

Woodbine Cottage, Vale of Health, Hampstead NW3 1AX

Design Access and Heritage Statement to accompany an application for Listed Building Consent



Woodbine Cottage, 2020

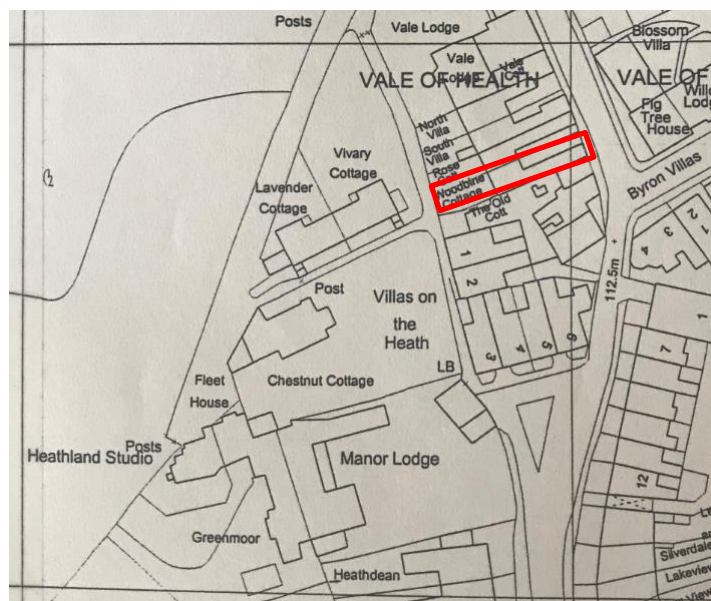
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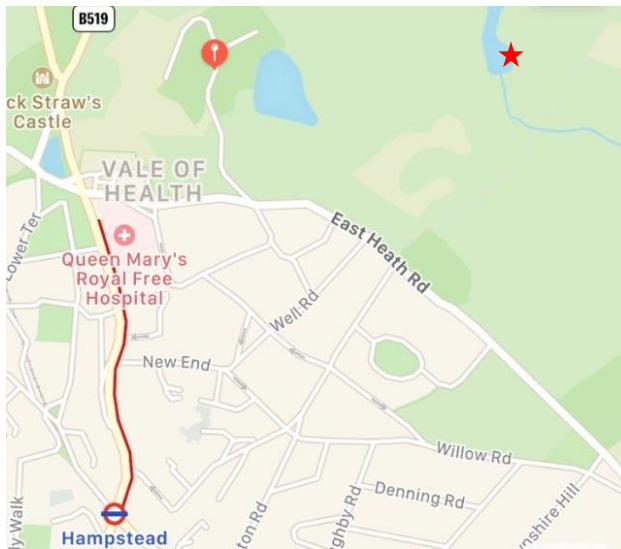
Prepared by Janie Price BSc Hons, Dipl Arch, PG Dipl Cons, AABC, RIBA, SCA of Kennedy O'Callaghan Architects
photos by Laura O'Callaghan

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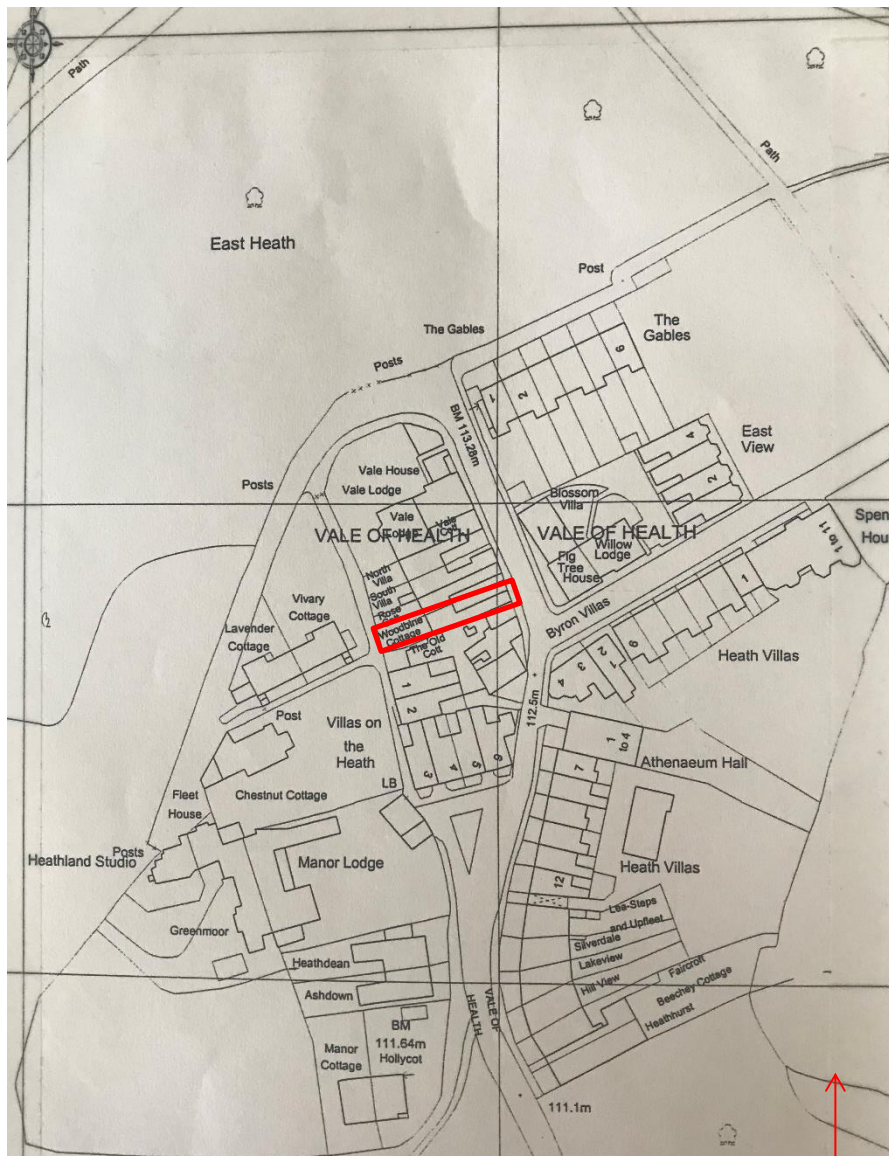


1 Location



Woodbine Cottage courtyard

Woodbine Cottage, Vale of Health, Hampstead NW3 1AX, is a cul de sac nestled into to Hampstead Heath, accessed from East Heath Road. The two storey cottage is accessed through a private courtyard.



Site Location Map

2 Introduction

This document supports an application for Listed Building Consent on behalf of the applicant, David Fry.

The applicant has owned Woodbine Cottage for over 25 years and has maintained it to high standard. Some works were carried out with consent in 1995. Unfortunately, some further works were carried out in 2003 without listed building consent. We brought this to the owner's attention when appointed to carry out some minor modifications in 2020. The owner wishes to obtain listed building consent to retain the works as built, with minor amendments as shown in the application drawings and described in this report.

