

2 Chester Gate - London, NW1 4JH

Design & Access Statement -include Planning Statement & Heritage Statement- in Support of Listed Building Consent Application

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Front Elevation

1 **Introduction**

This Statement has been prepared by RVA Services Ltd, who was appointed as agent for the Planning Application submission.

In its final form it has been reviewed and revised by the applicant CEE Holdings Co. LTD and The Crown Estate, Landlord and owner of the building at issue.

A Listed Building Consent (Ref. 2020/2963/L) was submitted on July 2020 for the refurbishment of this property. The proposal to introduce glass partitions with concomitant structural intervention has been resisted. The removal of conventional internal walls to create an open-plan office area one per floor, as well as the over-subdivision of the basement are interventions that was similarly not supported.

Following the advice of the Case Officer, the application was withdrawn and a pre-application request submitted to ascertain what level of intervention would be considered acceptable.

Pre-application advice (Ref. 2021/0208/PRE) was received for the revised proposal on 09TH February 2021, (see Appendix) and this is the feedback summary:

- Revised refurbishment scheme is less invasive than the scheme previously proposed;
- Removal of internal partitions is considered acceptable.
- Refitting of ancillary spaces to the rear is considered acceptable.
- Doors and architrave where possible should be reused. New doors and architraves, if needed, are required to match existing.
- The replacement of lighting and heating system, the pipes and sanitaryware are not opposed.
- Additional information should be submitted to accompany the full application:
 - Lighting regime : Proposed lighting layout and lighting schedule;
 - Works to lintels : What, where and why the lintels are proposed;
 - Resin floor covering : What is the product, How is to be laid.

This document has to be read in conjunction with all supported documents:

- Architectural Design Package:
 - o Drawings As Existing / As proposed, included Lintels specification;
 - o Finishes & Material Schedule, including Resin Floor specification;
 - o Lighting design & Lighting Schedule;
- Photo Report
- Planning Application Form

1.1 The Proposal

This statement is in support of Listed Building Consent Application for the proposals to the mentioned below heritage building located at No. 2 Chester Gate - London, NW1 4JH.

This application is sought for the purpose of an internal refurbishment to all levels, upgrading the services. No changes are proposed for external appearance, including roof feature.

1.2 Purpose of Statement

This statement provides an assessment of the proposed development in terms of design, access and heritage issues and its aim is to explain the purpose of the proposed works and assess the impact on the significance of the Conservation Area and Heritage asset, to justify that the proposed works maintain the character and local distinctiveness of the area and the building.

