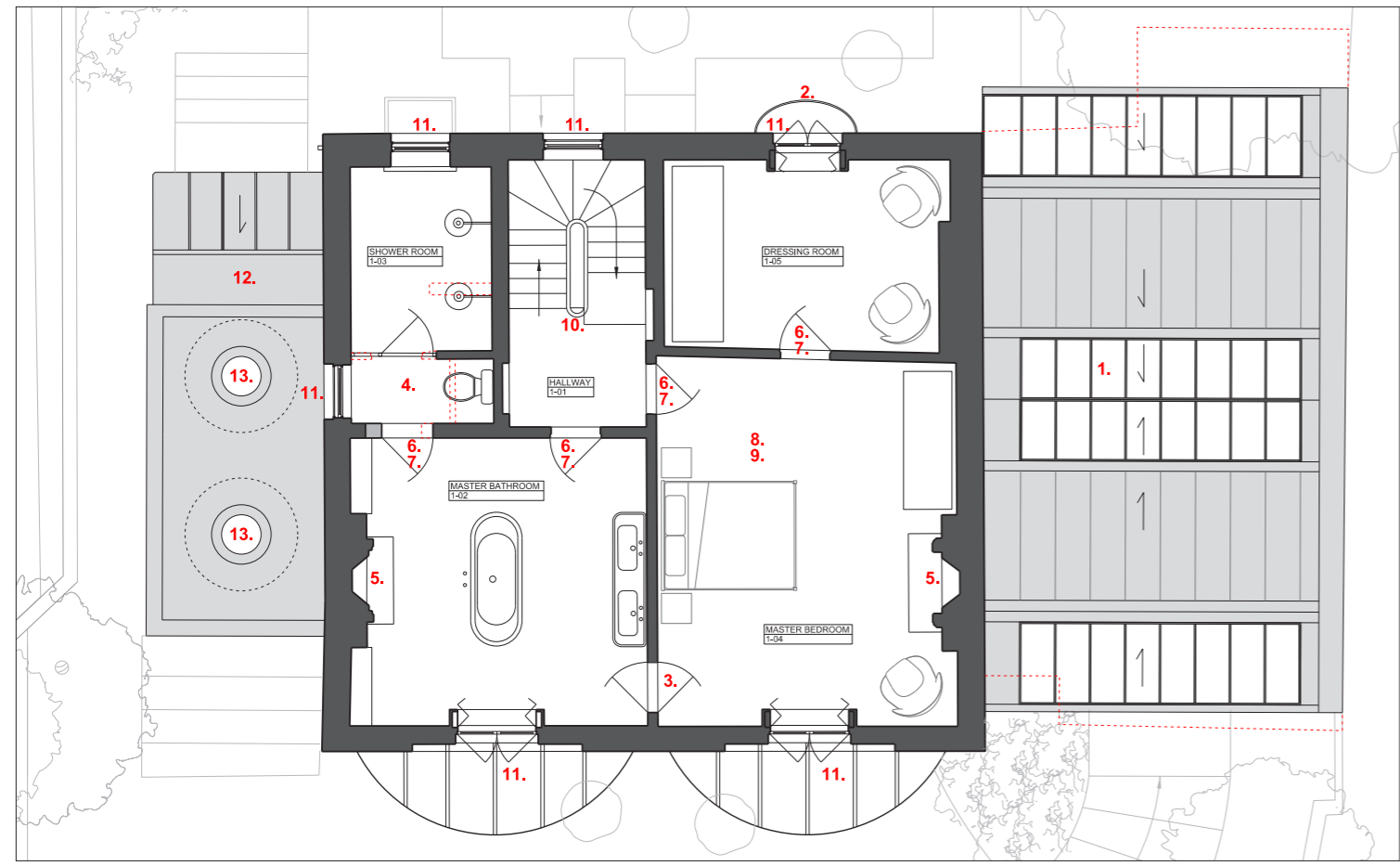


General note: all inappropriate lighting, speakers, finishes, joinery, plasterboard, mouldings, features, fittings and details from the recent building works in 2001 to be carefully removed and original materials and detailing reinstated.