This application includes permission for:

- previous alterations that were undertaken in 2003 without listed building consent
- further minor alterations that have not begun

2.1 Scope of work

External works

- Replace external kitchen/courtyard door-set

Details are included with ground floor item 5.

- Repair and redecorate the courtyard and rear elevation, to include tidying up electrical services

Repairs and redecoration do not require listed building consent provided that they are like-for-like to match the existing as closely as possible including the grain and species of timber and profile of mouldings should any elements of the existing be beyond repair. Replacement is not thought to be necessary but if any timbers are found to be beyond patching then repairs and details must be like-for-like or a further consent would be required.

Ground floor

Details are included in item 5.

- Floors – Overlay the existing ground floor timber and tiled floors with ply + oak
- Kitchen – Re-fit kitchen units including built in shelving

Details are included in item 5.

- Renew dining room radiator, remove existing casing
- Provide an external water pipe to the back garden

The pipe will be concealed within the existing dining room boxing and under the living room floorboards (the route is parallel with joists)

- Renew smoke and heat detectors
- Renew lighting

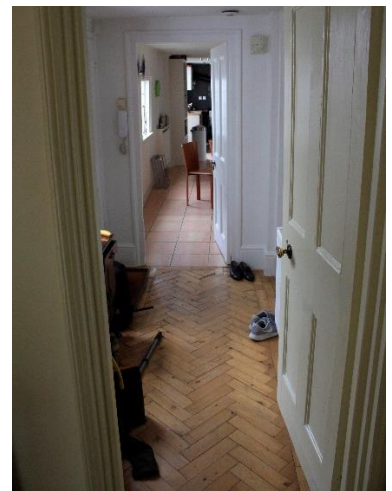
First Floor

Details are included in item 6

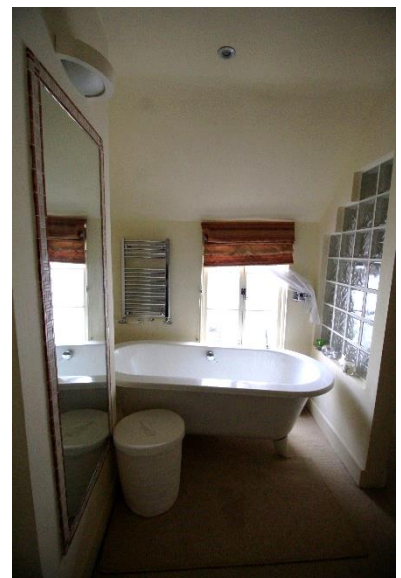
- Bedroom 1 and en-suite – permission is sought to retain the wardrobes, built in bookcase and en-suite stud walls and fittings and the external soil vent pipe as-built in 2003, with minor modifications
- Bedroom 2 and shower room – permission is sought to retain the wardrobes, built in bookcase, stud walls, doors and fittings as-built in 2003, with minor modifications
- Renew smoke and heat detectors
- Renew lighting



Kitchen door 2020



Ground floor 2020



Bedroom 1 en-suite 2020

3 Historical development and significance

3.1 Listing

Woodbine Cottage is listed Grade II, probably early C19th (<https://www.british-history.ac.uk/vch/middx/vol9/pp71-73>), with the frontage facing Vale of Health added later (date unknown)

04/11/2020

ROSE COTTAGE AND WOODBINE COTTAGE, Camden - 1379081 | Historic England



Historic England

ROSE COTTAGE AND WOODBINE COTTAGE

Overview

Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1379081

Date first listed:
14-May-1974

Date of most recent amendment:
11-Jan-1999

Statutory Address:
ROSE COTTAGE AND WOODBINE COTTAGE, VALE OF HEALTH

Location

Statutory Address:
ROSE COTTAGE AND WOODBINE COTTAGE, VALE OF HEALTH

The building or site itself may lie within the boundary of more than one authority.

County:
Greater London Authority

District:
Camden (London Borough)

National Grid Reference:
TQ 26486 86478

Details

This List entry was subject to a Minor Amendment on 11/01/2018

TQ 2686 SW, 798-1/16/1663

CAMDEN, VALE OF HEALTH, Rose Cottage and Woodbine Cottage

14/05/74

(Formerly listed as: Rose Cottage; Previously Listed as: VALE OF HEALTH, Hunt Cottage and Woodbine Cottage)

GV

II

Two cottages. Early C19. Weatherboarded. Pantiled roof. Two storeys. One window to each cottage. Main entrances on east side. Left-hand cottage with wood trellis verandah supporting first floor. 1st-floor balcony with canopy; French windows to both (first floor architraved). Right-hand cottage with French doors to ground floor with pointed lights and architraved casement to first floor. INTERIORS: not inspected. HISTORICAL NOTE: Rose Cottage (formerly Hunt Cottage) was the early home (1870-3) of Alfred and Harold Harmsworth, newspaper tycoons. Woodbine Cottage was the home of Compton Mackenzie.

Listing NGR: TQ2648686478

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:
478447

Legacy System:
LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

3.2 Significance

The name "Vale of Health" was first recorded in 1801. Woodbine Cottage is one of a pair of cottages, with Rose Cottage, formerly Hunt Cottage. According to British History Online, Woodbine Cottage may even date from the C17, although this does not seem to be backed up by evidence and the listing dates it as early c19th. *"Listed buildings included the early 19th-century group from Rudd's estate, Vale House, Cottage, and Lodge, North and South Villas, Hunt Cottage, and the weatherboarded (possibly 18th-century) Woodbine and Old cottages"* [<https://www.british-history.ac.uk/vch/middx/vol9/pp71-73>]

Rose Cottage was formerly owned by Alfred and Harold Harmsworth from 1870-73. From 1937-43 Woodbine Cottage was owned by Sir Compton Mackenzie (1883-1972), author and co-founder of the Scottish National Party. It might be that the east end of the house facing Vale of Health was re-modelled by Harmsworth as the Crittall windows and rosemary tiled cill at the kitchen window are typical of this period, although my assumption is not backed up by any further evidence.

"James Leigh Hunt (1784-1859), on his release from prison for libelling the Prince Regent, went to live in the Vale where he stayed until 1819, returning again for a brief period in 1820-1. His home became the centre for most of the leading literary figures of the day, including Byron and Shelley, who were supposed to have shared a cottage there, where they inscribed lines on a window. The Vale, with its modest but picturesque cottages surrounded by the heath, was the perfect setting for the romantic poets, and Hunt's circle was important in establishing the literary and politically radical tradition later associated with Hampstead..."


Several cottages at the northern end of the Vale have been claimed as Hunt's home, which cannot be certainly identified and was probably one of the northern group of 2 houses and 10 cottages which had belonged to Rudd, passed to the Munyard family, and was enfranchised in 1860 when it included Vale Lodge and House, Woodbine, Pavilion, and Rose cottages"...

Alfred Harmsworth, a lawyer, went to live in Rose Cottage in 1870 with his three sons Alfred, later Viscount Northcliffe, Harold, later Viscount Rothermere, and Cecil, later Baron Harmsworth (d. 1948). In 1893 Ernest Rhys, editor of Everyman's Library, rented Rose Cottage, which in 1895 he renamed Hunt Cottage, believing it to have been Leigh Hunt's house.

