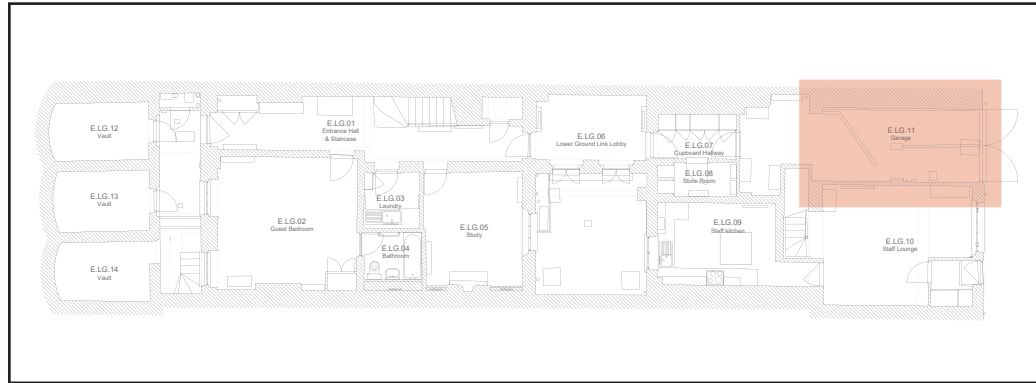
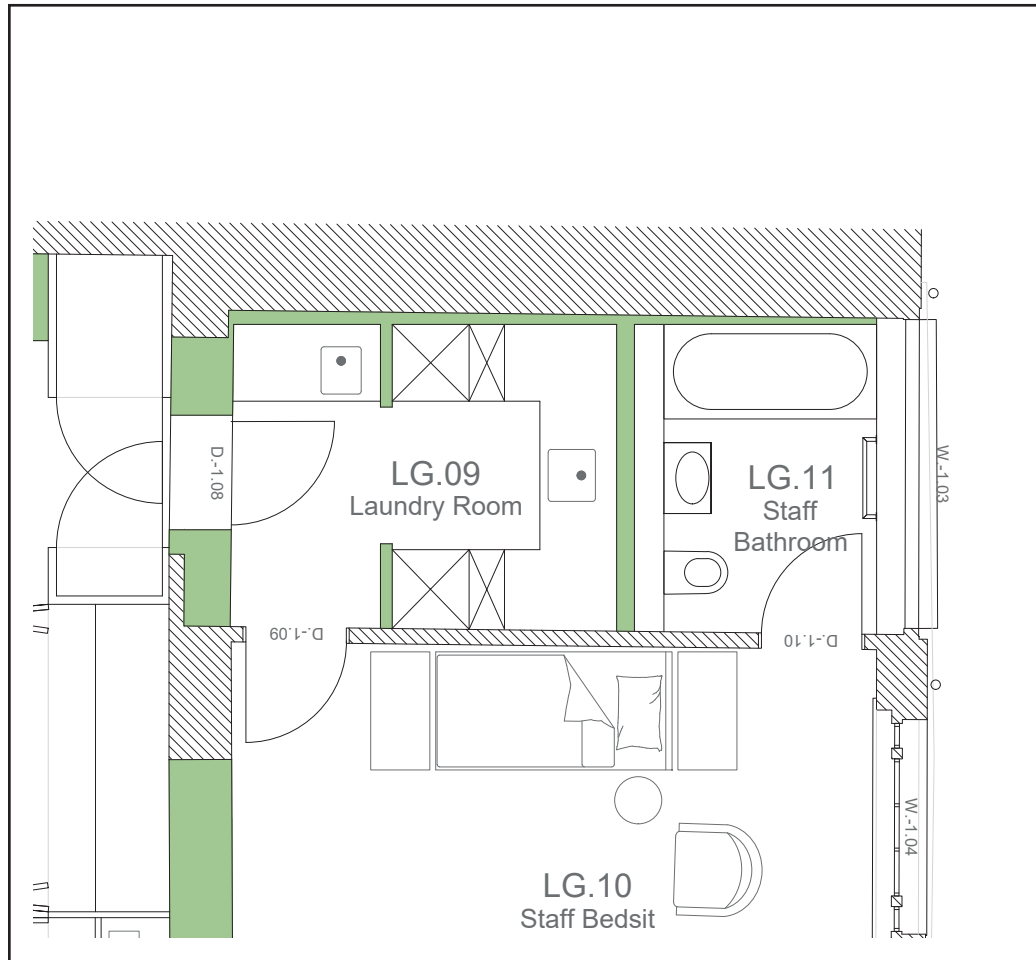


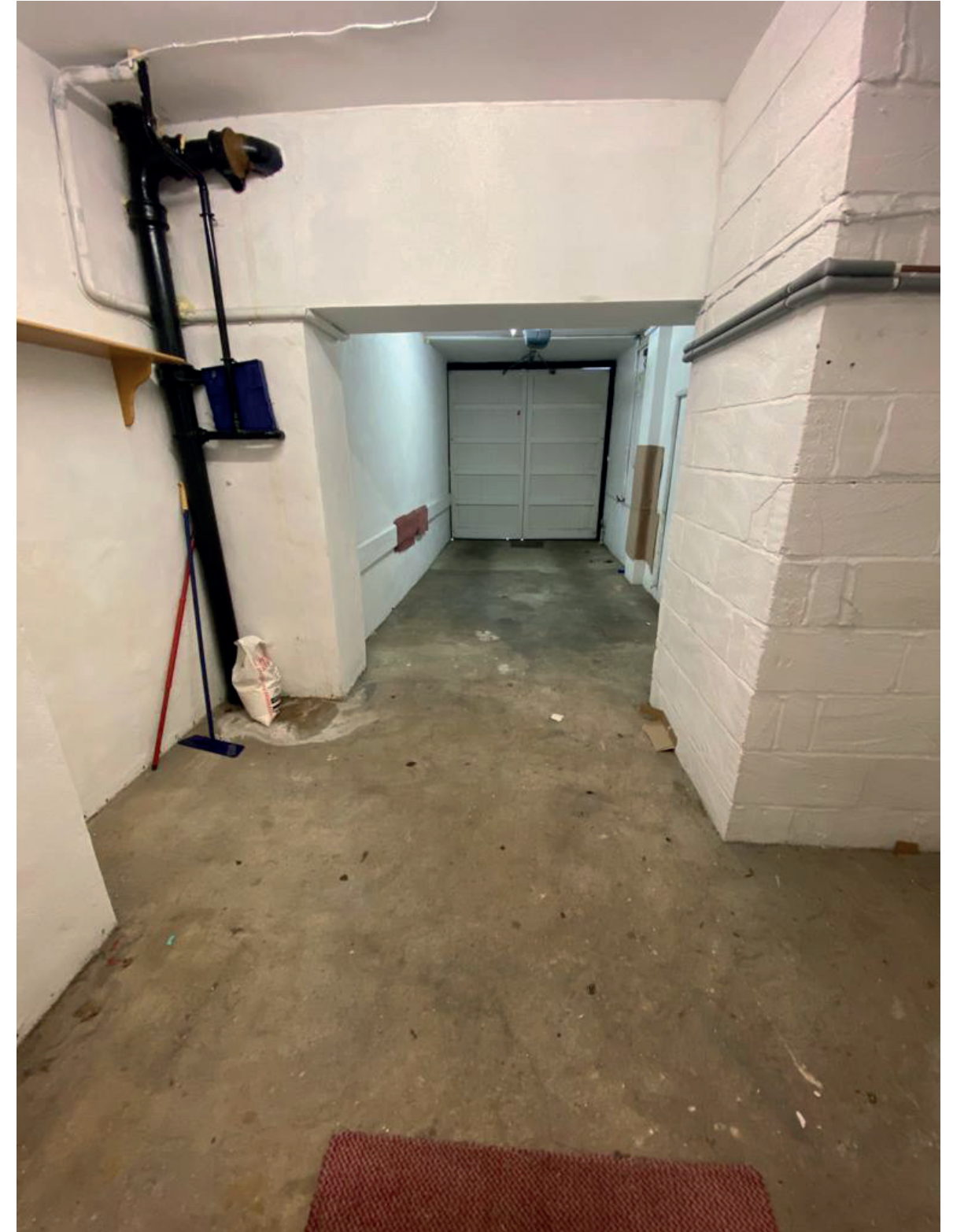
Laundry & Staff Bathroom LG.08 & LG.09



Key Plan Existing



Proposed



Laundry & Staff Bathroom LG.08 & LG.09**Benefits of the Listed Building**

- Replace recently added doors, skirting board and cornice with new plasterwork and joinery appropriate for this lower status part of the house.

Schedule of FinishesLaundry (LG09)

Floor - ceramic tiles

Walls -ceramic tiles

Ceiling - new plasterboard, painted.

Door - new HW painted. Code D.-1.08

Fittings - new units with Corian worktops and integrated sink. 2no WM, 2no

Dryers. Allow for additional sink, under counter fridge, microwave and extract for small kitchenette

Staff bathroom (LG11)

Floor - Ceramic tile.