5.6 Internal Alterations & Restoration: First Floor



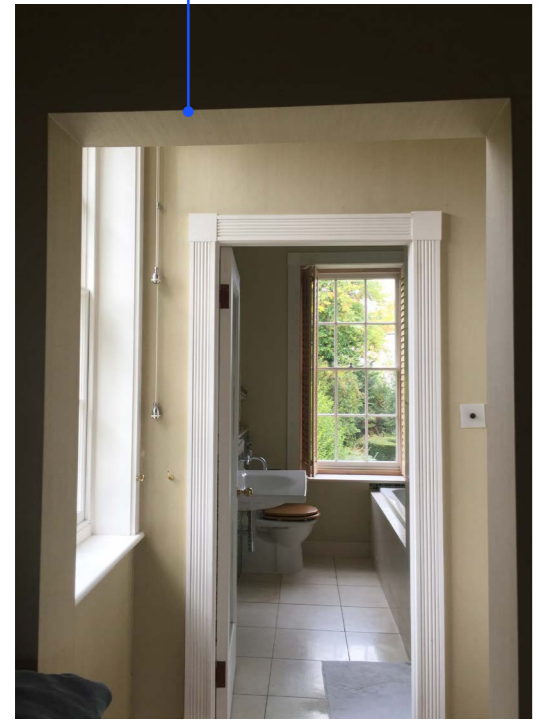
Proposed First Floor Plan

1. Roof of new single storey extension (with integrated rooflights).
2. Modern mild steel balustrades replaced with curved wrought iron railings; detailing to match original railings to the first floor front elevation.
3. New door opening with two jib doors.
4. Modern bathroom partition walls altered and doorway repositioned slightly to create symmetry within the dressing room.
5. Modern fire surround and grate replaced with reclaimed or appropriately detailed, high quality new.
6. Modern catalogue doors replaced throughout with bespoke timber mortise and tenon doors with paneling details appropriate to first floor; and modern door furniture replaced with appropriate reclaimed.
7. Modern architraves replaced with new; following details and materials of Keats House as appropriate to first floor.
8. Modern skirtings and cornices replaced throughout with appropriate details to match Keats House.
9. Modern plasterboard walls and ceilings removed and replaced with lime plaster on traditional lathe; and all recessed downlights removed.
10. Staircase balusters replaced with narrower section to match Keats House.
11. All modern windows replaced with new timber framed single glazed windows of historically appropriate detailing.
12. Lean to roof of new single storey boot room extension.
13. New rooflights above entrance hall.

Modern doorway moved slightly away from the gable wall and reduced in width to introduce symmetry to the master bathroom

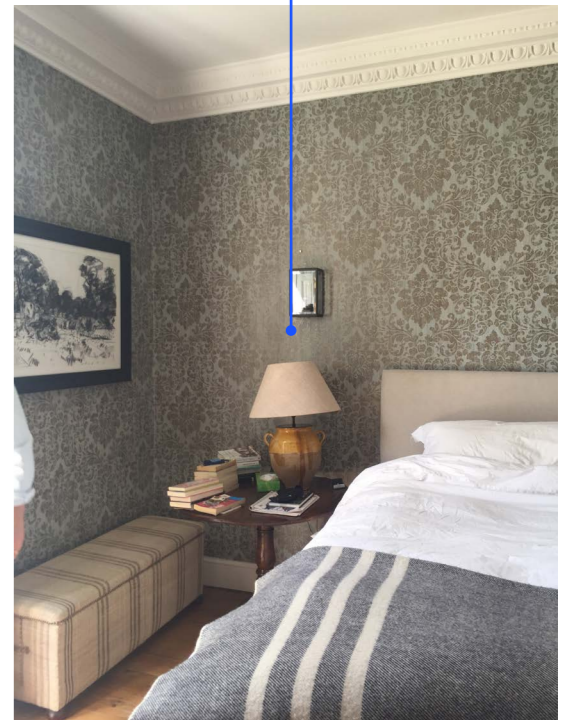
Modern partition partially removed and glass screen inserted to consolidate this currently fragmented space

Location of new jib door



4. Following the Pre-Application feedback (item 9.2) the proposed doorway to the shower room has been reduced in width and re-positioned so that the area of existing fabric lost is reduced to a very minimal nib (170mm wide).  
 The improved layouts and enhanced quality of the master dressing room, bathroom and shower room is deemed to outweigh this minimal harm / loss of fabric.  
 - the doorways in the spine wall will be read symmetrically from within the master bathroom.  
 - being moved away from its current tight position against the gable wall; the new doorway position will enable the fireplace wall to be fully appreciated.  
 - the alterations to the un-original shower room partitions will improve the usability of this space by making it feel like one room.