2 Background

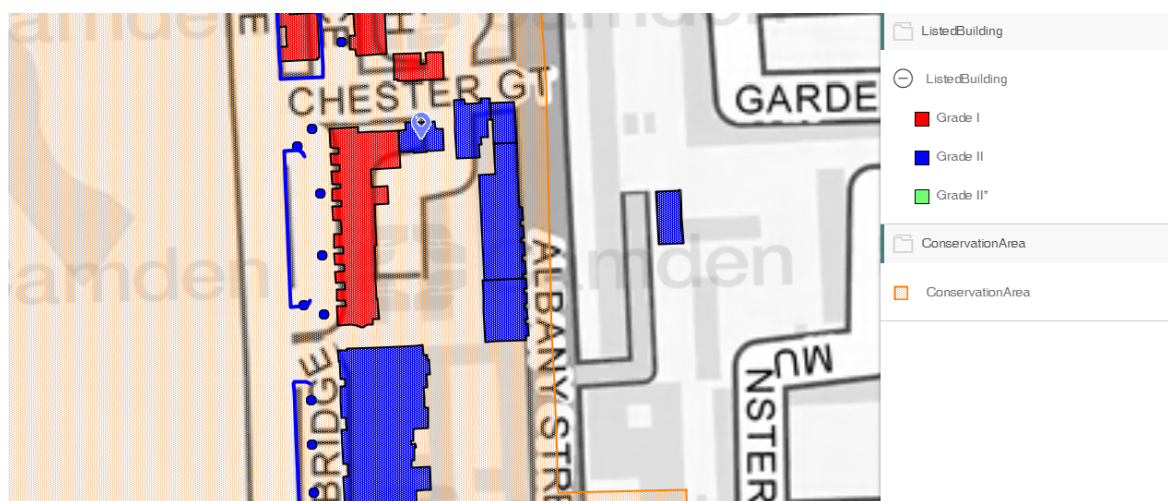
2.1 The Heritage Asset

The property is a Grade II Listed Building, located in the London Borough of Camden in the Regent's Park Conservation Area.

No. 2 Chester Gate was included within Regent's Park Conservation Area when this area was designated on 1 July 1969. Together with nos. 1, 3 and 4 Chester Gate, 2 Chester Gate was statutorily listed Grade II on 16 October 1973.

No. 2 Chester Gate forms part of a group of four semi-detached houses, lying to the rear of nos. 1-10 Cambridge Terrace.

It was designed by the renowned architect John Nash (1752-1835). John Nash was one of the most successful, prolific, and influential architects of his generation and is synonymous with the Regency style. Nash was commissioned to develop significant swathes of central London. This included a dramatic vision for the layout of Regent's Park, with private villas set in a landscaped park and surrounded by palatial stuccoed terraces. No. 2 Chester Gate formed part of this vision and was built in c.1825.



Conservation area and Listed Building context map

It has four storeys and a basement and its plan is only two room deep, with one primary room to each main floors.

Its front elevation is stuccoed and is a mirror image of 1 Chester Gate. The external decoration is very modest with sparing architectural detailing restricted to the flat band string course, primary and secondary string courses, and decorative iron balconies at first floor level. The rear elevation consists of un-rendered brickwork and has little embellishment.

These architectural details are typical of Regency style and are evidence of how the original decorative scheme of the house looked at the time it was built.



1-2 Chester Gate - Front Elevation

From photographic evidence, it appears that internally, 2 Chester Gate retains a degree of integrity and historic fabric. The plan form survives reasonably well intact, though its legibility has been eroded by some modern interventions.

The main staircase is attractive, and its treads, risers and strings are historic. So do the panelling and the curved panelled doors in the stairwell. However, most of the internal architectural features, including the stair balustrade, skirtings, cornices, and ceiling roses is modern and generic replications. These probably date from the 1980s.



Main staircase and its details



1st floor ceiling rose and 3^d floor skirting

2.2 Legislation and Policy

This section provides a review of the relevant national and local planning policy framework in which this proposal should be considered, and an assessment of the proposal against these policies

2.3 Planning (Listed Building and Conservation Area) Act 1990

Section 7 of the Act states that *'no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised'*.

Section 16 of the Act requires local planning authorities to have *'special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses'*.

Section 72 of the Act requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

2.4 National Planning Policy Framework (NPPF) 2018

Paragraph 193 emphasises that great weight should be given to the conservation of listed buildings and conservation areas, irrespective of the level of impact on their special interest and significance.

Paragraph 194 requires that any harm to, or loss of, the significance of a listed building should require clear and convincing justification and that substantial harm to or loss of a Grade II listed building should be exceptional.

Paragraph 195 states that where a development will result in substantial harm to, or total loss of, the significance of a listed building, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified

Paragraph 196 requires this harm to be weighed against the public benefits of the proposed development.

2.5 Local Planning Policy – Camden Local Plan 2017

Policy D2 (Heritage) affirms the Council's desire to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. The policy states that the Council '*will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and listed buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss*'. It also states that the Council '*will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm*'.

Furthermore, Policy D2 states that the Council will '*require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area*'. In relation to listed buildings the policy states that the Council will:

- i. resist the total or substantial demolition of a listed building;*
- ii. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and*
- iii. resist development that would cause harm to significance of a listed building through an effect on its setting.*

3 Design

The proposal aims to refurbish the building with a detailed design that involves basically the internal architectural finishes and facility systems, mechanical and electrical.