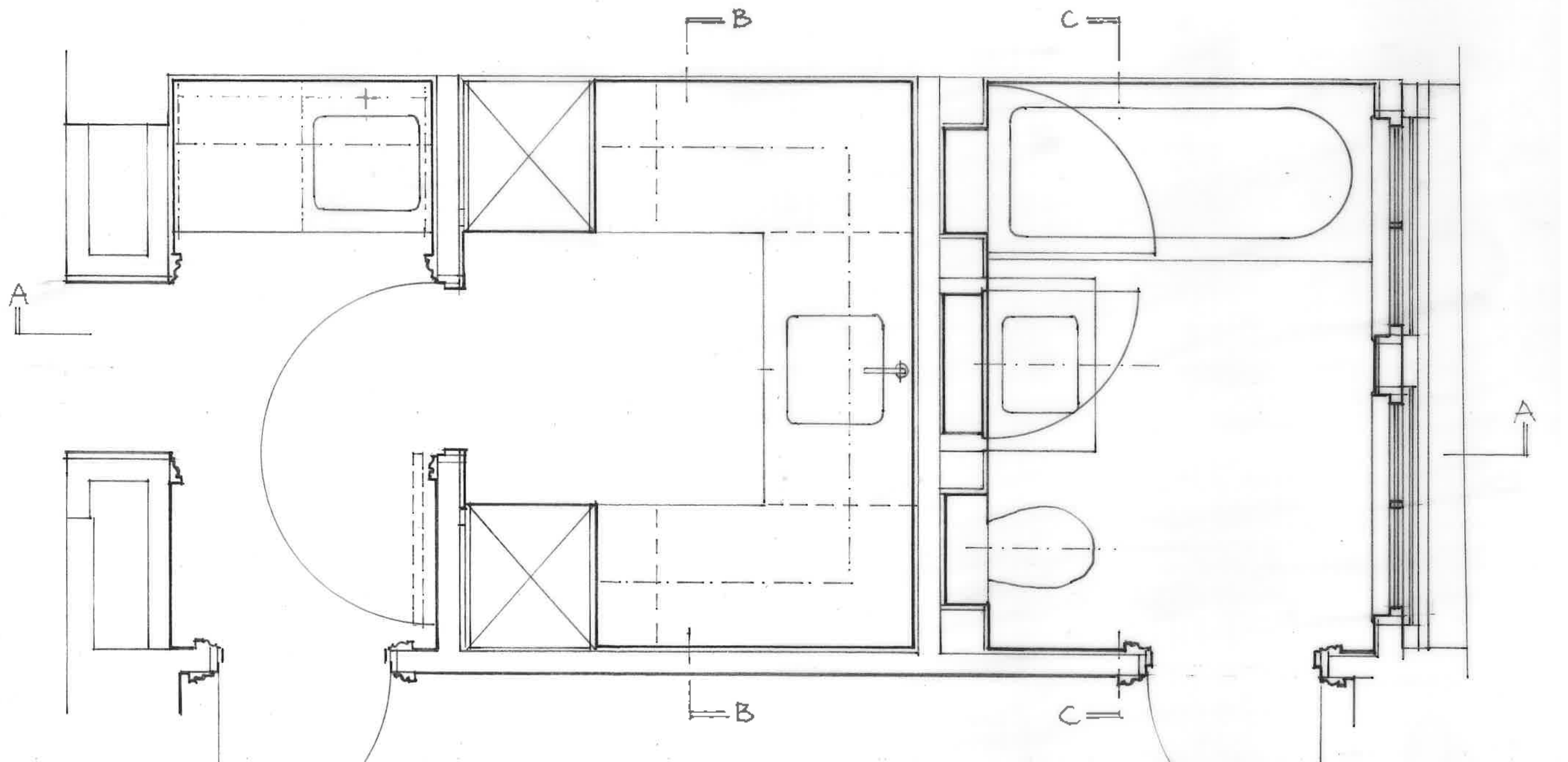
Walls - Ceramic tile.

Cornice – New. Code MG02

Ceiling – New plasterboard, painted.

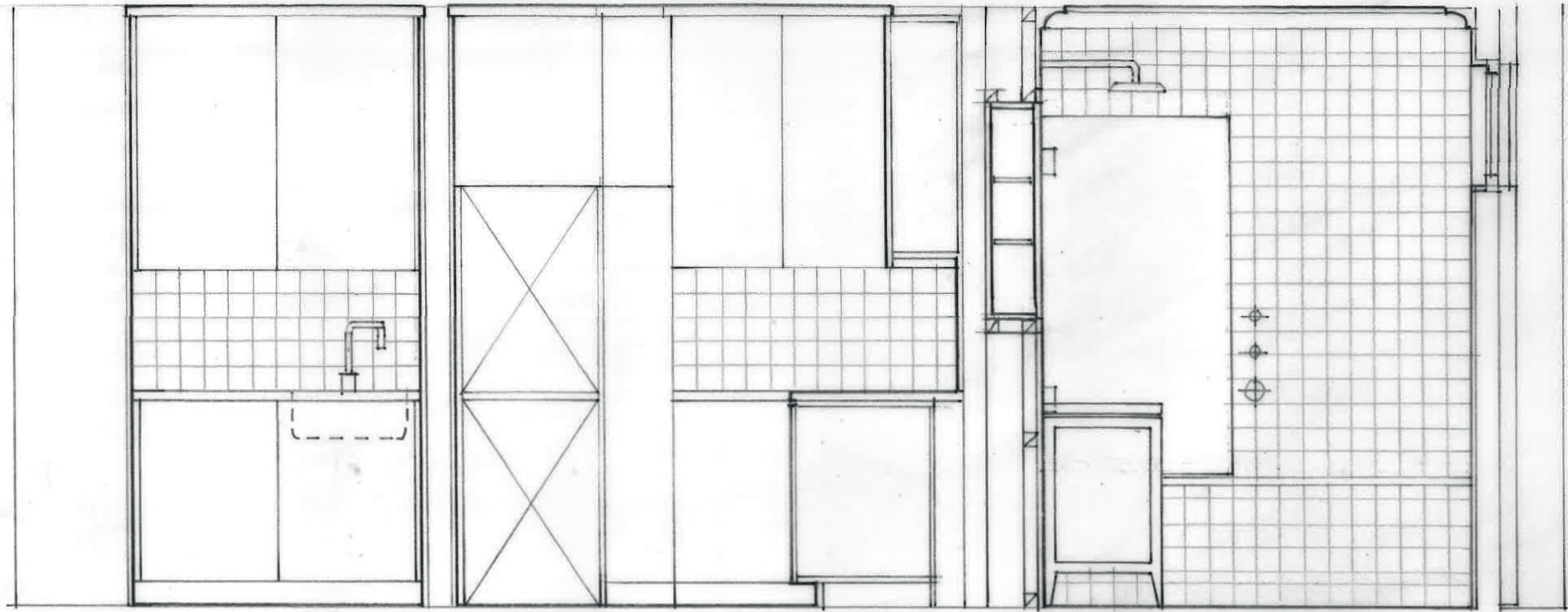
Window - New windows to existing garage doors.

Fittings - Bath with shower over and shower screen. WC, WHB, heated towel rail, medicine cupboard.

