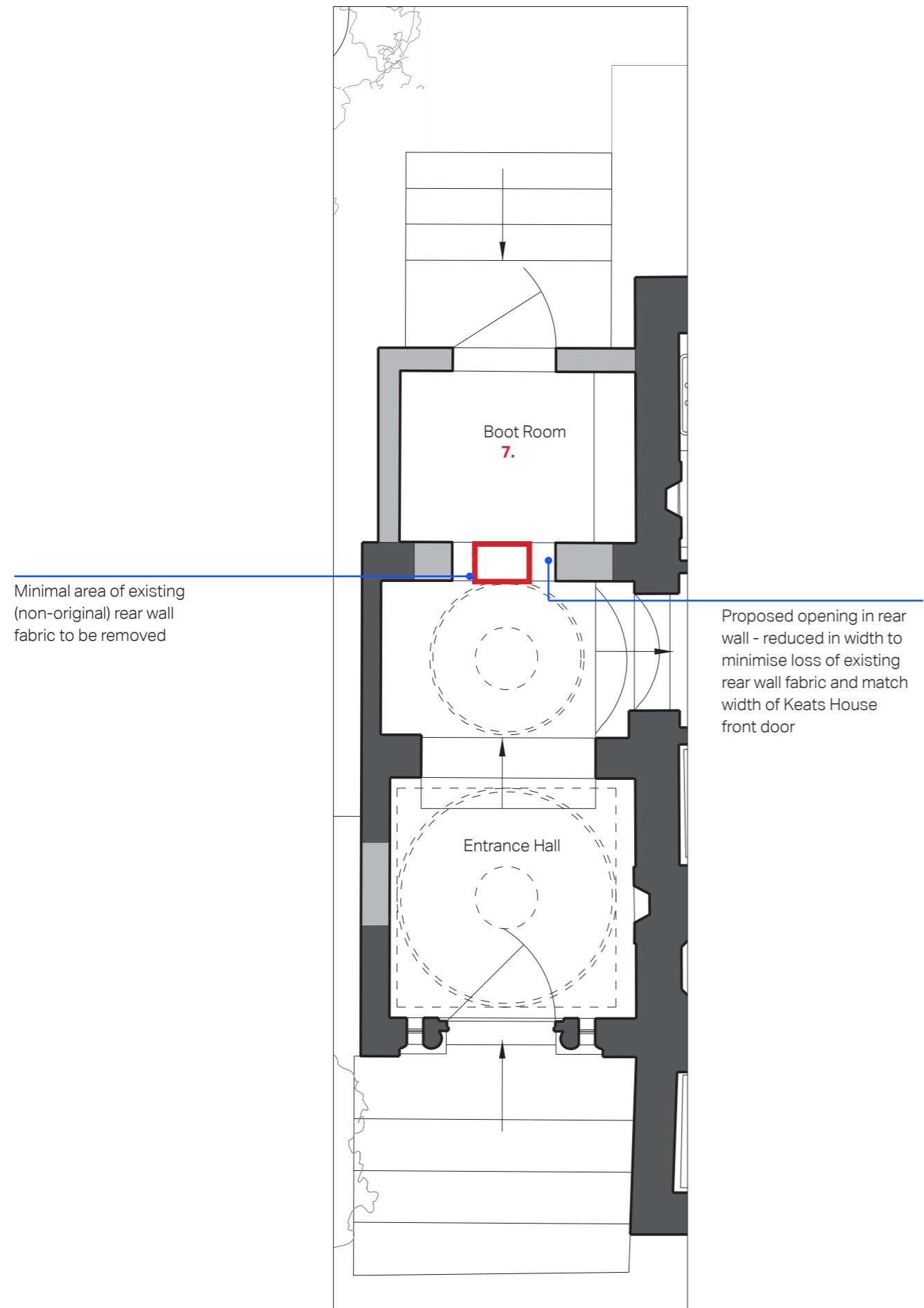
7. Proposed Boot Room Extension

Following Pre-App feedback the proposed opening in the existing rear wall has been reduced in width to 1m to match the width of the front door at Keats House - refer to survey page 27.

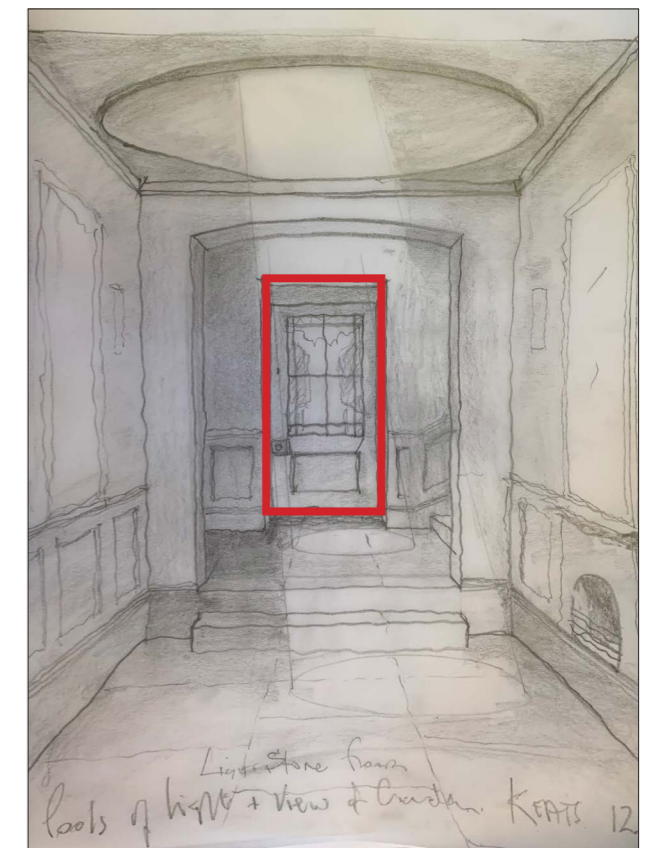
The area of existing rear wall fabric being removed is minimal (as highlighted in red below and adjacent - since there are two window openings in this location).

Furthermore, this fabric which was introduced in 1949 as part of the entrance wing rebuilding is not original and therefore is not of significant heritage value.

The benefits that this new opening will bring to the property; through the new boot room extension as well as the improved spatial qualities of the entrance hall; are deemed to outweigh any harm caused.



Existing Entrance Porch - Rear Facade



Proposed Entrance Hall - Internal Sketch

— Outline of proposed opening in existing rear facade