3.1 Amount

The proposed internal refurbishment involves all levels, including the basement.

The proposed works do not impact on the external façade of the building, nor the remaining historical decorative features. Internally as well, the general plan form of the building and significant historic built fabric features are retained.

The new mechanical and electrical plants will improve overall energy efficiency usage, through the incorporation of environmental and sustainable design principles.

The proposal is sympathetic with the original function of the building. And none of proposed works involve the removal or modification of any Heritage Assets.

The internal refurbishment points to change the look of the spaces to like them more functional and suitable for the user experience.

The scope of works concerns in:

- Localized works to existing walls which involve the installation of proper lintels and re-location of partitions.
- Remove all sanitaryware and radiators.
- Allow for new plumbing, sanitaryware and heating system.
- Replace lighting fixtures.
- Decoration, New Tiling and Flooring throughout.

3.2 Layout and Scale

The proposal internal renovation preserves the historical approach taken to the room layout and scale.

The proposed building works involve just the rooms on the back of the building, while preserving the main important primary rooms on the front. Localized works to existing walls are required in this proposal for more efficient spaces, which involve the installation of proper lintels and re-location of partitions, as per drawings.

The proposal restores the property to its use as an Office.

Stair and hallway are situated on one side of the property, in line with the position of the main entrance door. No changes are proposed to the existing stairs, just minor alteration to hallways where existing circulation space is improved.

Historic fireplaces and chimney breasts are located in some primary rooms. No changes are proposed to these elements, which are specific features of this listed building.

Panelled doors and architraves are historic decorative features as well. Then, the doors and architraves that are part of altered partition walls is retained on the proposed new walls. They are completely reused thought an accurate and conservative restoration work.

Each room and existing staircase will be redecorated, and the proposed scheme includes new sanitaryware, flooring and wall finishing.

Most of proposed flooring are moquette and parquet, that are in principal conservative with the historical setting. The resin finishing that it is proposed on basement and second floor level is a very mild, neutral cement resin, that does not affect the heritage asset as well.

The selection of material and colours is designed to be harmonious with the historical internal context.

All of which are detailed in the Schedule of materials and the set of drawings which annotates the proposed finishes.

3.3 Appearance

The external appearance of the Listed Building is unaffected by this proposal. The proposed alterations are internal and have no impact on the historic appearance of the property.

The internal refurbishment points to change the look of the spaces to like them more functional and suitable for the user's experience.

The selection of material and colours is designed to be harmonious with the historical internal context and to give a new and renovated imagine to the spaces.

3.4 Use

The property is to be used for a Office.

A certificate of lawfulness was granted on 19 October 2017 (See Appendix Relevant Planning History: Ref. **2017/4198/P**) confirming the lawful existing use of 2 Chester Gate to be office (B1 Use) on the basis the planning permission covering the wider site has not been implemented in respect of no. 2 Chester Gate.

4 Access

Access to the site will remain as existing. Therefore, there will be no change to the access to the building from the front entrance.

5 Planning Statement

5.1 Material consideration

- Layout and density of building

In general, the proposal aims to refurbish the building with a detailed design that involves above the internal architectural finishes. Localized works to existing walls are required in this proposal for more efficient spaces, which involve the installation of proper lintels and re-location of partitions.

The proposed building works involves just the rooms on the back of the building, while preserving the main important primary rooms on the front.

At Ground Level the existing “L shaped” wall within room 004 is not considered to be historical and its removal will make the original plan form more legible.

Works to lintels

The selected lintel beams will be Precast concrete or Double Timber bolted together and they are rectangular in plan and section.

Lintel beam will be installed where the design involves a new opening on an existing masonry wall. They will be installed where an existing door will be slightly moved. Please refer to drawings showing where they are provided.

They are built on the top of openings, and their ends are built in the wall. The bearing provided should be as the height of the beam. The width of the lintel beam is equal to the width of the wall, where they are constructed.