4. Modern bathroom partitions and doorway  
 - to be altered to improve layout

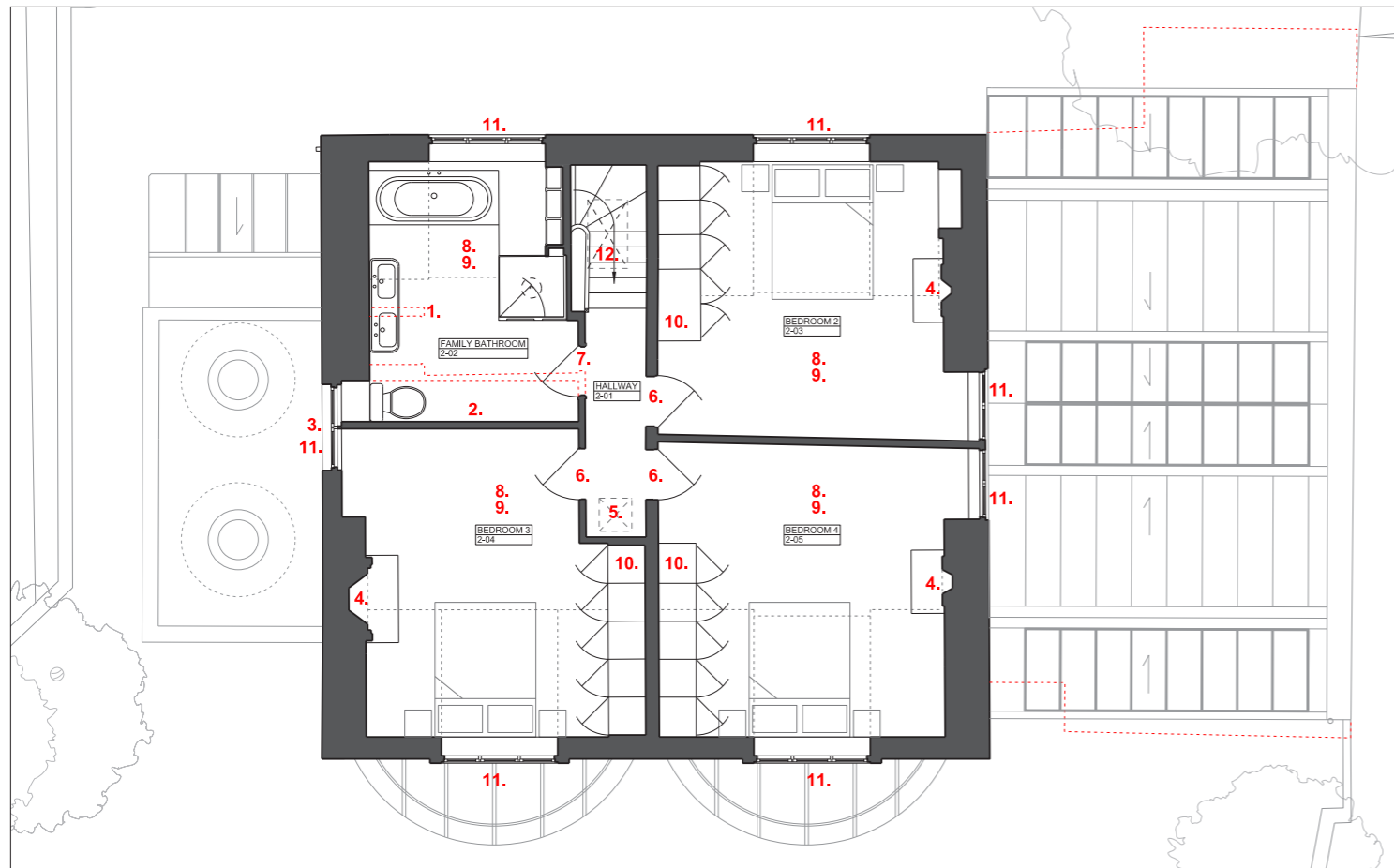


3. Example jib door  
 - discreet detailing

3. Master bedroom  
 - new door opening to be introduced with jib door



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.