[[Hampstead: Vale of Health | British History Online \(british-history.ac.uk\)](https://www.british-history.ac.uk/hampstead/vale-of-health)]

3.3 Planning History

Internal works were carried out in 1996-8 under 1995 listed building consent ref: HB/9470290/R1
Case File No: D6/3/16. These works are illustrated below.

 **Camden**

London Borough of Camden
Camden Town Hall
Argyle Street Entrance
Euston Road
London WC1H 8EQ
Tel 071 - 278 4444
Fax 071 - 860 5556

ENVIRONMENT DEPARTMENT
Planning, Transport and Health Service

Our Reference: HB/9470290/R1
Case File No: D6/3/16
Tel.Inqu: Randall Macdonald ext. 5867

Janie Price Architect,
105 Sotheby Road,
London, N5 7UT.

Date: 27 JAN 1995

Dear Sir(s)/Madam,

Planning (Listed Buildings and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent

The Council, in pursuance of its powers under the above-mentioned Act and the Regulations made thereunder, hereby grants consent for the execution of works referred to in the undermentioned Schedule, subject to the conditions set out therein.

This consent is given subject also to due compliance with the Town and Country Planning Act, any local Acts, regulations, building by-laws and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be consent by the Council thereunder. It does not modify or affect any personal or restrictive covenants, easements etc., applying to or affecting either this land or any other land or the rights of any persons (including the London Borough of Camden) entitled to the benefit thereof or holding an interest in the property concerned in this development or in any adjoining property. The granting of listed building consent does not remove the necessity of also obtaining planning permission where such permission is required.

Your attention is drawn (a) to the provisions of the London Building Act 1930/39 and the Building Regulations 1991 which must be complied with to the satisfaction of the District Surveyor, Engineering Services - Building Control, 6th Floor, Town Hall Extension, Argyle Street Entrance, Euston Road, WC1H 8EQ (tel: 071-413 6941) and (b) the Statement of Applicants Rights set out below.

SCHEDULE

Date of Original Application : 13th September 1994

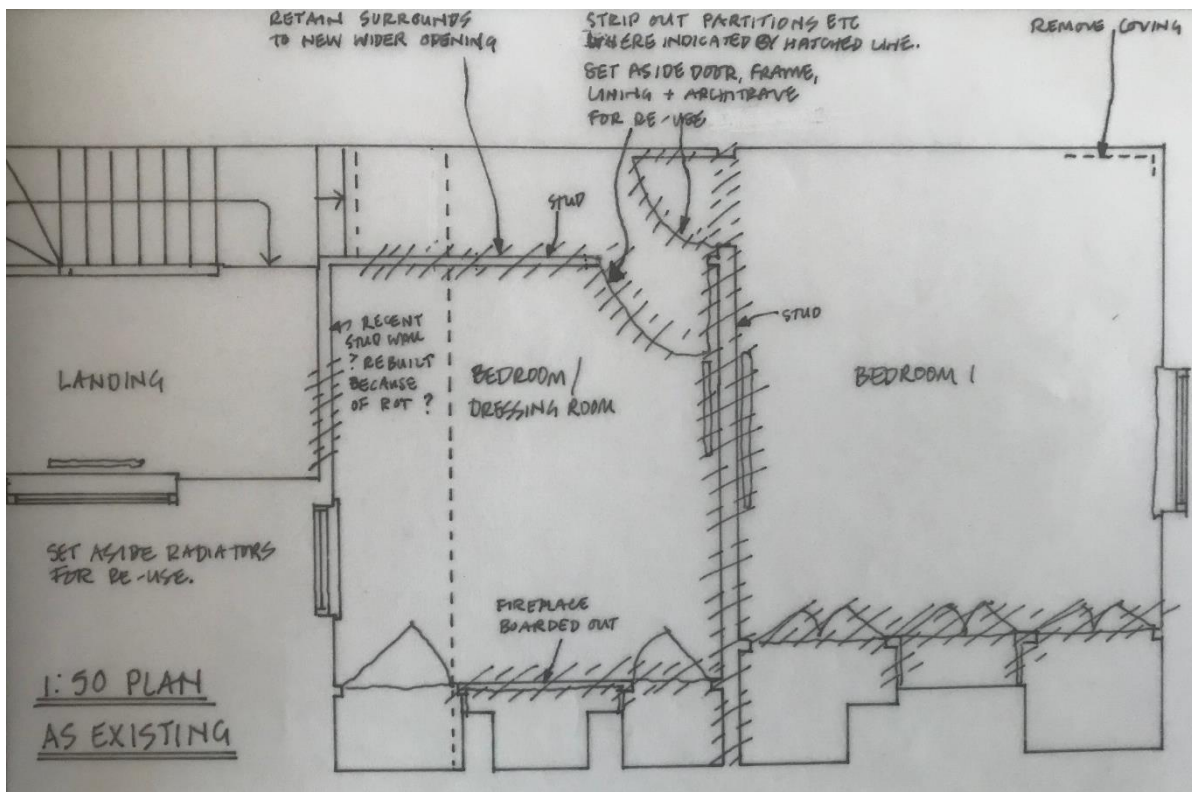
Address : Woodbine Cottage, Vale of Health, NW3.

Proposal : Works of alteration.
as shown on drawing numbers A3,01-07 inclusive; WB/W1,
WB/W2, WB/W3, A3/09, letter of 9th December 1994, as
revised on 02.11.94 and 12.12.94