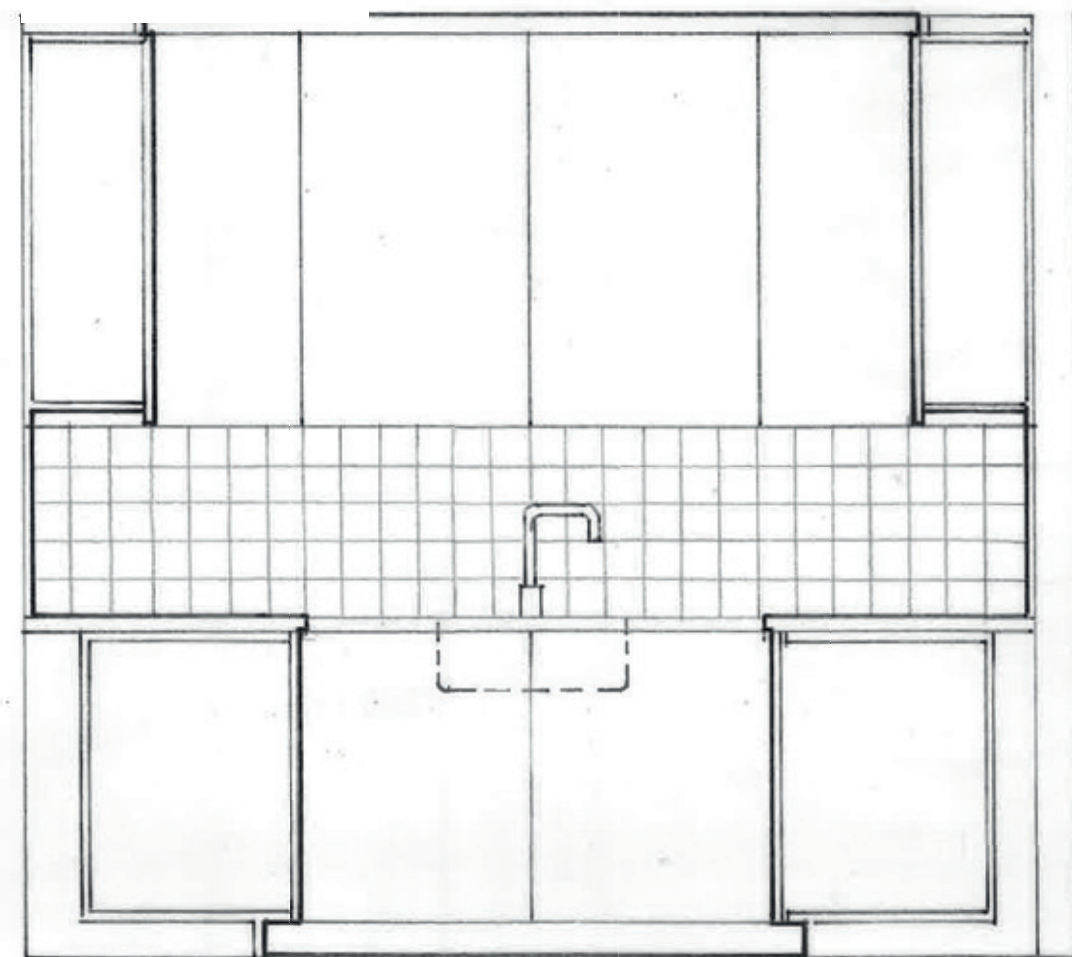


Plan_scale: 1/20

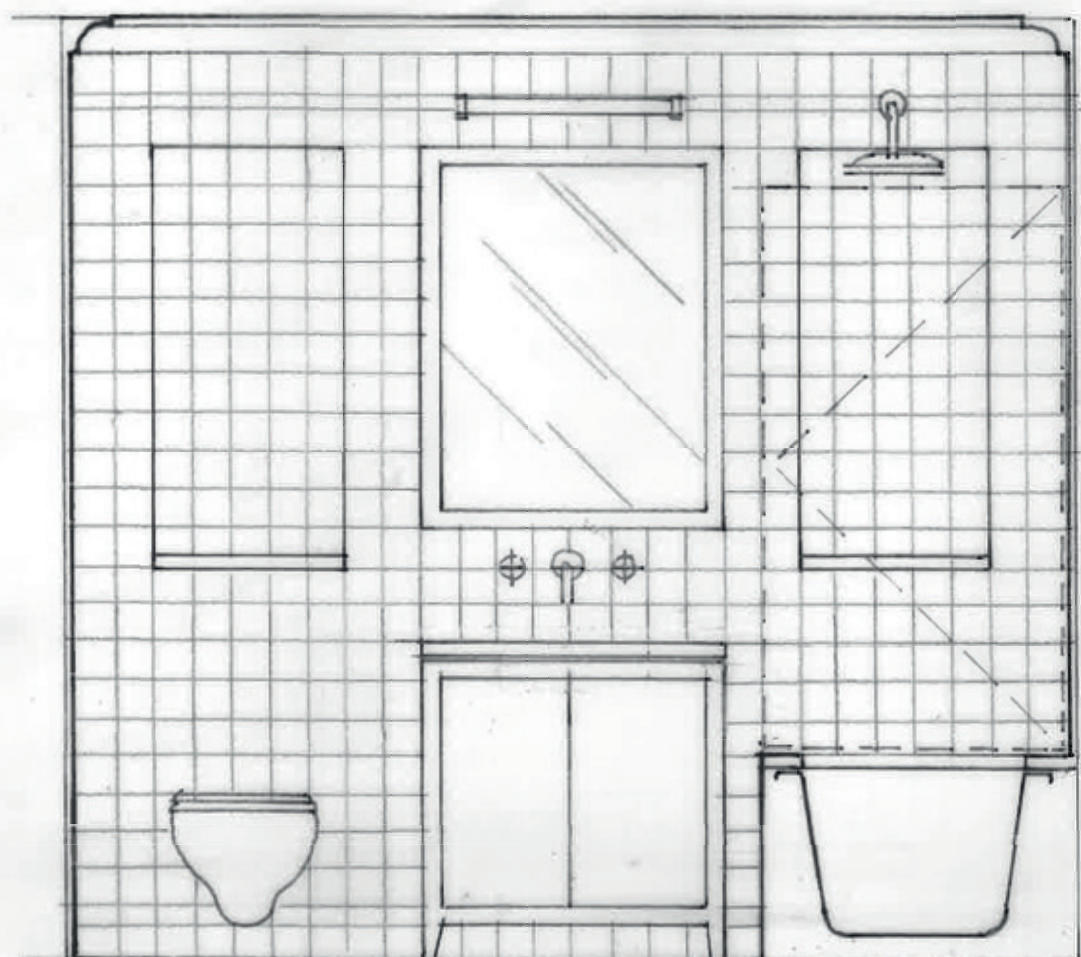
Indicative Proposed Laundry Room & Staff Bathroom LG.09 & LG.11



Section AA_scale: 1/20



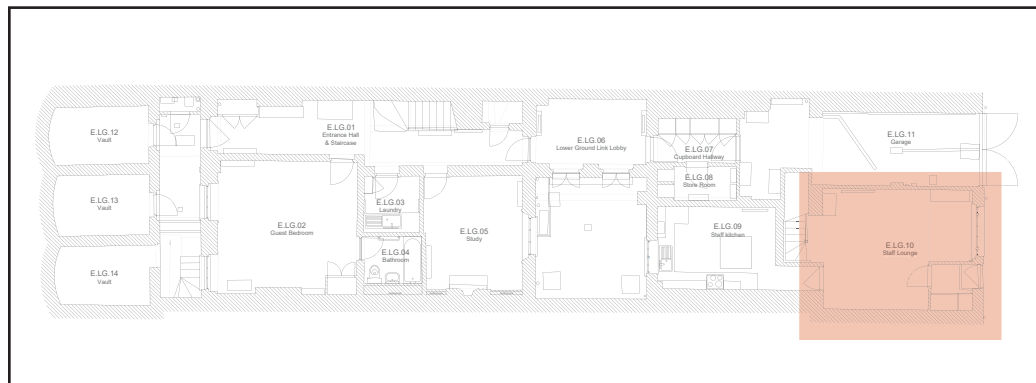
Section BB_scale: 1/20



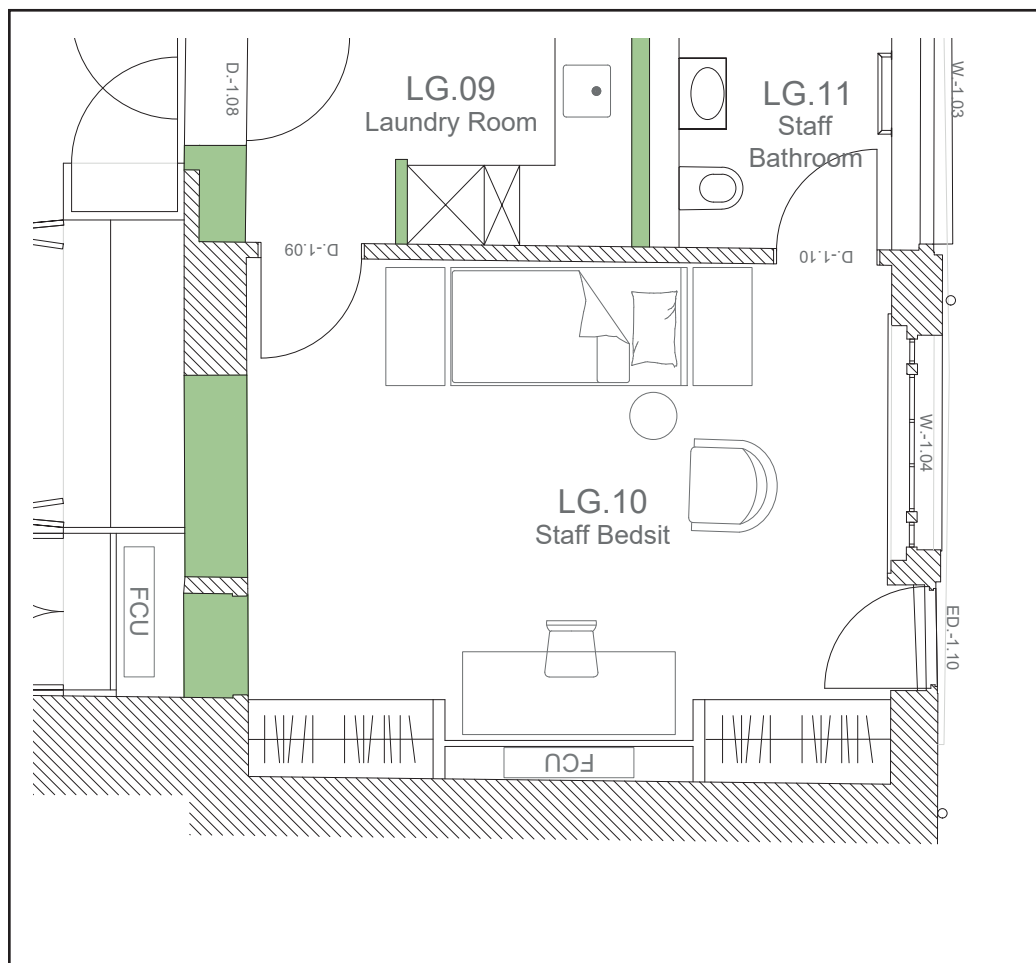
Section CC_scale: 1/20

**Indicative Proposed Laundry
Room & Staff Bathroom
LG.09 & LG.11**

Staff Bedsit LG.10



Key Plan Existing



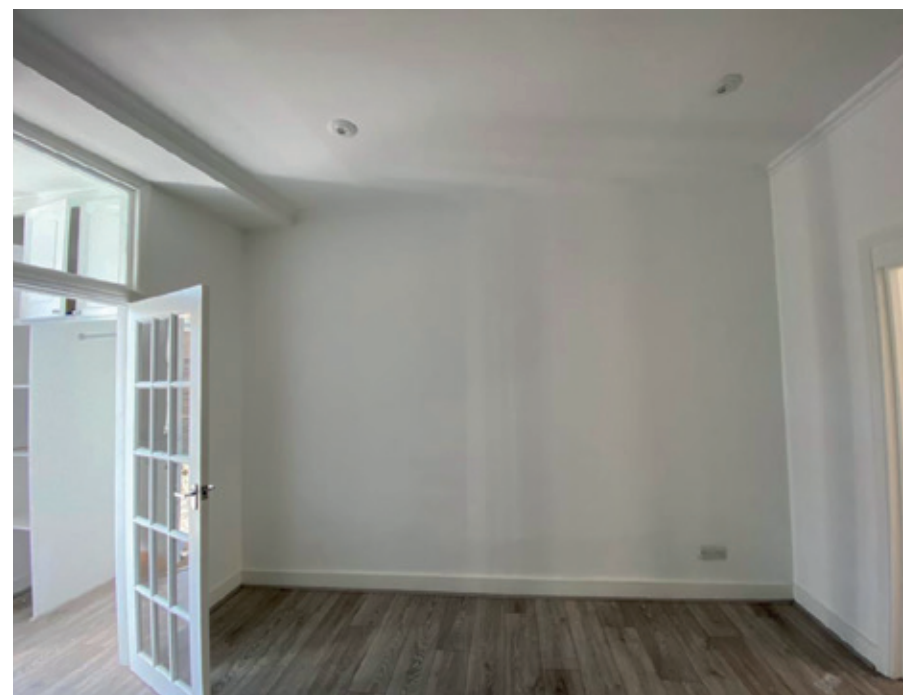
Proposed



Mews Front Room looking towards kitchen



Mews entrance hallway



Mews front room looking towards party wall



Mews front room looking towards garage wall

Staff Bedsit LG.10

Benefits of the Listed Building

- Replace recently added doors, skirting board and cornice with new plasterwork and joinery appropriate for this lower status part of the house.
- Removal of internal partition to return the mews to its original plan form.

Schedule of Finishes

Floor - Oak engineered HW floor.