Proposed Second Floor Plan

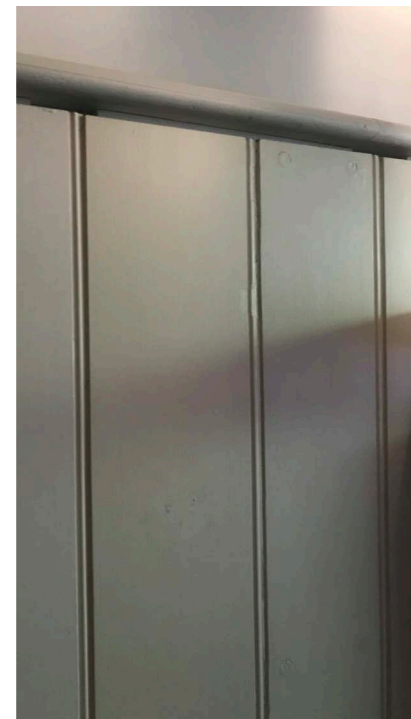
### 5.7 Internal Alterations & Restoration: Second Floor

1. Modern bathroom partition wall removed.
2. Reinstated partition wall as shown in 1915 plan.
3. Window adapted to accommodate original partition location.
4. Modern fireplace surround and grate replaced with reclaimed or appropriately detailed, high quality new.
5. Attic hatch relocated above with integrated step ladder.
6. Modern catalogue doors replaced with bespoke timber mortise and tenon doors with paneling details appropriate to the top floor; modern architraves replaced with new, following details and materials of Keats House; and modern door furniture replaced with appropriate reclaimed.
7. Bathroom door opening moved slightly; new bespoke timber paneled door inserted; appropriate to historical detailing.
8. Modern skirtings replaced throughout with appropriate details to match Keats House and modern plasterboard ceilings replaced with lime paster on traditional lathe; and recessed downlights removed.
9. All modern plasterboard walls (including dormer cheeks and sloped ceilings) replaced with bead & butt paneling throughout the top floor; following details of Keats House bead & butt detailing.
10. Comfort cooling units integrated discreetly within reinstated joinery. \*Please refer to the Services Design document for further information.
11. All modern windows replaced with new timber framed single glazed windows of historically appropriate detailing.
12. Existing rooflight above stair removed and replaced with larger conservation rooflight.

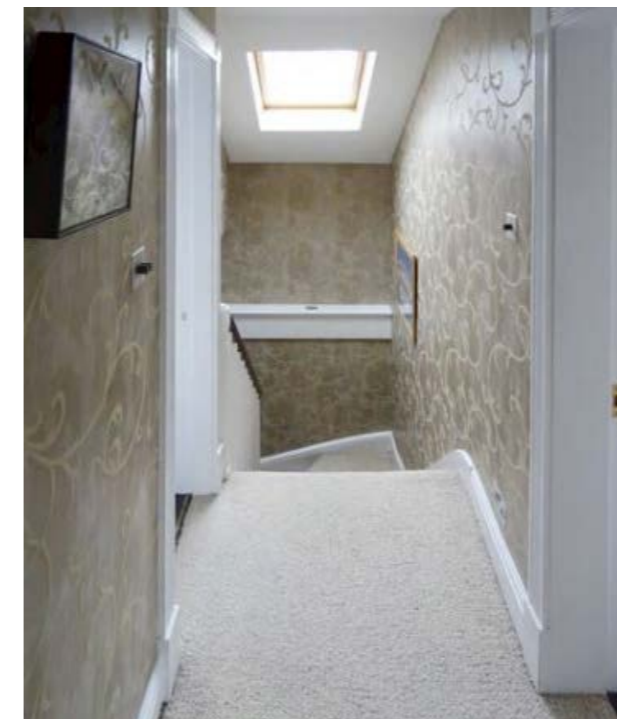
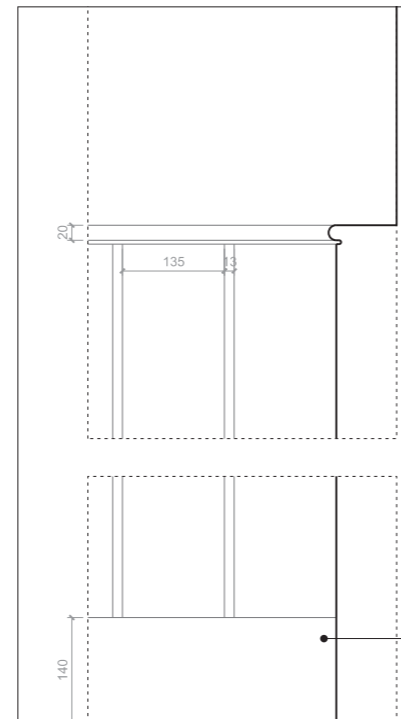
\*Improved thermal insulation to the top floor spaces is proposed to reduce the impact of overheating in summer. Please refer to the Overheating Study for further information.