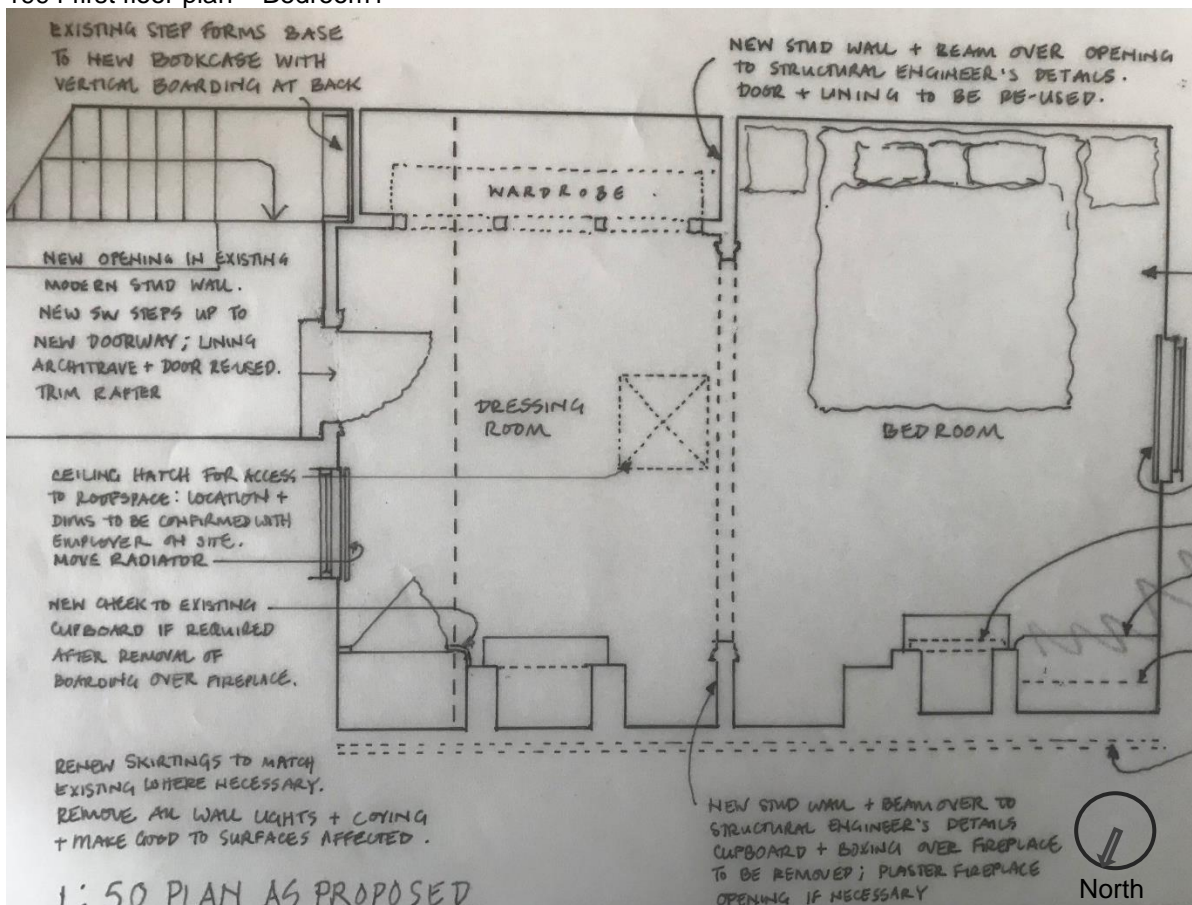
A subsequent proposal to add a conservatory in 2001 was refused planning and a further proposal was prepared by Archer Architects in 2009 but was not progressed and are not relevant to this application.

Some internal modifications were subsequently carried out in 2003 without consent and without the involvement of Janie Price or Kennedy O'Callaghan Architects. The as-built works are annotated on the "as-existing plans" and permission is now sought to retain the as-built work, with minor modifications, as shown on the "as-proposed" drawings and explained below.

3.4 1995 consented works

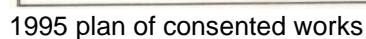


1994 first floor plan – Bedroom1



The plans above of 1994 relate to the 1995 consent and these works were realised by 1998. Digital versions of this “pre-existing” layout and “as existing” plans explain subsequent changes that have been made which are included in this application.

Works constructed under 1995 LBCref: HB/9470290/R1 Case File No: D6/3/16



Bedroom 1 photos by Janie Price 1998

The wardrobe, consented in 1995 as shown above, was subsequently reduced in size as shown in the 2003 photos on the next page.

4 Scope of works – First Floor

4.1 Bedroom 1

Non-Consented works in c. 2003

The following works were constructed without listed building consent and consent is now sought.



Bedroom 1 2003 alterations photos by David Fry

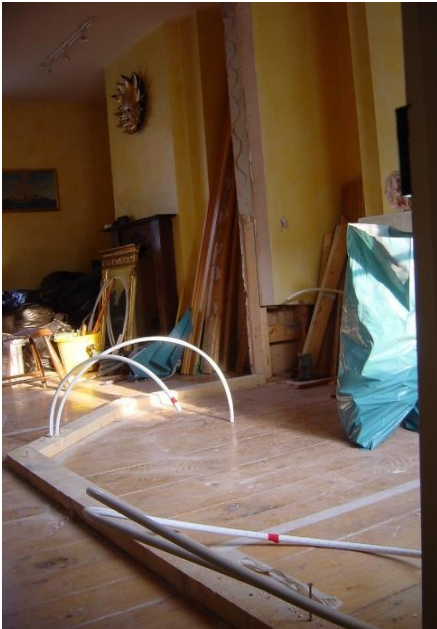
Bedroom 1 beam consented in 1995 with partition reduced in 2003

The beam was installed as part of the consented work from the 1995 consent. The 1995 stud wall forming the cupboard enclosure was partially removed in 2003 and a new smaller nib was created (170 x 150mm) in the position of the former doorway into the bedroom. Photographs of the completed work are shown overleaf.

Reversibility

The consented wardrobe could be rebuilt however this application requests permission to retain the alteration.

En suite bathroom



En-suite photos by
David Fry c.2003

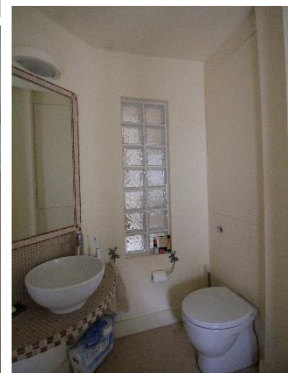
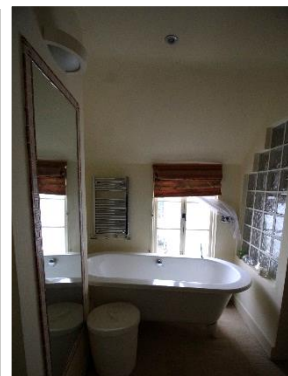
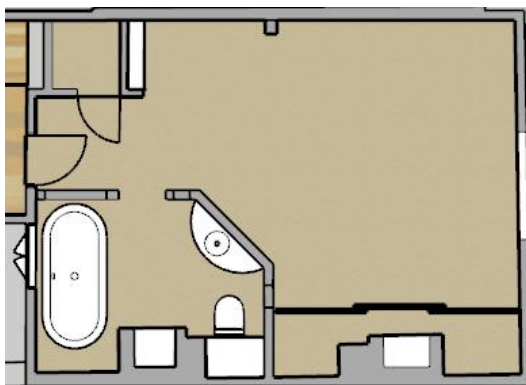


The en-suite bathroom walls were constructed in c.2003 from timber studwork and plasterboard.

Reversibility

The timber frame was constructed on top of the existing floor and below the ceiling, so this work could be reversed in the future with minor making good. However, the owner wishes to gain consent for the as-installed partition and fittings, with minor alterations as shown in the as-proposed application drawings. Photographs of the completed work are shown overleaf.