Lintel beam provides supports to the openings from the structure above and transfer that load safely to the side masonry walls.

- **Design, appearance and materials**

In general, the proposed design would improve the appearance of the rooms and achieve a distinctive level of elegance and refinement, without being destructive, but only to allow improvements.

This goal would be achieved using proper materials that provide richer detail appropriate for Office use and a visual connection between upper level materials with lower level.

The proposed Under Floor Heating will be a warm water type, installed between existing suspended timber floor joists. It will be proposed on each floor including basement.

Resin floor covering

Resin floor finish is proposed on basement and Second floor plan. The product is *Mapei "Ultratop loft W"* (see attached datasheet).

Please refer to drawings showing the floor construction detail for each level.

In general, the existing floor boards will be maintained, just replacing the damaged ones. The proposed cement fiber panels are designed to stiffen the support and will be installed only where the resin floor finishes will be laid.

The finish will require one or more coats with a smooth rubber scratching to zero thickness until the effect required is obtained.

The consistency of the product and limited thickness of the coat applied, and due to its ease of use, versatility and resistance to abrasion, make it ideal to all areas relating to interior decorating and create a marked materic effect, widely used on Office premises.

Lighting regime

The lighting scheme is integrated into the design of each rooms. The lighting aim to enhance the perception of space, reinforce the activity within a room or highlight prominent areas.

Due to the premises are for Office use, these places have a priority of functionality, safety and good communication.

Anyway the selection of the lights, more explained in the attached lighting schedule, is based on an excellent architectural design to provide interest and atmosphere creating texture and depth.

A single pendant light in the middle of the room has been proposed to illuminate the centre. In order to make the room appear larger and the walls illuminated, further brightest lights are proposed with unique design in order to focus the visitors attention to the surrounding walls, making the entire room visible.

By designing levels of light we aim to propose well lit areas with soft shadows to highlight the rooms main features becoming a focal point, be it art on the wall, an ornament, or a table.

5.2 Planning balance

The proposed works concern exclusively alterations which are intended to improve the usability and the appearance of the property while preserving the character of the existing building and his Heritage Asset.

In particular, in this application:

- There is no material change of use in the proposed works;
- There is no change to total floor area;
- The proposed works will be kept of existing orientations, structure and scale.
- There is no change in the access of the property.

The proposed layout of the interior of the property is sympathetic with the original function of the building and complies with the Council's planning policy regarding Listed Building.

The works are required in order to secure the reinstatement of the architectural character of the property and best preserve its remaining historic fabric, to ensure that don't harm the balance and proportions of the original building.

The proposed high quality alterations have not a harmful effect on the area and will increase the value of your property and enhance the character of the local area. Therefore, that changes are in keeping with or enhance both the original building and does not affect the original two-room plan form, while providing efficient circulation, versatile spaces and more usable rooms for Office purpose use.


The proposed finishes, as well as all new materials, are a non-destructive method that has minimal in impact on the existing feature. Furthermore, its effect would be reversible and wouldn't harm the appearance of the building.