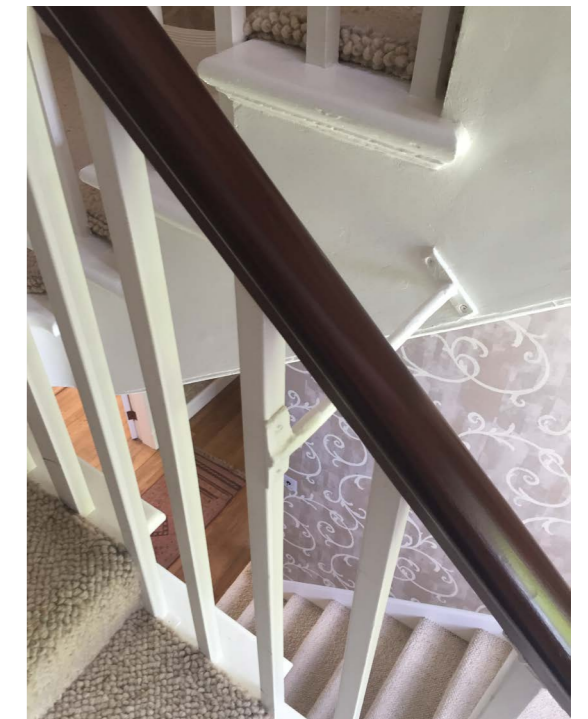
2.&3. Existing partition wall to be reinstated to original position and gable window adapted to accommodate.



9. Keats House bead & butt wall details to be used as precedent for second floor walls.



12. Rooflight over stair  
- to be replaced with larger conservation rooflight



Existing stair balusters  
- to be replaced throughout (to match Keats House)



### 5.8 Entrance Porch Extension

The side entrance hall at No.12 provides a more complex entrance arrangement than as, for example, at Keats House opposite, with its central entrance door and hallway.