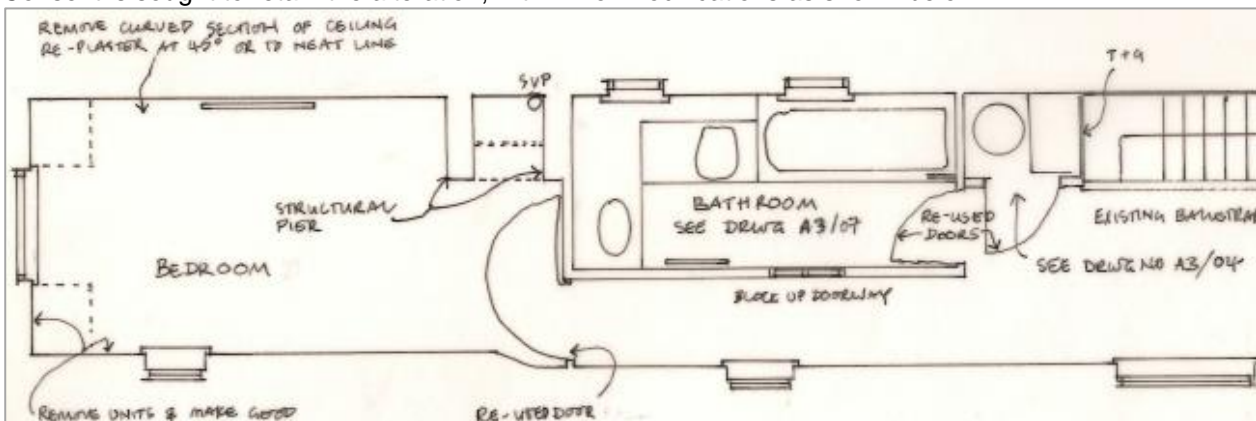
Bedroom 1 as existing 2020



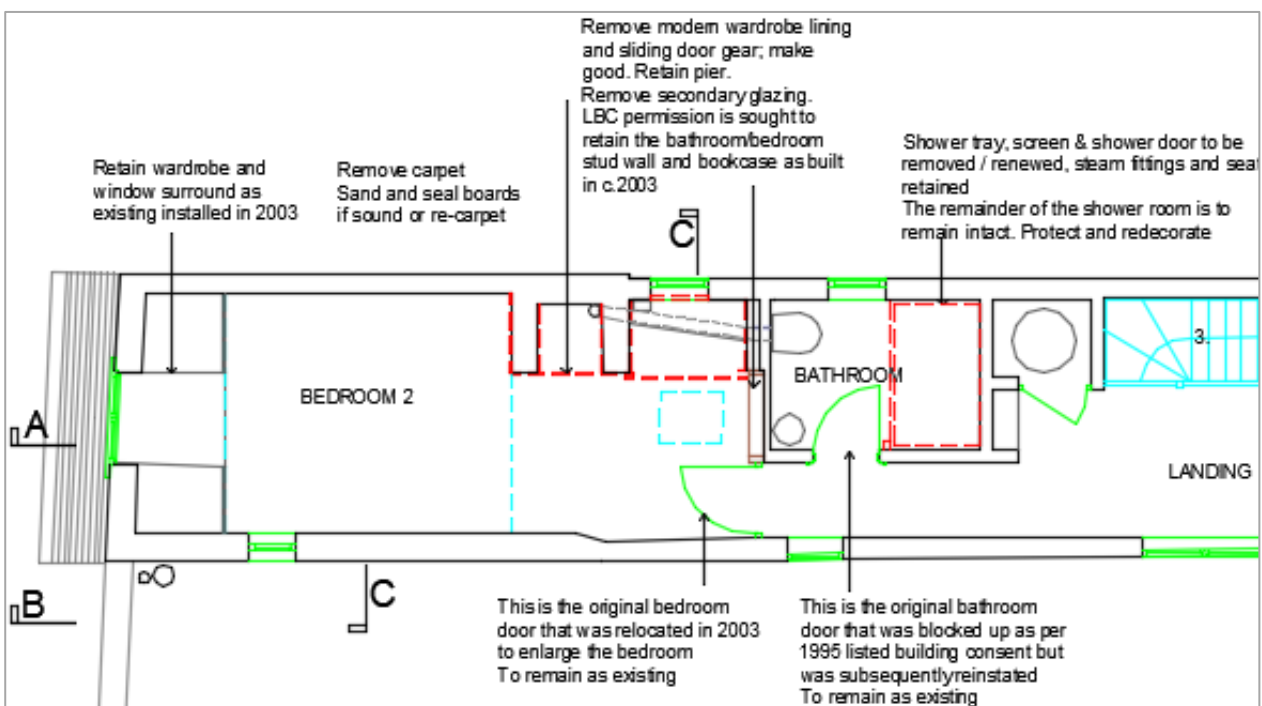
The work that was carried out with consent in 1995 enlarged bedroom 1 and retained a down-stand beam and wall nibs to retain evidence of the original more cellular layout. The work that was done in 2003 without consent reduces the nib of wall to the left, but increases it to the right with the introduction of the bathroom wall and the result is that the original room layout is still evident and so this alteration is not deemed to be harmful to the character or integrity of the listed building. It is a reversible alteration, but permission is sought for the as-built walls, cupboards, bookcase and fittings to remain, with minor alterations as shown on the application drawings. The amendments are re-tiling, unblocking the fireplace, replacing the glass blocks with glass and replacing the 2003 flush mdf cupboard doors that have warped. The sliding wardrobe doors would remain.

4 2 Bedroom 2

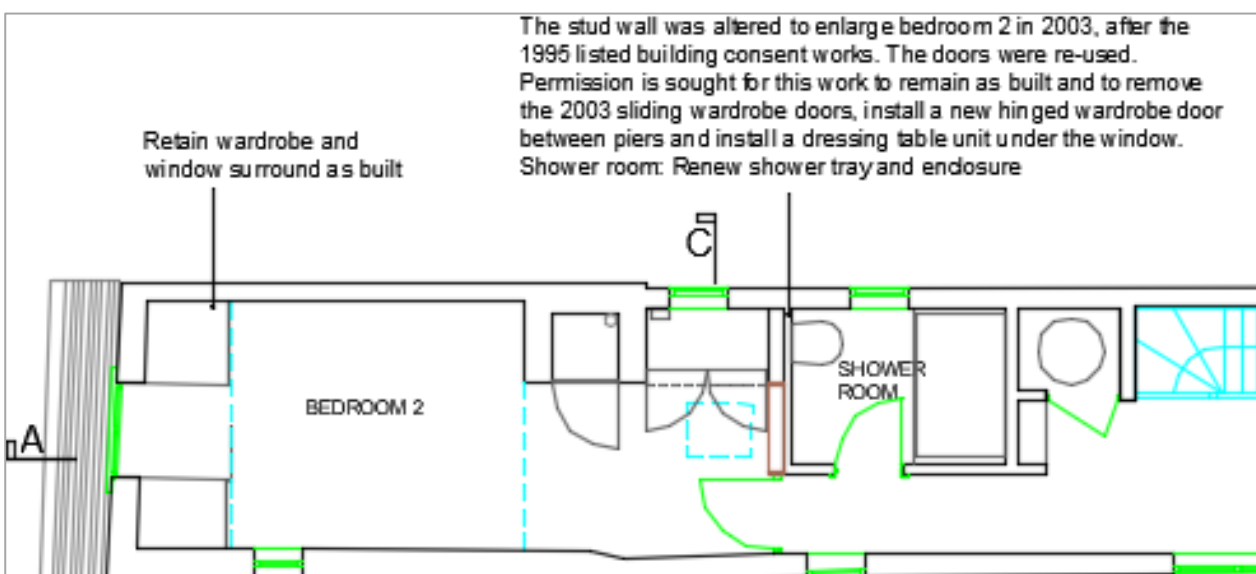
The bedroom / bathroom partition was altered without listed building consent in 2003, to extend Bedroom 2. Consent is sought to retain the alteration, with minor modifications as shown below.