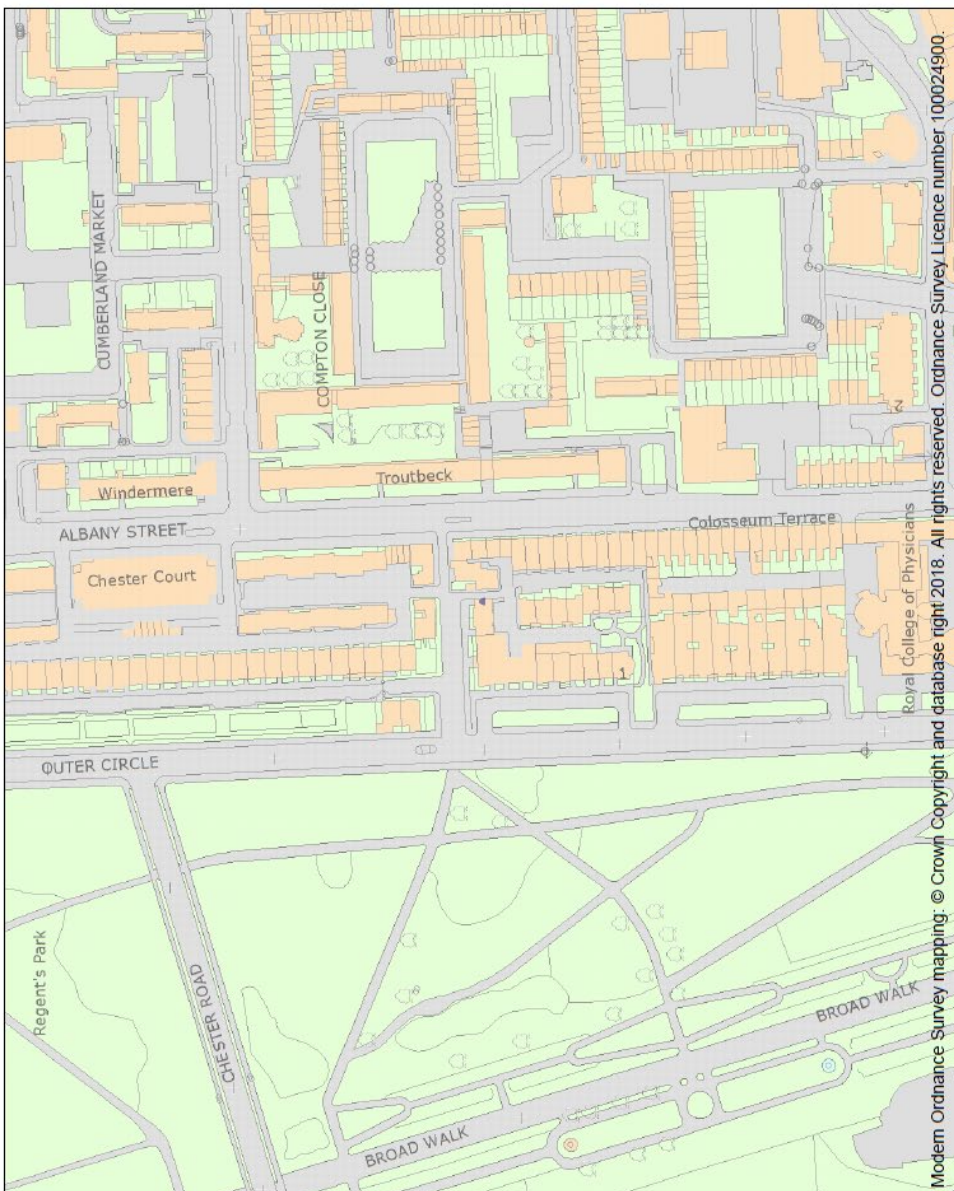
The alterations will not harm the balance and proportions of the original building and they would be designed that they appear as if it was originally designed to be part of the building, as one coherent whole.

For the above statements, the proposed alterations will be no significant impact at the Heritage Asset of the building and the character and local distinctiveness of the Conservation area.

6 Appendix

6.1 Listed Building Entry

Heritage Category: Listing List Entry No : 1242935 Grade: II		<p>County: Greater London Authority District: Camden Parish: Non Civil Parish</p> <p>For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.</p> <p>For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.</p> <p>Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.</p> <p>This map was delivered electronically and when printed may not be to scale and may be subject to distortions.</p>
<p>List Entry NGR: TQ 28787 82589 Map Scale: 1:2500 Print Date: 26 May 2020</p> <p>  Historic England HistoricEngland.org.uk </p>		



This is an A4 sized map and should be printed full size at A4 with no page scaling set.
 Modern Ordnance Survey mapping: © Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100024900.
 Name: NUMBERS 1-4 AND ATTACHED RAILINGS

6.2 Relevant Planning History

Application 34469(R3)

Site Address: 1-10 Cambridge Terrace, 1-4 Chester Gate & 55-81 Albany Street Granted: 15 June 1983

Proposal: Works included conversion, alteration and extension to the rear of 1 and 2 Chester Gate to form offices amongst extensive works to the other properties.