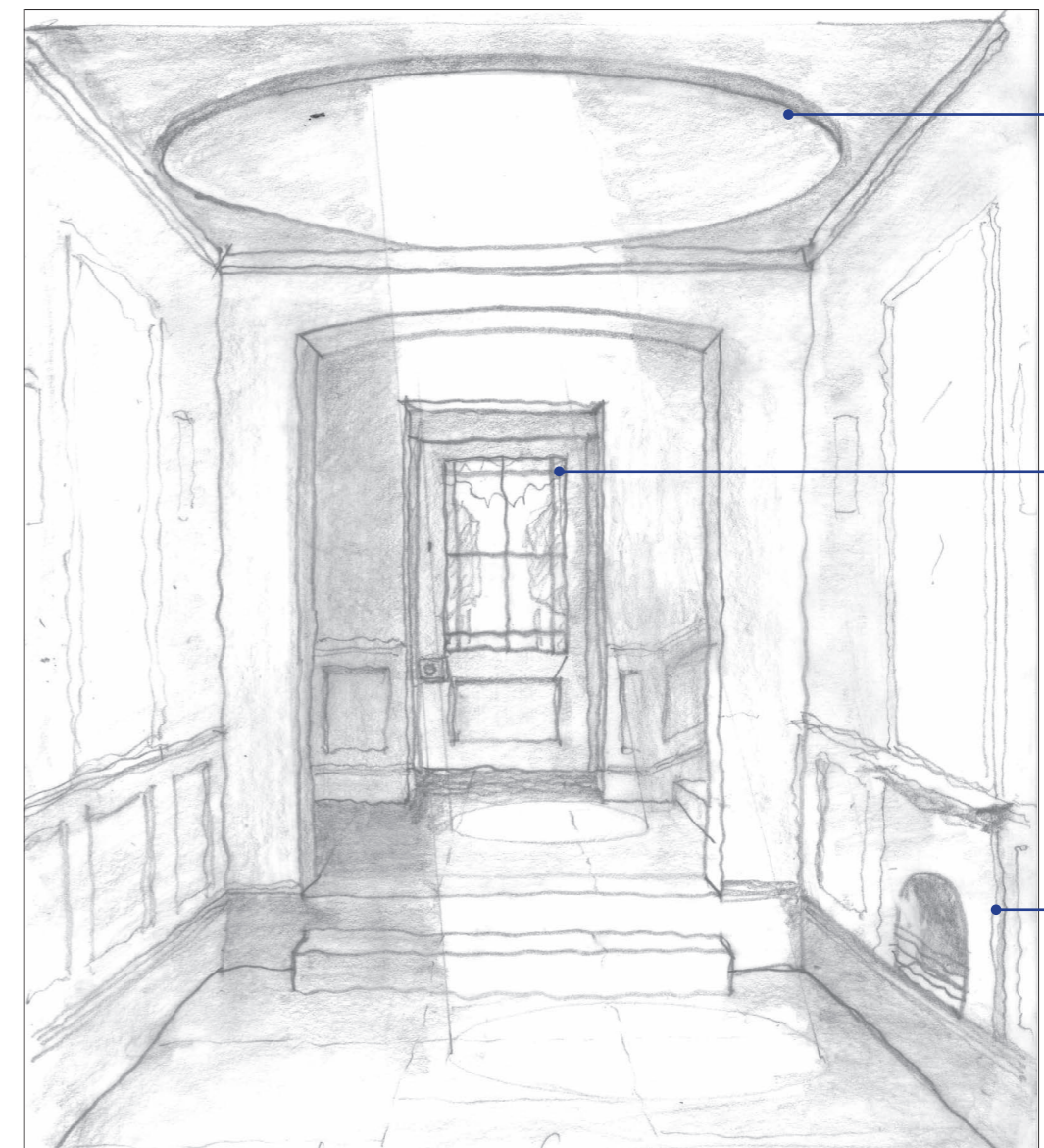
The original hall at No.12 contained a half-flight of stairs from garden level to the upper-ground floor which was remodeled to its current form 1949.

The proposal aims to introduce a well-considered architectural entrance sequence from the front door to the central stair hall to improve the current situation:



Proposed lightweight set-back kitchen extension with elegantly detailed glazing

Refer to section 5.11 for details of proposed landscaping by The Land Gardeners



Indicative ceiling dome with central rooflight

Partially glazed rear garden door to match Keats House detailing

Historically appropriate fireplace

Indicative 3d Visual of Proposed Front Approach - highlighting the entrance hall to the west & new extension to the east

Indicative 3d Sketch of Proposed Entrance Hall - view through to rear garden





5.8.1 It's proposed to extend the entrance hall to the rear, in line with historic plans; 1915 and 1936 west elevation drawings which show in this location a similar size wc extension with sloped roof.

5.8.2 This rear extension will enable the reinstatement of the small rear room as a boot room and enable the existing wc to be removed from within the entrance hall volume.