Bedroom 2 and bathroom as consented in 1995



Extract from as-existing plan 2020



Extract from plan as proposed 2020



East wardrobe

A wardrobe was installed against the sloping east façade, with lining to frame the window reveal, in c.2003. This allows the beds to fold away so that Bedroom 2 can be used as a study.

Reversibility

The wardrobe installation is reversible however this application requests permission to retain the wardrobe.

West wardrobe and bookcase

In c.2003 the partition between the bedroom and bathroom was altered to increase the size of Bedroom 2 and a wardrobe was constructed in front of the window. The wardrobe fittings and sliding door will be removed and a dressing table will be built below the window. See plan and illustration overleaf.



Wardrobe + secondary glazing to be removed and dressing table to be built in lieu

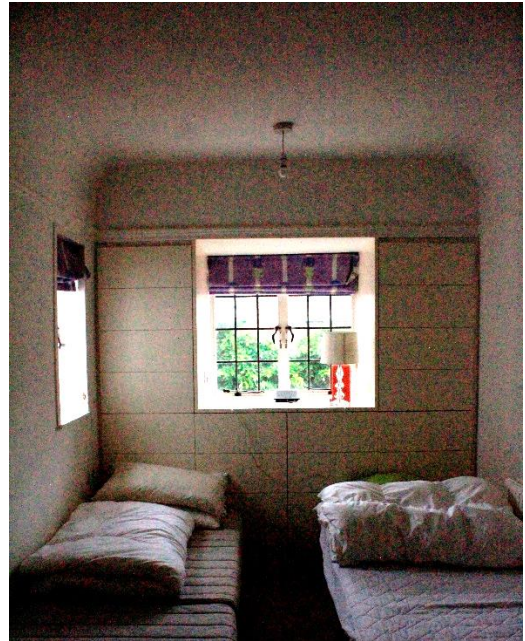


Bookcase, stud wall and door to be retained

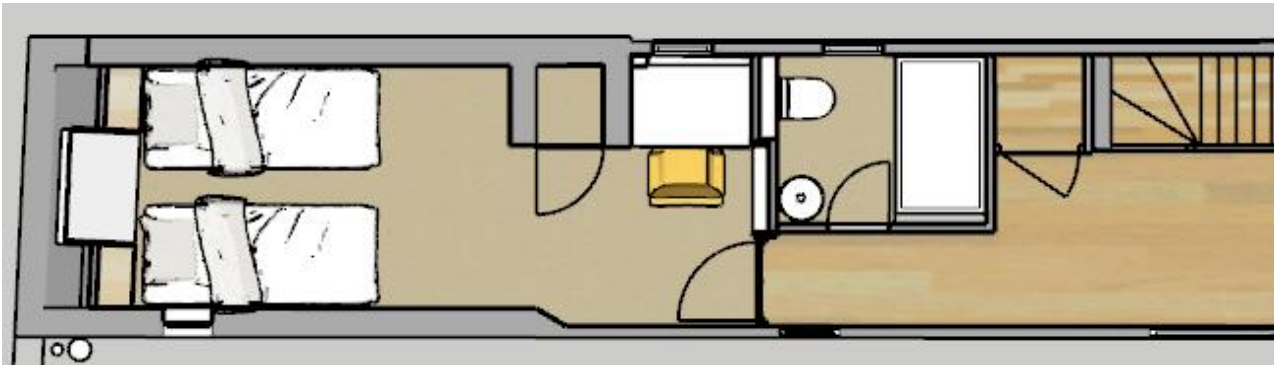
Bedroom 2 as proposed



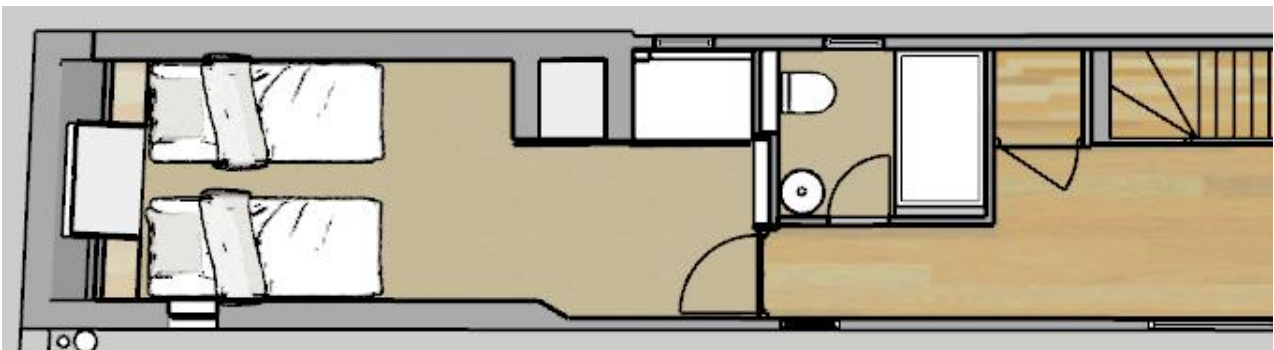
New wardrobe door and dressing table as proposed



East wardrobe to remain as built



Plan as proposed – new cupboard door and dressing table, room door and bookcase to be retained as built
Shower to be renewed



Plan as existing – sliding doors and cupboard fittings to be removed
Shower tray, screen and tiling to be removed and replaced



Bedroom 2 South window



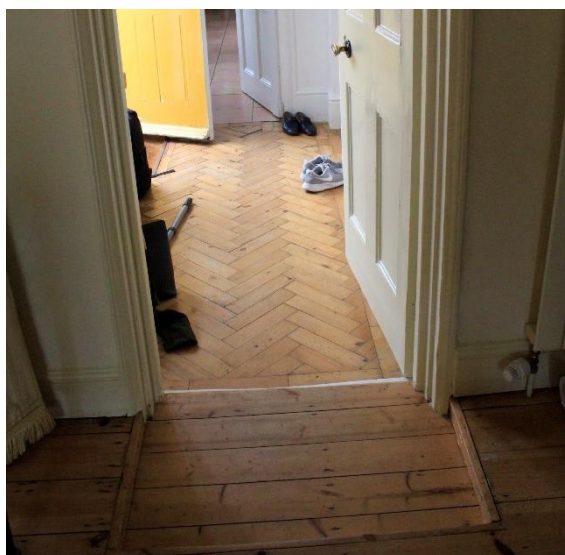
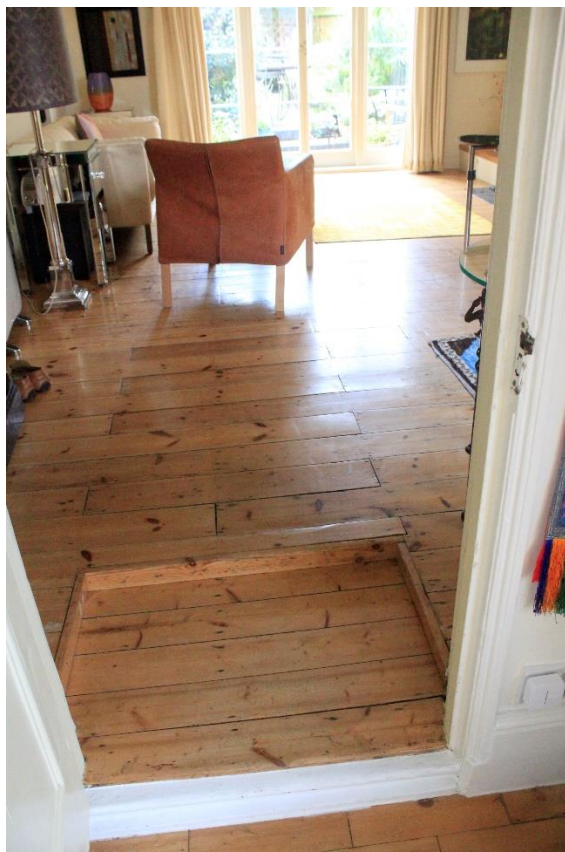
All windows will be retained and redecorated inside and out.