Walls - Painted, new painted HW skirting. Code SB03

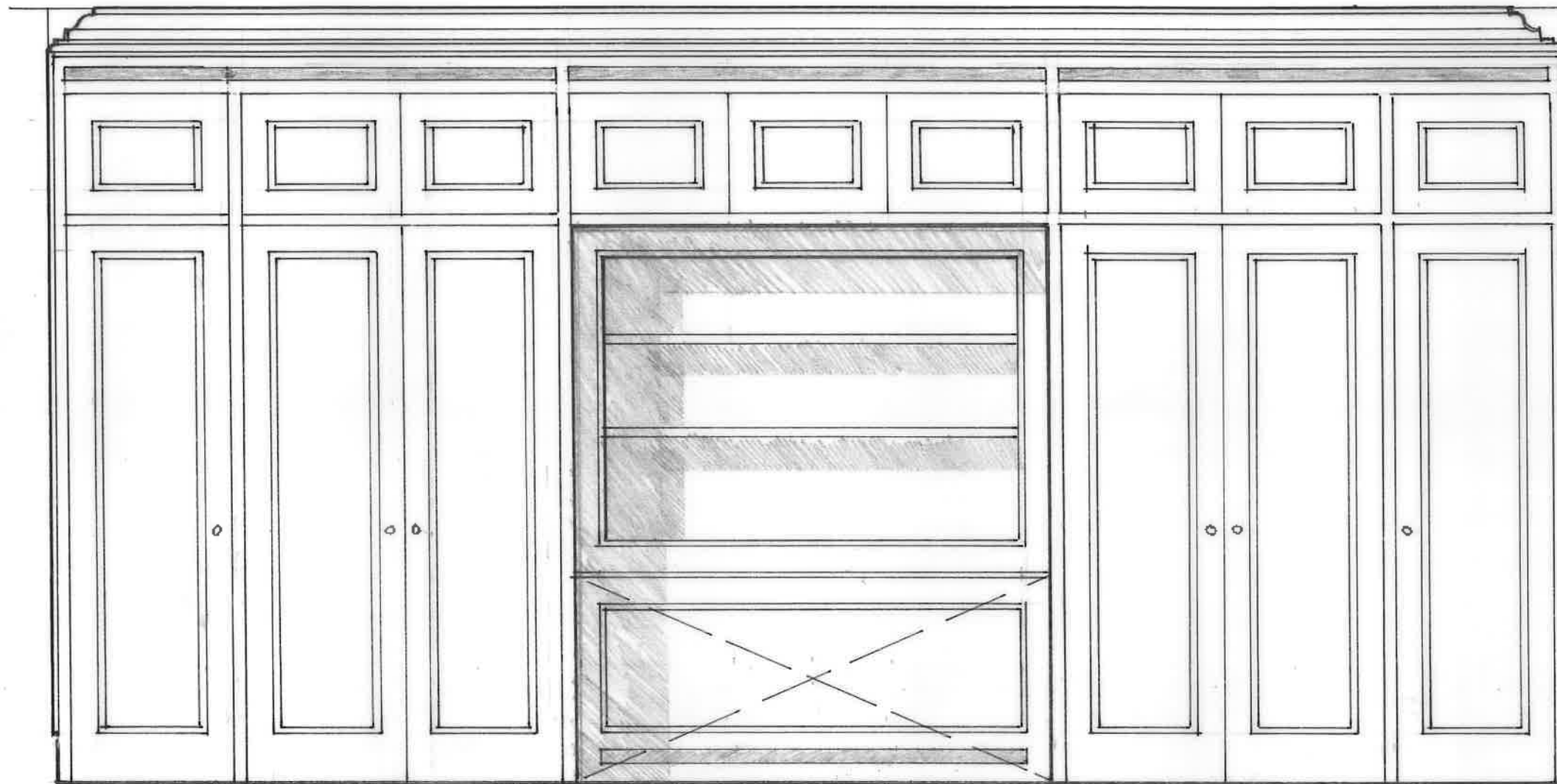
Cornice -New. Code MG02

Ceiling – New plasterboard, painted.

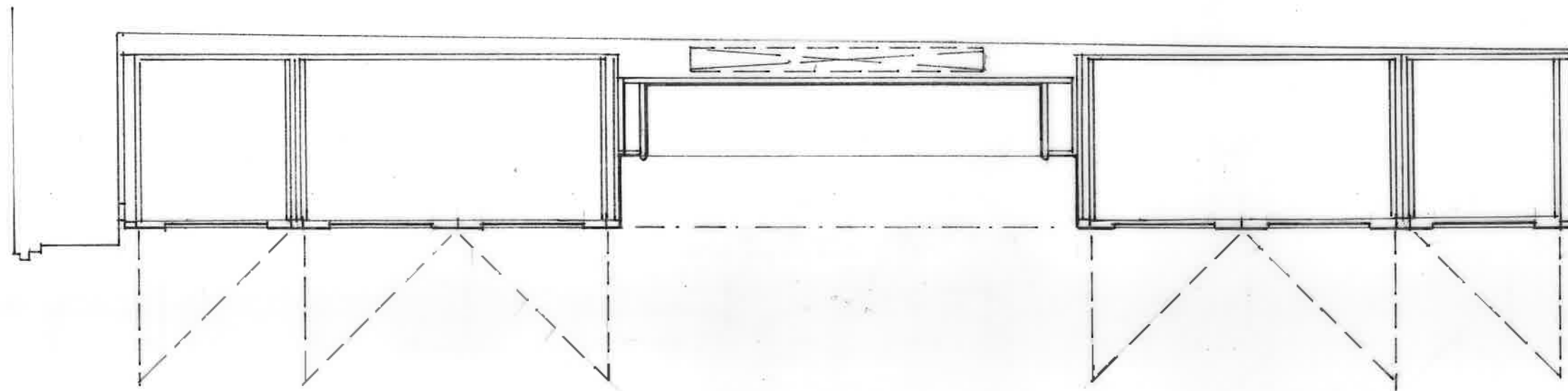
Doors - 2no new HW painted (Code D.-1.09 and D.-1.10), existing door (ED.-1.10) to mews overhauled and painted.

Window - Existing repaired and painted.

Fittings - New wardrobe unit, to also house FCU.



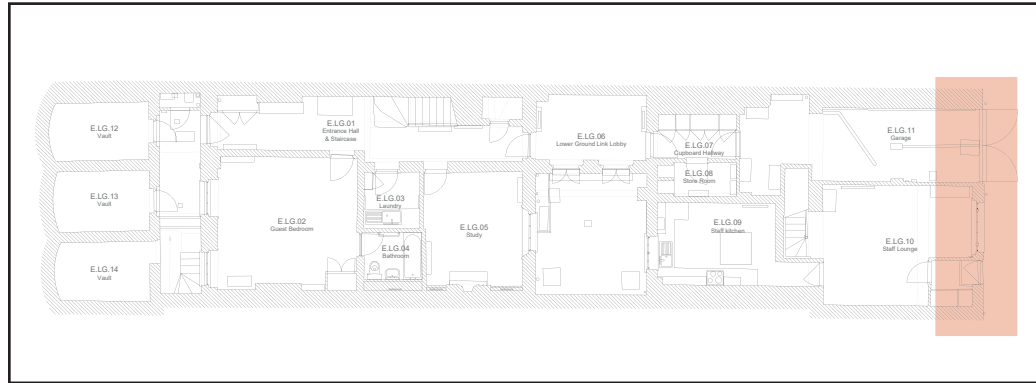
Elevation_scale: 1/20



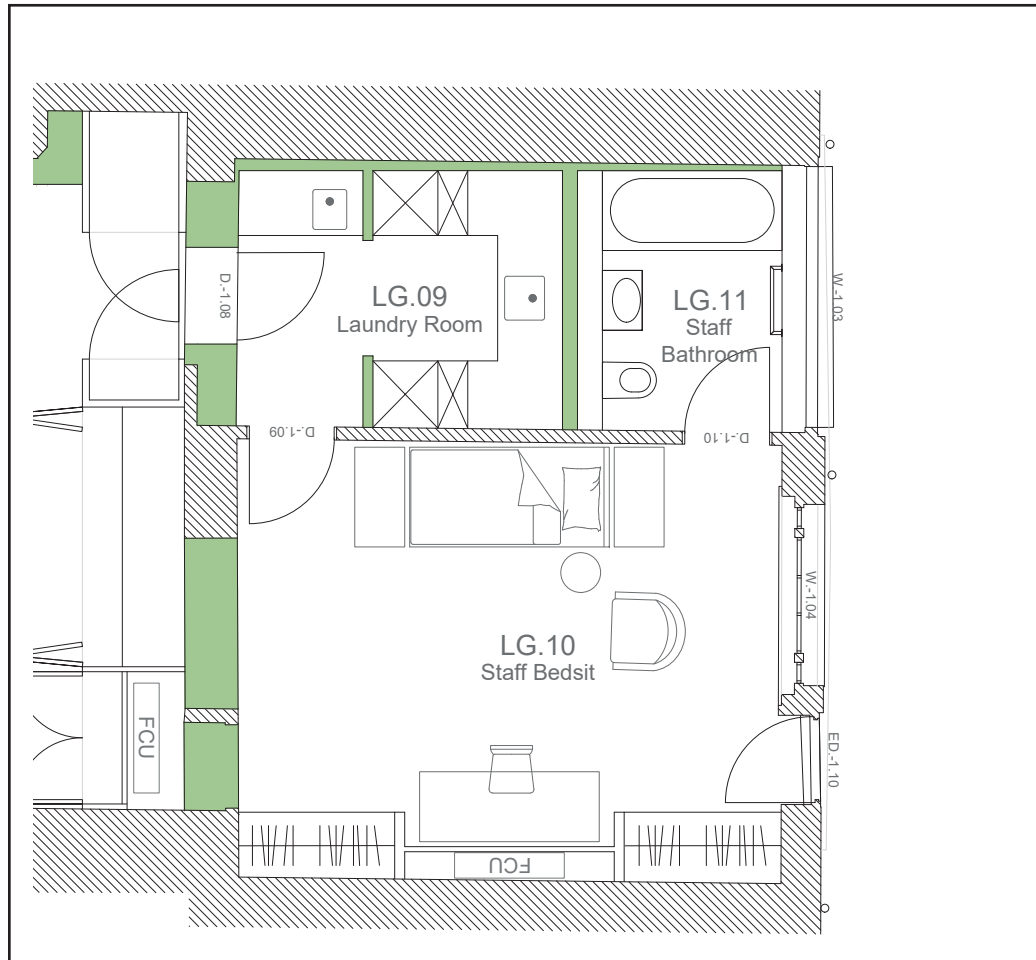
Plan_scale: 1/20

Indicative Proposed Joinery Staff Bedsit LG.10

Mews Elevations



Key Plan Existing



Proposed



Mews elevation



Mews road looking from entrance of the road

7.04 FIRST FLOOR

There is no intention to change the existing Front and Back Room of the Main House, however it is apparent that two large structural beams have been installed in the Main Drawing Room, most likely post-war during the considerable phase of refurbishment and alteration.