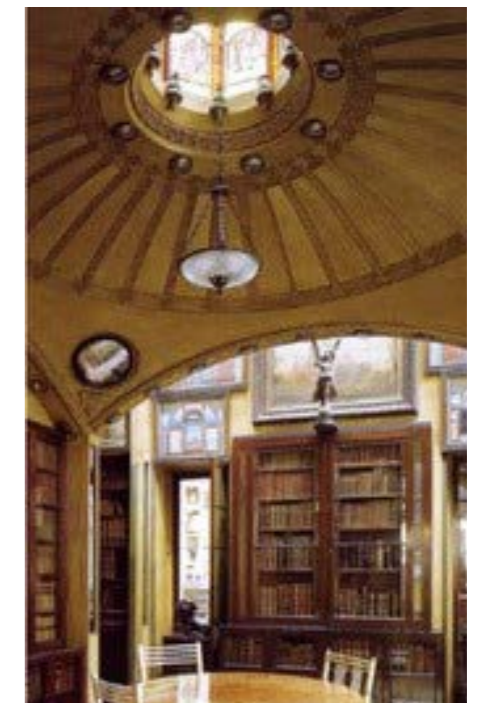
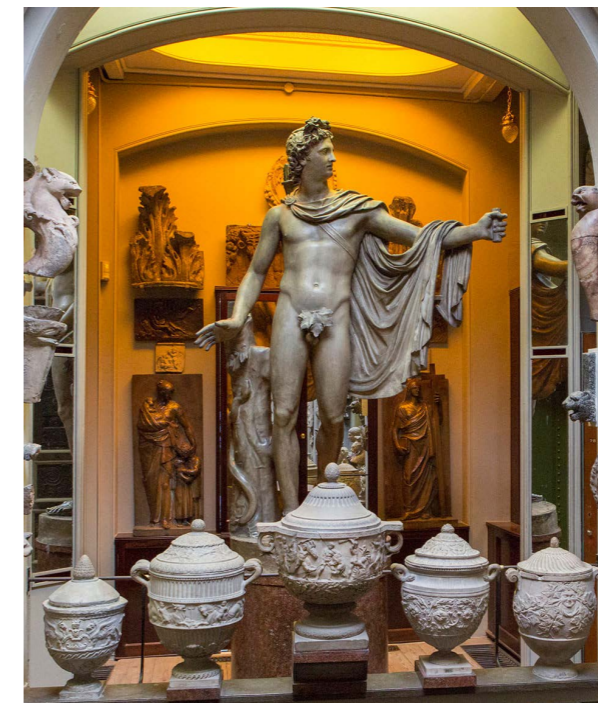
5.8.3 A partially glazed door is proposed to frame views towards the rear garden (detailing to match that at Keats House) and reclaimed York stone steps will lead down to garden level.

5.8.4 The gable window will be removed; focusing views towards the rear garden.

5.8.5 Internally the entrance hall will be remodeled in a restrained and austere Soanian manner; consistent with the period of the house. Stone flooring will lead up under a central shallow plastered arch, separating two ceiling domes, each with central rooflights.

5.8.6 A small fireplace of appropriate historic detailing is proposed in the eastern wall; to add warmth and character to this space.

5.8.7 At lower ground level the existing wc space (tucked under the highest part of the current entrance hall) will be extended to the front and rear (under the new boot room and entrance hall) and floor lowered slightly to accommodate a new plant and store room beneath; facilitating the required plant for a modern family home. \*The hierarchy of floor to ceiling heights will be retained.



Proposed Section - through the entrance hall and new boot room extension

Precedent Images of domed / coloured rooflights - John Soane's Museum



### 5.9 Garage Replacement

When buying the house in 2018 it was the owners' desire to live on and enjoy the principal upper-ground floor of the house as was originally intended. The existing situation, with the kitchen confined to lower-ground level (a principal room in modern life) means there is a division between the principal family rooms across the upper and lower ground levels.

In order to rectify this, the proposal for the new side extension is to relocate the kitchen to upper-ground level and accommodate laundry and storage facilities below.

The proposal aims to improve the property through the removal of the existing poor quality garage side extension and replacement with a sensitive extension of high quality architectural design.

It has been essential to ensure that the new extension will appear subservient to the main house; a clear secondary addition which respects and responds to the existing Grade II listed property. This has been achieved through careful consideration of the proposed form, positioning, materiality and architectural language as outlined over the following pages.

The design takes inspiration from the lean-to glasshouse to the rear of the Chester Room side addition at Keats House. There, the glasshouse masks the larger room behind; thus reducing its scale down to that of the smaller original house and the elegant loggia which runs across it (which the extension would otherwise dominate).



Keats House Chester Room - south glazing



Proposed lightweight set-back kitchen extension with elegantly detailed glazing

Proposed Front Elevation - highlighting the balanced heights of the western entrance porch and new kitchen extension to the east