The window inside the cupboard in Bedroom 2 matches this window as the two windows were both previously in the bathroom before the stud wall was reconfigured to enlarge Bedroom 2, in c.2003. The windows are consistent with the other Crittall windows in the eastern brick part of the house. It is for this reason that we consider it likely that this part of the house was re-modelled in 1937-43 and the bathroom stud wall that was altered is likely to have been from this period.

By altering the stud wall, the window that is now in bedroom 2 will not have an impact on overlooking the neighbour, because it is patterned obscured glass as it matches the one shown in the photo.

5 Scope of works – Ground Floor

5.1 Flooring



The ground floor has 3 different types of floor. The living room has softwood boards on joists, which causes a lot of cold draughts. The hall has herringbone timber blocks, with a small matwell. The dining room and kitchen have modern tiles on a concrete slab (the slab may date from the 1930s-40s). The following works is proposed:

Living Room (approx 24m²)

Lift boards to check joists, repair as necessary and re-fix boards. Overlay with 6mm ply fixed with ringshank nails at 400mm centres through to existing floorboards and 15mm oak floorboards glued to the ply. Hearths to be overlaid continuous with new boarding. Lay the boards in the opposite direction from the existing. Trim at step and doorways in oak. Skirting to be lifted and re-fixed.

Hall (approx 4m²)

Overlay Hall floor to match living room. Skirtings to be retained in situ and undercut.

Trim matwell and level with ply for new coir mat to be flush with oak flooring. Hall cupboard floor to remain as existing

Stairs: Remove carpet and paint (previously painted) stair treads and risers with white floor paint.

Kitchen/Dining Room (approx 15m²)

Clean and overlay tiled floor with ply + oak to match living room. Interface of floor to be coordinated with new kitchen units. Existing tiled plinth under Rayburn to be retained.

Trim at doorways in oak.

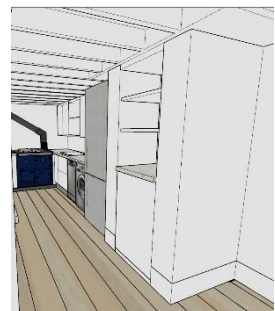
5.2 Kitchen



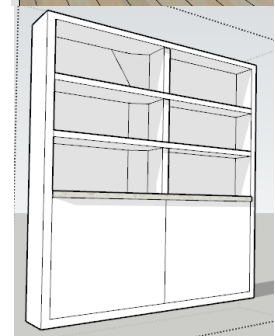
The kitchen fittings and fixed shelving were installed as part of the consented work in 1998. The proposed new re-fit would not impact on the historic fabric of the building.



A new cupboard door and worktop are to be built between the piers. As the pier walls were newly plastered under the 1995 consent, this would have no impact on historic fabric.



The existing floor-standing shelving unit, installed in 1998, will be extended, and the new unit will be built without a back, to suit the existing wall that is out of alignment where the brick wall changes to timber frame. The existing quirky step in the wall will still be visible at the back of the shelving and no historic fabric would be lost.



6 Scope of works - External

6.1 Soil vent pipe

The soil vent pipe was installed as part of the 2003 works when the en suite was installed. This application requests consent for its retention. As the bath is proposed to be moved over the branch would reduce and it might be possible to run it internally and this can be investigated on site prior to the making good and redecoration of the timber boarding.



6.2 Kitchen door



The existing kitchen door does not close properly and is insecure, so it is a security risk. It used to be a stable door, with a 2-panelled lower door of flush beaded joints and a 2-pane glazed upper frame with an ovolo glazing bar. It may be that this door was installed at the same phase as the concrete slab and Crittall windows. The stable door may possibly be assembled from re-used components of a former window, cut down at the head to such an extent that the timber frame is insubstantial, and the joints are coming apart. The two elements are now fixed together with a batten. The head of the opening (less than 1700 high) has settled and so the top of the frame slopes. The doorset was constructed in front of the step up into the kitchen and the frame is cut to suit, so that the door is flush with the brick opening, with a 70mm architrave both sides and a projecting hood.

The new doorset would be painted timber to match the existing. The detailing is proposed to largely match the existing although the new doorset needs to be more robust than the existing and so we propose that it would be constructed in front of the step, slightly forward of the existing, with a slightly larger architrave taken all the way around as the existing does not go round the top. This will allow a complete draught seal. We propose that it will include double glazing with a through glazing bar and draught stripping on all sides. The hood would be lead capped dressed into the brick joint.



Kitchen door and surround as proposed, courtyard view



Kitchen door as existing. The uneven architraves suggest that this has been altered in the past.

7 Impact assessment

| First floor | Change | Work / reason | Impact |
|-----------------------------|--|---|--|
| Bedroom 1 and ensuite | Partition stud walls altered in 2003 | to provide an ensuite bathroom | <p>The 2005 layout provided a wardrobe in the position of the original corridor to aid legibility of the original plan form of a corridor + 2 rooms. The altered layout has lessened the legibility of the corridor. However, the construction of the en suite stud walls has reintroduced the concept of separate rooms with the bedroom as the principal room and the bathroom as the smaller room. The former corridor is still legible because the cupboard and bookcase are built on the footprint of the original corridor and the retained floorboards still provide evidence. The removal of 2005 studwork in the former doorway could be said to aid the legibility of the original plan.</p> <p>The down-stand beam and wall nibs were consented in 1995. The nib to the south has been reduced to 170mm with no loss of historic fabric in the position of the original doorway. The nib to the north has been increased by absorbing the nib into the en suite stud wall. The result is that the original wall of Bedroom 1 is clearly defined and there is no loss of legibility of the original layout of Bedroom 1.</p> <p>The stud walls were built on top of the floor and underneath the ceiling and so the work is reversible, should this be required in the future.</p> <p>Conclusion: impact is not considered to be significant or harmful.</p> |
| | Alter cupboard doors | 2003 doors have warped | Mdf doors installed in 2003 are of no significance. |
| | Re-fit of bathroom | Modernization | The bathroom fittings, glass blocks and tiling installed in 2003 will be replaced, without impact on the historic fabric; they are of no heritage significance. |
| En suite bathroom fireplace | Remove boarding and line the recess | Enhance character | The boarding is modern. Lining the recess in plasterboard will have no impact on historic fabric but will aid appreciation of the historic fabric and will enhance the character. |
| Bedroom 2 | Altered stud walls | Altered in 2003 to enlarge bed 2 & reduce the bathroom to a shower room (the bath was moved to bed 1) | <p>The bathroom was reduced in 2003, the stud wall was rebuilt to enlarge the bedroom and the doors were re-used. The demolished stud wall may date from 1937-43 and was not of high significance.</p> <p>The window that is now in bedroom 2 will not have an impact on overlooking because it has obscured glass.</p> |
| Shower room | Altered from a bathroom into a shower room | Altered in 2003 as stated above | <p>The removal of the bathroom in 2003 and replacement with a shower room had little impact on the listed building.</p> <p>The bathroom fittings had been installed as part of the 2005 consent and were of no significance.</p> <p>The former door opening, blocked up in the 1995 consent, was re-opened and the original door was re-used.</p> |
| | Re-fit shower | Modernization | No impact as the replacement will be in the existing location |