It would be our intention to remove these, if possible, and to reinstate the original ceiling height in the back room, along with raising the height of the existing doors and opening to its original proportion.

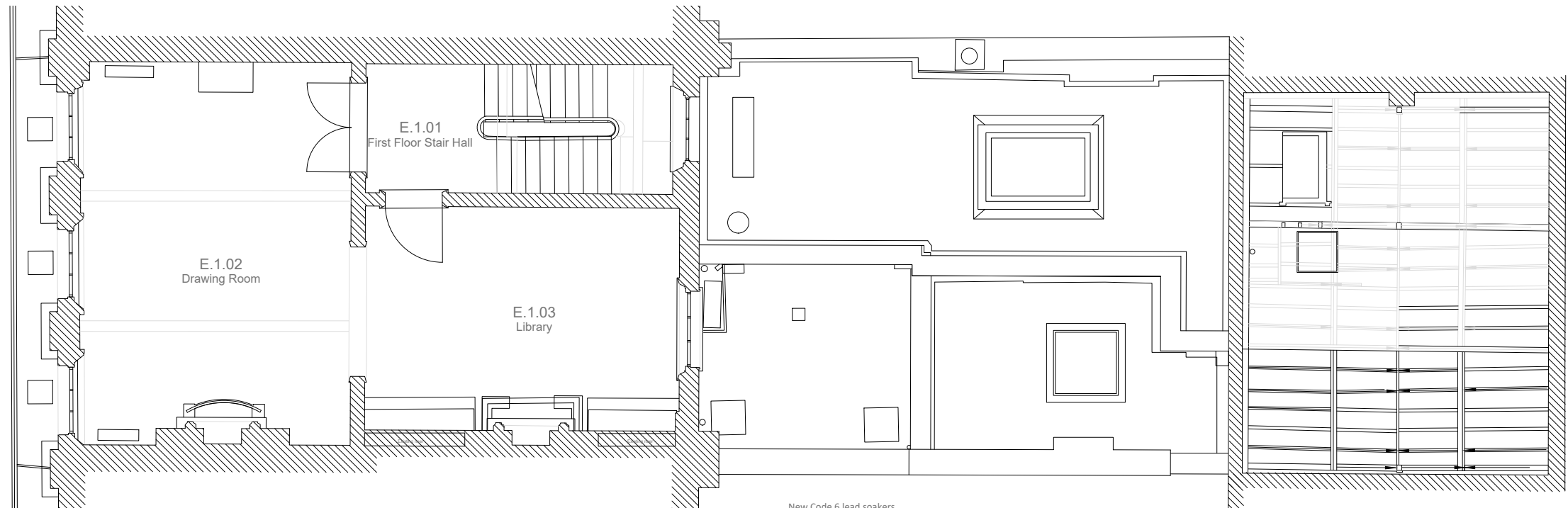
The Applicant would also like in the Back Room to accommodate a built in bookcases on the fireplace wall to replace cabinetry already there.

The proposal seeks increase the height of doorways to stair hall and opening between front and rear room to match the height of the window architraves. The investigation works showed the height to have been most likely altered with the addition of aggregate lintels. Attached is a photo of a drawing room at 4 Cumberland Terrace (1916) showing those opening higher than the existing.

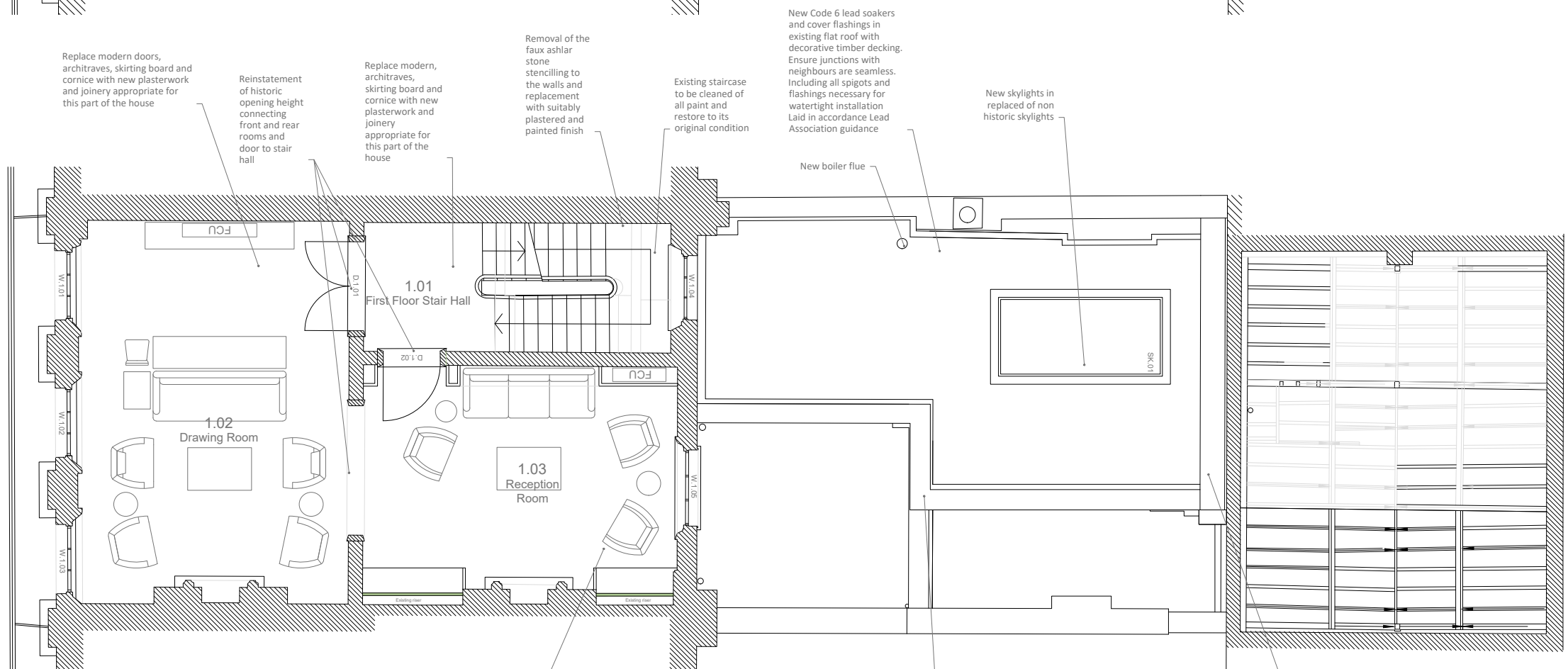


Drawing Room looking through to the back at 4 Cumberland Terrace (1916)