Application HB2940(R3)

Site Address: 1-2 Chester Gate

Granted: 15 June 1983

Proposal: Works of renovation, alteration and extension to 1-2 Chester Gate.

Listed Building Consent: 2009/3051/L

Site Address: 6-10 Cambridge Terrace and 1-2 Chester Gate London NW1

Granted: 7 September 2010

Proposal: Excavation of basement, alterations at roof level, including rebuilding part of roof, installation of glazed sliding roof, lift overrun and rooflight to 6-10 Cambridge Terrace, rooflights on 1-2 Chester Gate, internal alterations to 6-10 Cambridge Terrace & 1-2 Chester Gate and associated landscaping works to forecourt all in connection with change of use of 6-10 Cambridge Terrace and 1-2 Chester Gate from offices (Class B1) to 3 x dwellinghouses (Class C3).

Planning Application: 2009/3041/P

Site Address: 6-10 Cambridge Terrace and 1-2 Chester Gate London NW1

Granted: 7 September 2010

Proposal: Change of use of 6-10 Cambridge Terrace and 1-2 Chester Gate from offices (Class B1) to 3 x dwellinghouses (Class C3), excavation of basement, alterations at roof level, including rebuilding part of roof and installation of glazed sliding roof, lift overrun and rooflight to 6-10 Cambridge Terrace, rooflights on 1-2 Chester Gate and associated landscaping works to forecourt.

Certificate of Lawfulness: 2014/1837/P

Site Address: 6-10 Cambridge Terrace & 1-2 Chester Gate London NW1 4JL Granted: 29 May 2014

Proposal: To establish that the installation of rooflights was a lawful operation and forms part of the developments approved by planning permission 2009/3041/P granted 07/09/2010.

Listed Building Consent: 2015/1817/L

Site Address: 6-10 Cambridge Terrace & 1-2 Chester Gate London NW1 4JL

Granted: 3 August 2015

Proposal: Excavation of basement extension, relocation of principal stair and lift core, re- instatement of party walls at 6 - 8 Cambridge Terrace, alterations to room layout, rebuilding part of roof, installation of glazed sliding roof, lift overrun and rooflight to 6-10 Cambridge Terrace, rooflights on 1-2 Chester Gate, and landscaping works to forecourt in connection with change of use of 6-10 Cambridge Terrace and 1-2 Chester Gate from offices (Class B1) to 3 x dwellinghouses (Class C3).

Planning Application: 2015/6946/P

Site Address: 6-10 Cambridge Terrace and 1-2 Chester Gate London NW1 4JL

Granted: 14 January 2016

Proposal: Alterations to internal layout and reconfiguration of residential units to 'change of use of 6-10 Cambridge Terrace and 1-2 Chester Gate from offices (Class B1) to 3 x dwellinghouses (Class C3) including excavation of basement and alterations at roof level' approved under planning reference 2009/3041/P dated 07/09/2010.

Listed Building Consent: 2015/6549/L

Site Address: 6 Cambridge Terrace London NW1 4JL Granted: 30 March 2016

Proposal: Various internal layout changes and external changes at roof level to reduce size of rooflights.

Listed Building Consent: 2016/4499/L

Site Address: 6-10 Cambridge Terrace and 1-2 Chester Gate London NW1 4JL Granted: 13 October 2016

Proposal: Amendments to listed building consent 2009/3051/L including various minor internal and external changes.