| Ground Floor | Change | Work / reason | Impact |
|------------------------|--|--|--|
| Floor in living room | Overlay in ply + oak | Draught removal | <p>The existing floorboards are not thought to be of special significance or character. The new floor would require fixings at 400mm centres with ringshank nails. The over-flooring is therefore reversible with some making good. The skirtings would be lifted and re-laid. They are not thought to be historic.</p> <p>The overlaying of boards with 6mm ply beneath the new oak boards would exclude draughts and improve comfort and reduce the heating requirement</p> <p>A visual change to the direction of boards is proposed to provide continuity throughout the ground floor.</p> <p>Overlaying the hearths would slightly alter the character but the hearths are no longer in use and are cement and so their existing character is detrimental to the character of the room. As they are flush with the floor no loss of historic fabric is required</p> |
| Floor in hall | Overlay 4m2 in ply + oak | Visual continuity | As above, except that the skirtings would be retained and undercut, so this is not reversible but would reduce the potential for damage to the walls. |
| Floor in Kitchen/diner | Overlay in oak | Visual continuity | The new boards would be laid on top of the modern tiled floors which are of no heritage significance. Skirtings would be removed and re-laid. |
| Services upgrade | New wiring, lighting and heating pipes | Fire safety and modernization | The work would use existing services routes. The new garden tap would be run in the existing boxed out dining room skirting and then below the living room floor between existing joists to minimize chasing. |
| External work | | | |
| Soil pipe | Retain as built | For ensuite bathroom installed in 2003 | <p>This has a minor impact on the east façade at the rear of the courtyard, but it is on a façade where pipework might be expected and it is painted white to minimize its impact.</p> <p>By moving the bath over as is proposed, it should be possible to reduce the branch or to run it internally and this would be reviewed on site. The timber boarding could be made good prior to the proposed redecoration. This would improve the appearance.</p> |
| Kitchen door | Renew, modify | Security & draught exclusion; the existing door is not robust and sticks | The existing door is thought to date from the 1930-40 alterations and is not of very high significance and it is a security risk and it is not robust. Its replacement would enhance the character of the courtyard and reduce heat loss. Its detailing would be appropriate to the character of the house, enhance security and reduce heat loss. |

7.1 Impact assessment – Conclusion

In our opinion we do not consider the proposed alterations to be harmful to the heritage asset. The benefits of refurbishing the property to a good standard and upgrading the services and fire protection would be beneficial.

Whilst it is unfortunate that the owner carried out works in 2003 without listed building consent, we do not think that any of the alterations contributed to loss of significant historic fabric or negatively impacted on the significance or character of the listed building. All are reversible with minor making good. However, the as-built works are included in this application for retention, with some proposed minor modifications to improve their appearance.

7.2 Assessment against policy & guidance

Enhancing significance

The applicant's ambition is to carry out a thorough refurbishment of the house, redecorate and upgrade services inside and out, in order to maintain the property in good condition and enhance its character. All work to listed buildings should be carried out to a high standard. The owner is keen to carry out the work to a high standard of finish, materials and workmanship and is project managing the project to this effect, appointing specialist consultants and contractors as required to carry out the work to a high standard.

Environmental sustainability

The upgrading of building services to provide more economical and sustainable heating and lighting, the draught proofing the living room floor and upgrading the kitchen door will improve the energy performance of the cottage.

The selection of materials will be sustainably sourced.

Reversibility

The work that was done in 2003 and the proposed work that will be done if consent is granted is reversible with minor making good.

Overlooking

The 2003 relocation of the bathroom wall has led to a bathroom window becoming a window in the spare bedroom. This has obscured glass that cannot be seen through and it is painted closed, so it will not create an overlooking issue towards the neighbour's courtyard.

Public benefit

Any perceived harm provided by alterations should be balanced by public benefit. This is hard to achieve in a domestic property that is barely visible from the street. We do not consider there to be any substantial harm and arguably no harm at all to any significant elements of the house, and the proposed work provides some enhancements to the fabric and character and legibility of the house. The project provides public benefit by the owner caring and maintaining the property for continued domestic use. The continuity of ownership for a prolonged period provides community and neighbourhood benefits.

7.3 Conclusions & summary of justification for proposals

The works are not considered to be harmful. The benefits of refurbishing the property to a good standard, upgrade the services and fire protection and reduce heat loss and draughts would enhance the listed property and the environmental sustainability of the property.

8 Drawing list

| Number | Rev | Title | Scale @ A3 |
|------------|-----|---|-------------------|
| 140/P01 | - | Location plan | 1:1250, 1:2500 |
| | | As existing | |
| 140/P02 | A | Ground floor plan as existing | 1:50 |
| 140/P03 | A | First floor plan as existing | 1:50 |
| 140/P04 | A | Section AA as existing | 1:50 |
| 140/P05 | A | Section BB as existing | 1:50 |
| 140/P06 | A | Section CC as existing | 1:50 & 1:20 |
| 140/P07 | - | Existing East elevation to Vale of Health | 1:50 |
| | | Pre-existing | |
| 140/Pre-02 | - | Ground floor plan pre-existing in 2000 | 1:50 |
| 140/Pre-03 | - | First floor plan as pre-existing in 2000 | 1:50 |
| 140/Pre-04 | - | Section AA as pre-existing in 2000 | 1:50 |
| 140/Pre-05 | - | Section BB as pre-existing | 1:50 |
| 140/Pre-06 | - | Section CC as pre-existing | 1:50 |
| | | As proposed | |
| 140/P12 | A | Ground floor plan as proposed | 1:50 |
| 140/P13 | A | First floor plan as proposed | 1:50 |
| 140/P14 | A | Section AA as proposed | 1:50 |
| 140/P15 | A | Section BB as proposed | 1:50 |
| 140/P16 | A | Section CC as proposed | 1:50 & 1:20 |
| 140/P20 | - | Kitchen door details as proposed | 1:20 & 1:2 |