7.04 FIRST FLOOR



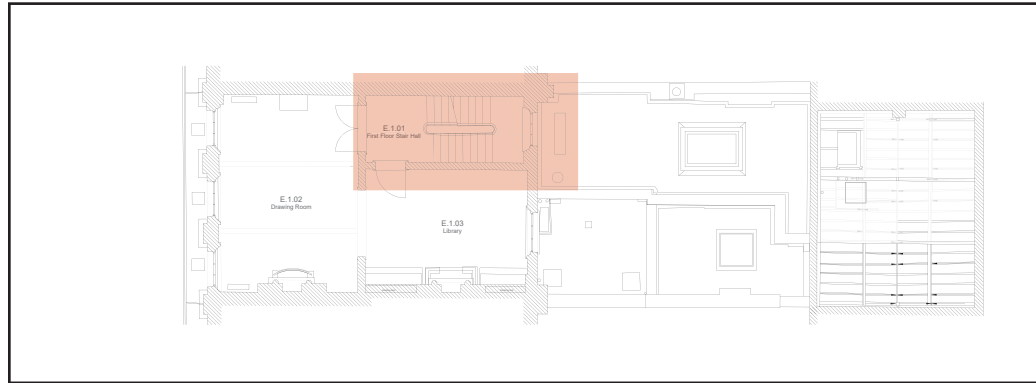
Existing



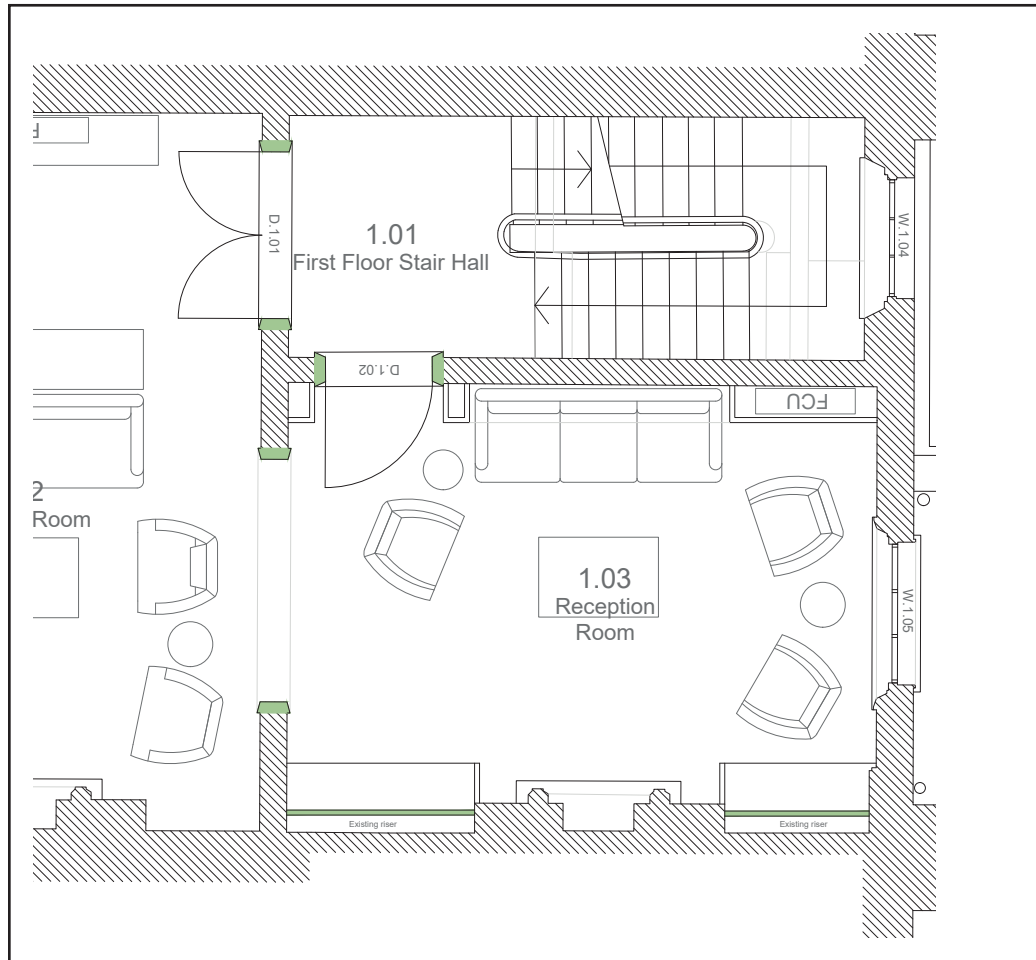
Proposed

55 Cumberland Terrace

First Floor Stair Hall 1.01



Key Plan Existing



Proposed



Principal staircase looking down from half landing



Principal staircase looking down first floor landing



Principal staircase looking up from half landing



Detail of cantilever steps and balustrade

First Floor Stair Hall 1.01

Benefits of the Listed Building

- Removal of the faux ashlar stone stencilling to the walls and replacement with suitably plastered and painted finish.
 - Removal of painted finish to the treads and underside of staircase.
 - It is intended to remove the post war structural support to the cantilevered stone staircase (and other historic structural interventions) as noted above.
- Replace recently added doors, skirting board and cornice with new plasterwork and joinery appropriate for this part of the house.

Schedule of Finishes

Floor – Existing floor restored.

Walls – Painted

Cornice – New. Code EG06

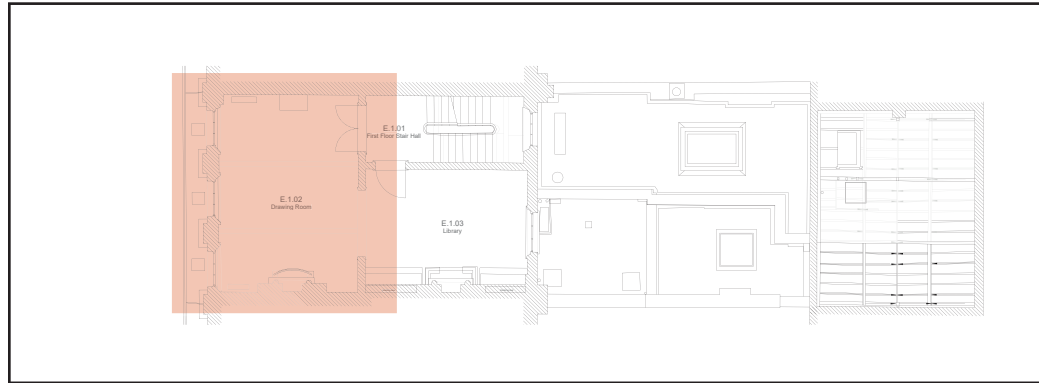
Ceiling – Make good and painted

Doors – New double doors to Drawing Room (Code D.1.01) and Library Code D.1.02). All to be HW and painted.

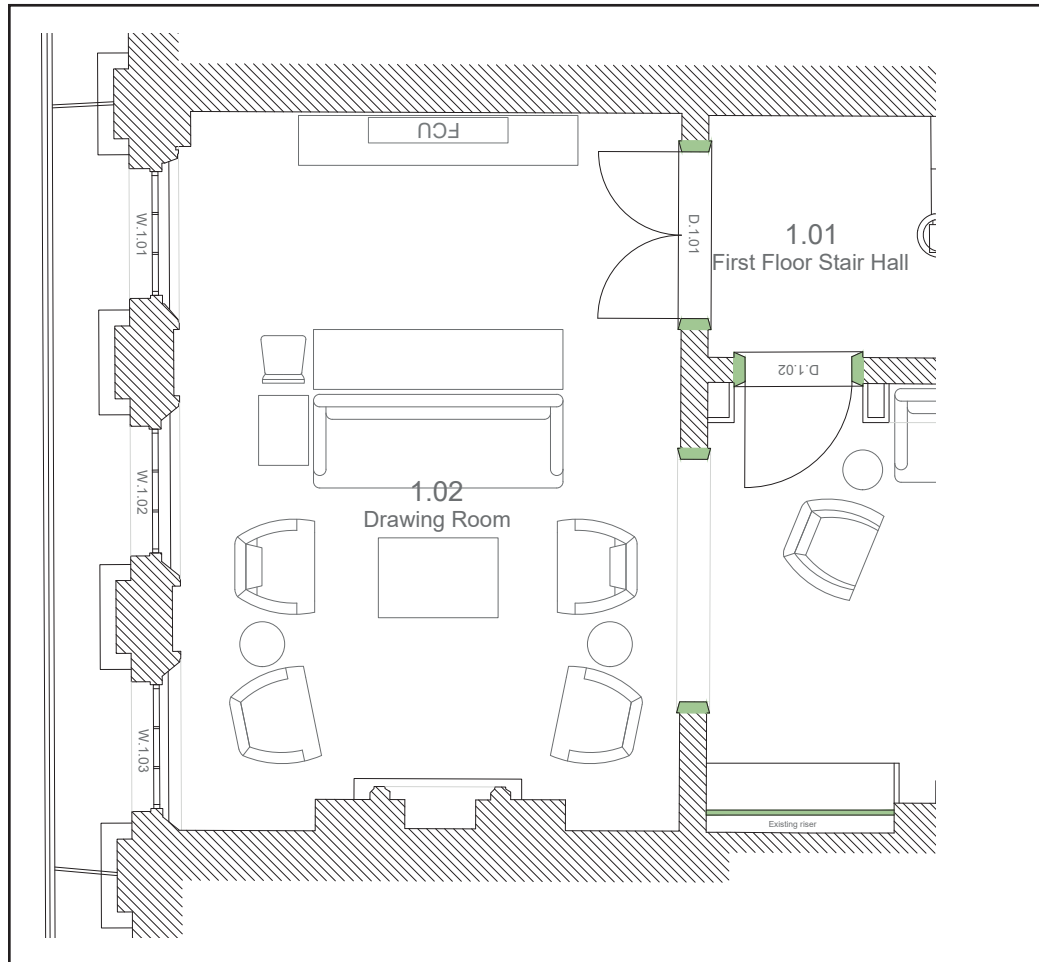
Window – Restored and painted.

Balustrade – Paint existing balustrade and re-polish handrail.

Drawing Room 1.02



Key Plan Existing



Proposed



Drawing Room looking towards fireplace



Drawing Room looking towards front windows



Drawing Room looking towards opening to rear room



Ceiling of Drawing Room looking from front windows

Drawing Room 1.02

Benefits of the Listed Building

- Removal of post-war structural beams and incorporate any structural works within the ceiling void thereby reinstating a clear uninterrupted ceiling with a new cornice appropriate to the age and type of the property.
- Raising height of double door opening to stair hall to its original height.
- Replace recently added internal doors, architraves and skirting board with joinery that reflects the age and status of this part of the house on the principal floor.
- The downlights and projectors are to be removed to reinstate the original appearance of the ceiling with new period cornice to match original.

Schedule of Finishes

Floor – New parquet oak floor, herringbone with lacing strips and soldier border.