Planning Application: 2016/5891/P

Site Address: 6-10 Cambridge Terrace and 1-2 Chester Gate London NW1 4JL

Granted: 10 October 2016

Proposal: Internal reconfiguration of flats and external alterations including new rooflights to mansard, moving building services equipment to existing vaults and reduction in lift overrun, as amendments to 'change of use of 6-10 Cambridge Terrace and 1-2 Chester Gate from offices (Class B1) to 3 x dwellinghouses (Class C3) including excavation of basement and alterations at roof level' approved under planning reference 2009/3041/P dated 07/09/2010, as modified by applications 2015/1340/P dated 23/11/2015 and 2015/6946/P dated 14/01/2016

Listed Building Consent: 2017/3032/L

Site Address: 6-10 Cambridge Terrace and 1-2 Chester Gate London NW1 4JL

Granted: 7 August 2017

Proposal: Details of conditions 3c (Moulding and Architrave details), 3d (Cornices and skirting) and 3e (new fireplace) of planning permission 2009/3051/L dated 07/09/2010, for; Excavation of basement extension, relocation of principal stair and lift core, re-instatement of party walls at 6 - 8 Cambridge Terrace, alterations to room layout, rebuilding part of roof, installation of glazed sliding roof, lift overrun and rooflight to 6-10 Cambridge Terrace, rooflights on 1-2 Chester Gate, and landscaping works to forecourt in connection with change of use of 6-10 Cambridge Terrace and 1-2 Chester Gate from offices (Class B1) to 3 x dwellinghouses (Class C3).

Certificate of Lawfulness (Existing): 2017/4198/P

Site Address: 2 Chester Gate London NW1 4JL

Granted: 19 October 2017

Proposal: Use as offices (Class B1(a))

Listed Building Consent: 2018/1945/L

Site Address: 6-10 Cambridge Terrace & 1-2 Chester Gate NW1 4JL

Granted: 4 July 2018

Proposal: Alterations to internal layout and reconfiguration including, Replacement of a door with a wall at Lower Ground Floor to facilitate an ancillary self-contained unit to the rear of 9-10 Cambridge Terrace; removal of permitted internal walls at ground and first floors between 8 & 9 Cambridge Terrace and; insertion of a partition wall to bedroom 3 in No. 1 Chester Gate.

Planning Application: 2018/2291/P

Site Address: 6-10 Cambridge Terrace & 1-2 Chester Gate NW1 4JL

Granted: 11 July 2018

Proposal: Alterations to internal layout and reconfiguration including, Replacement of a door with a wall at Lower Ground Floor and creation of a door at 2nd floor level to facilitate the creation of a self-contained unit to the Lower Ground Floor of 1 Chester Gate and amalgamation of 6-8 Cambridge Terrace and 9-10 Cambridge Terrace & 1 Chester Gate in association with planning applications 2009/3041/P dated 07/09/2010 as amended by application ref. 2015/1340/P and subsequently amended by 2016/5891/P dated 10/11/2016.

Planning Application 2018/2291/P

Site Address: 6-10 Cambridge Terrace & 1-2 Chester Gate NW1 4JL

Granted: 11 July 2018

Proposal: Alterations to internal layout and reconfiguration including, Replacement of a door with a wall at Lower Ground Floor and creation of a door at 2nd floor level to facilitate the creation of a self-contained unit to the Lower Ground Floor of 1 Chester Gate and amalgamation of 6-8 Cambridge Terrace and 9-10 Cambridge Terrace & 1 Chester Gate in association with planning applications 2009/3041/P dated 07/09/2010 as amended by application ref. 2015/1340/P and subsequently amended by 2016/5891/P dated 10/11/2016.