Walls – Specialist Painted. New HW skirtings. Code SB01

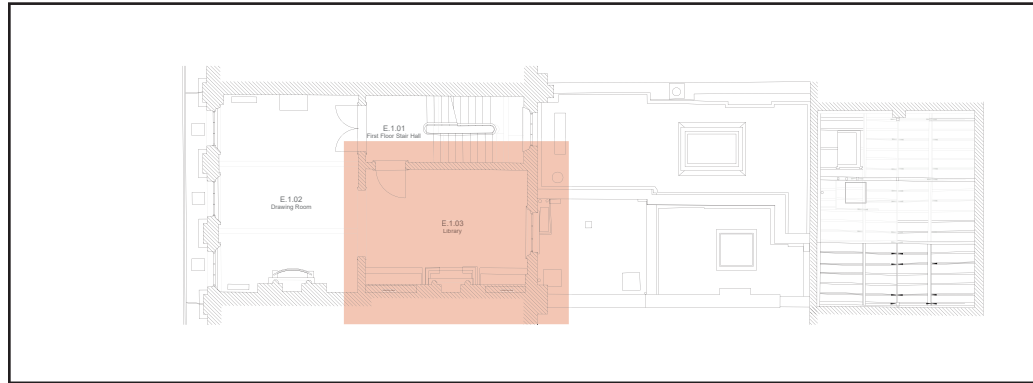
Cornice – New cornice. Code EG09

Ceiling – New plasterboard ceiling, painted. New ceiling rose, Code CC52

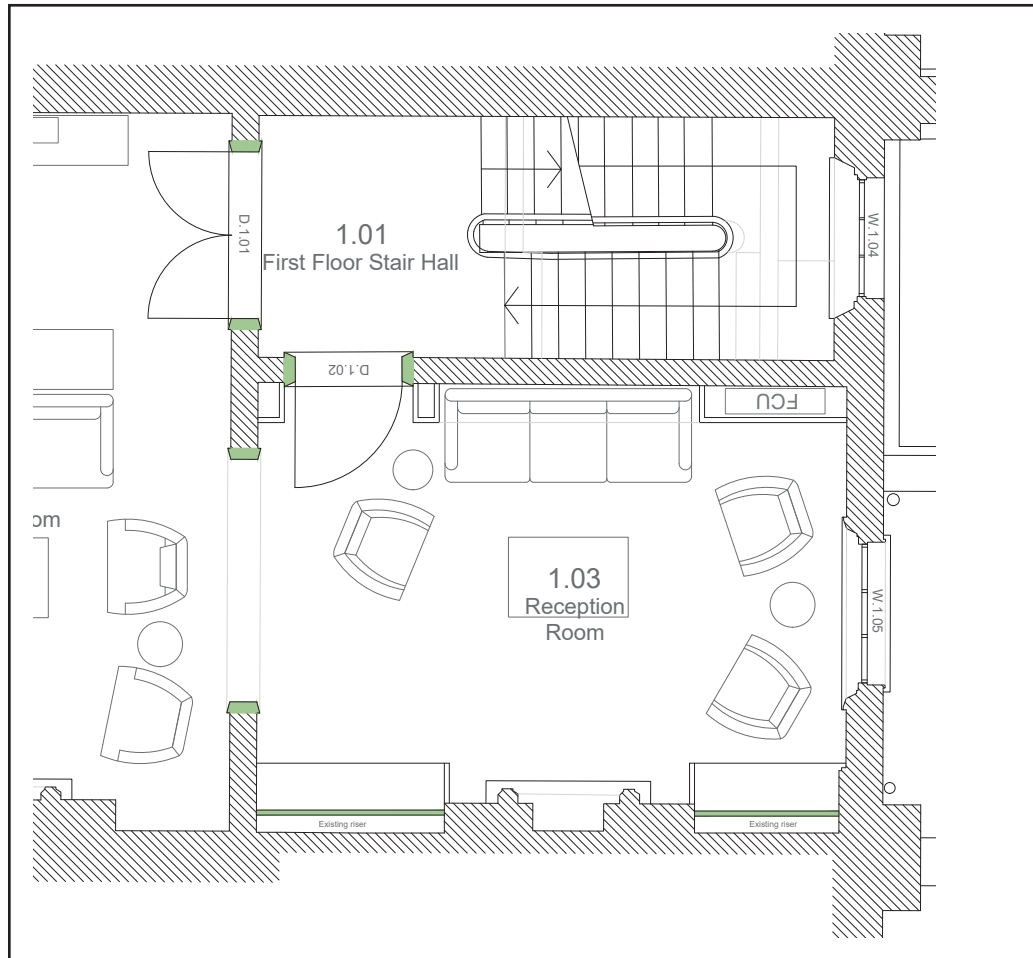
Window – 3no windows overhauled and painted.

Fittings – 1no joinery cabinet to accommodate floor standing FCU.

Reception Room 1.03



Key Plan Existing



Proposed



Rear Room looking towards window



Rear Room looking towards fireplace



Rear Room looking towards stairs wall



Rear Room looking towards opening to Drawing Room

Reception Room 1.03

Benefits of the Listed Building

- Replace recently added doors, skirting board and cornice with new plasterwork and joinery appropriate for this lower status part of the house.
- Reinstatement of historic opening height connecting front and rear rooms and door to stair hall.
- Removal of all downlights.

Schedule of Finishes

Floor – As Drawing Room.

Walls – Hardwood panelling to all walls.

Cornice – New painted. Code EG09

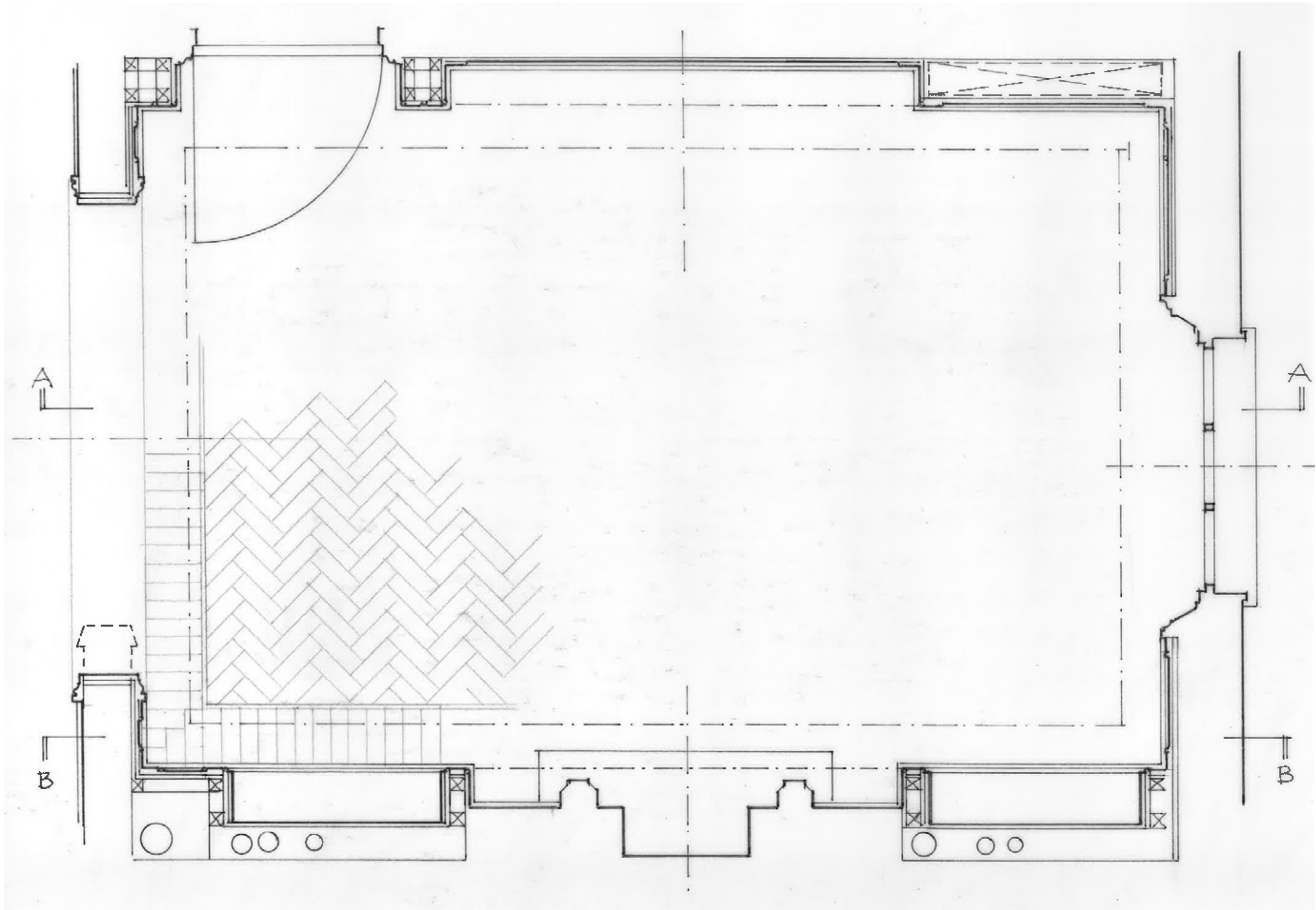
Ceiling – New plasterboard, painted.

Window – Existing refurbished and painted.

Fittings – Either side of fireplace new bookcase units between existing chimney breast and walls. 1no unit to accommodate FCU.