Listed Building Consent: 2019/5782/L

Site Address: 6-10 Cambridge Terrace and 1-2 Chester Gate London NW1 4JL Granted: 10 January 2020

Proposal: Alterations to permitted internal layout (retrospective)

Planning Application: 2019/5808/P

Site Address: 6-10 Cambridge Terrace and 1-2 Chester Gate London NW1 4JL

Granted: 10 January 2020

Proposal: Internal alterations at basement, lower ground, ground, 1st, 2nd and 3rd floor levels, as approved under planning permission 2009/3041/P, dated 07/09/2010 (as amended by planning permission 2015/1340/P, dated 23/11/2015; 2015/1778/P, dated 10/04/2015; 2015/6946/P, dated 14/01/2016; 2016/5891/P, dated 10/11/2016; 2017/3570/P, dated 28/09/2018; 2018/2291/P, dated 11/07/2018)

6.3 Pre-Application advice*2 Chester Gate – 2021/0208/PRE*

No 2 Chester Gate is one half of a pair of semi-detached houses (Nos. 1&2) located to the rear of Nos 1-10 Cambridge Terrace (all designed by John Nash). The property is listed Grade II.

Modest in design, the property comprises four storeys plus basement with a plan that is two rooms deep with one primary room to each of the main floors.

Internally the premise was refurbished in the 20th century but has retained a degree of integrity. Some historic fabric – such as the stairs and the curved panelling underneath – still remains. The plan form survives intact reasonably well although legibility has been somewhat eroded by limited modern interventions. Architectural detailing mostly dates from refurbishment in the 1980s.

The scope of the proposed works comprises:

- *Localized works to existing walls which involve the installation of proper lintels and re-location of partitions.*
- *Remove all sanitary ware and radiators.*
- *Allow for new plumbing, sanitary ware and heating system.*
- *Replace lighting fixtures.*
- *Decoration, New Tiling and Flooring throughout.*

I am pleased to see that the revised refurbishment scheme is less invasive than the scheme previously proposed.

A summary of the proposed interventions:

Basement

- *Relocation of the doorway between Rooms -105/-101. Considered acceptable.*
- *Replacement of double doors with single door to Room -104 – design of door to match others. Considered acceptable.*
- *Refitting of ancillary space to the rear (Rooms -102 and -104). Considered acceptable.*

Ground floor

- *Refitting of ancillary space to the rear (Rooms 003 and 004). Considered acceptable.*
- *Removal of internal partition (Room 002). Considered acceptable.*
- *Introduction of boxing adjacent to front door Room 001. Justification is required if such work is to be considered as acceptable.*

First floor

- *Reposition doorway between Rooms 101/102. Assume existing door to be salvaged and reused. Considered acceptable.*
- *Open-up, refit and relocate access to Room 104. Considered acceptable.*
- *Block the doorway between Rooms 103/104. Considered acceptable.*

Second floor

- *Block the doorway between Rooms 201/204. Considered acceptable.*
- *Assume the door between Rooms 203 and 204 to be retained but is not shown of proposed plan.*

Third floor

- *Relocate doorway between Rooms 301/304. Considered acceptable.*
- *Opening up of ancillary Room 304. Considered acceptable.*
- *Block the doorway between Rooms 303/304. Considered acceptable.*
- *Reposition doorway to Room 303. Considered acceptable.*

Given the late 20th century internal refurbishment the proposed changes are mostly considered not to impact in any major way on the architectural significance of the building.

Doors and architrave where possible should be reused. New doors and architrave (if needed) are required to match the existing which are a feature of the house.

The replacement of the lighting and heating systems, the pipes and sanitary ware are not opposed. Details of the proposed lighting regimes will be required for the full application.

Works to the lintels will also require to be detailed in the full application.

Several types of floor covering are proposed throughout the house. The laying of carpet is not considered contentious as this may be lifted without damage to the floorboards underneath. The laying of tiles and resin may be slightly more problematic depending on whether these material are directly attached to the floorboards (upper floors) or not. More information on the 'resin' (which is proposed for Rooms -101, -102, -103, -104, -105, 202 and 203) is required – ie. is it to be laid like linoleum or is it a liquid product that sets?

Mostly the proposed interventions are supported without the requirement of additional information.

*Rose Todd DPhil MSc BSc(Hons) IHBC
Senior Planner (Conservation)*

Dated received : 09th February 2021