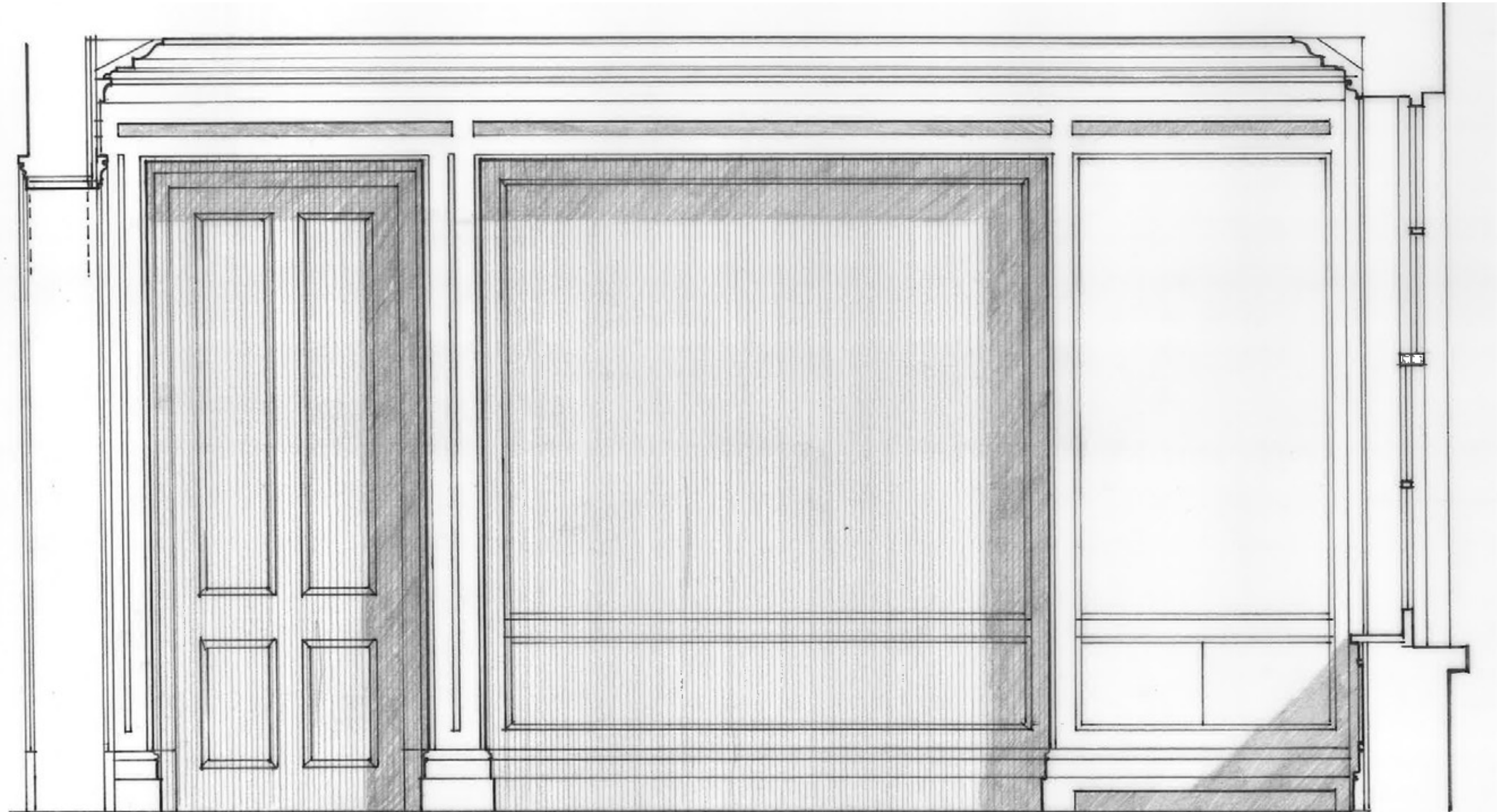


Indicative Proposed Reception Room 1.03



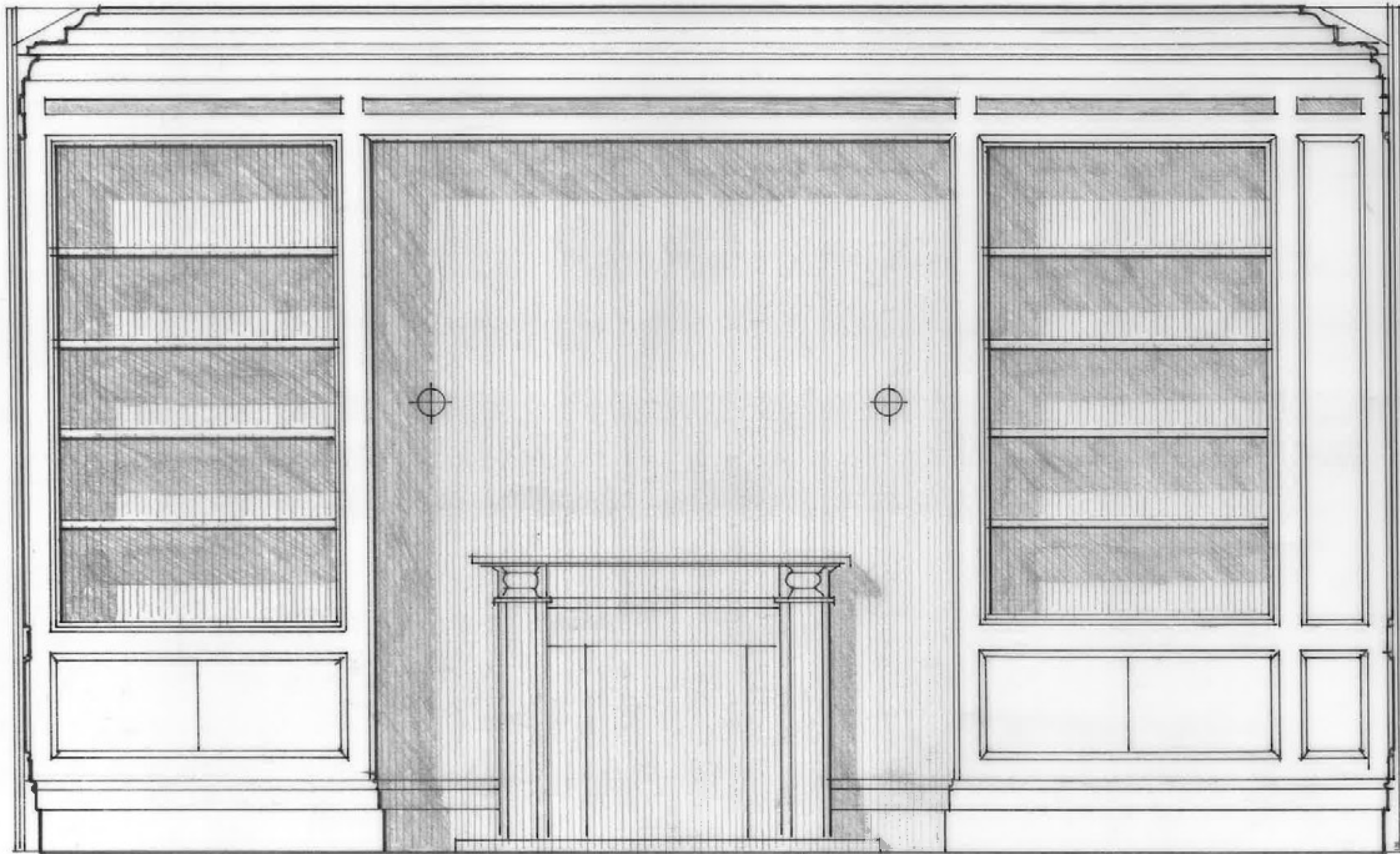
Plan_scale: 1/20

Indicative Proposed Joinery Reception Room 1.03



Elevation AA_scale: 1/20

Indicative Proposed Joinery Reception Room 1.03



Elevation BB_scale: 1/20

Indicative Proposed Joinery Reception Room 1.03

7.05 SECOND FLOOR

The existing Master Bedroom has an idiosyncratic layout created by the awkward structural beam that runs between the party walls and joins awkwardly into the chimney breast on the southern wall. Setback, to the east, is a narrow area with reduced ceiling height that gives the bedroom an unsatisfactory proportion that is not original.

The Second Floor also currently accommodates a secondary staircase linking this floor to the Third Floor above. The staircase was reconstructed in the 1980s including replacement of the cupboards/joinery below, balustrade and handrail, and treads.

The intention is to rationalise the layout so that the bedroom is better proportioned while the less sensitive staircase is reconstructed in the revised stair compartment, and in the same location against the northern party wall. This layout offers a regular form appropriate for the master suite.

Two different options were considered for the secondary staircase, an oval and a 'U' shape option. The 'U' shape option was considered appropriate for the level and status of the space in the building leaving a rectangular Second Floor Stair Hall as it should have been in the original construction.

The proposals have considered several iterations to achieve this outcome. These have been based on the position of the Secondary Staircase which restricts the position for the bed in the Master Bedroom on a wall of a maximum 3.4m, whether the bed is located on the North Party Wall (3.4m) or the East partition wall to the Dressing Room (2.9m), both positions only allow between 45cm and 70cm either side of the bed, which is unacceptable.

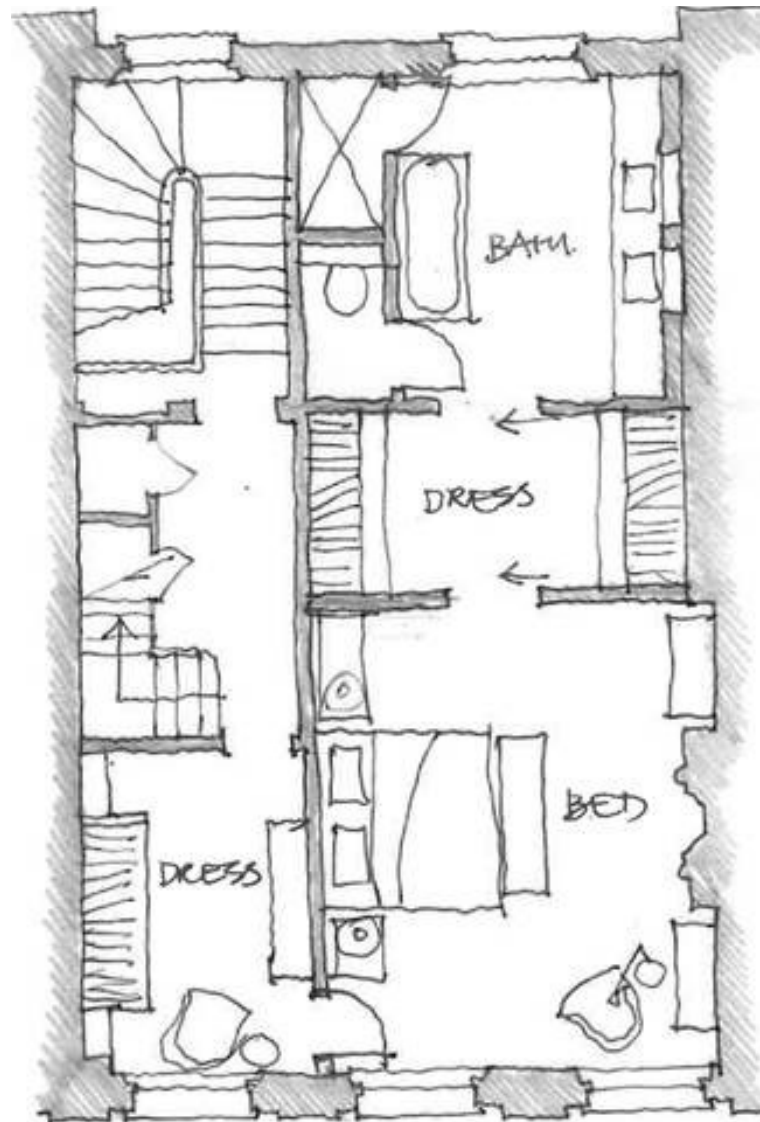
The proposals take the opportunity to create a rectilinear Master Bedroom taking full advantage of three bays of windows. The opportunity would be taken to remove the beam from the chimney breast and rationalise the layout by removing the unsatisfactory cut back area to the north. The existing fireplace (sympathetic in appearance to the date and style of the house) was installed in the 1980s.

The late 1990s-bathroom suite and dressing area would be reconfigured. The proposals introduce a doorway from the stair landing into the dressing area which would act as the main entrance into the Master Suite. This route would introduce drama of moving from the dressing area into the newly rationalised and principal space of the bedroom with the three large windows facing into the park.

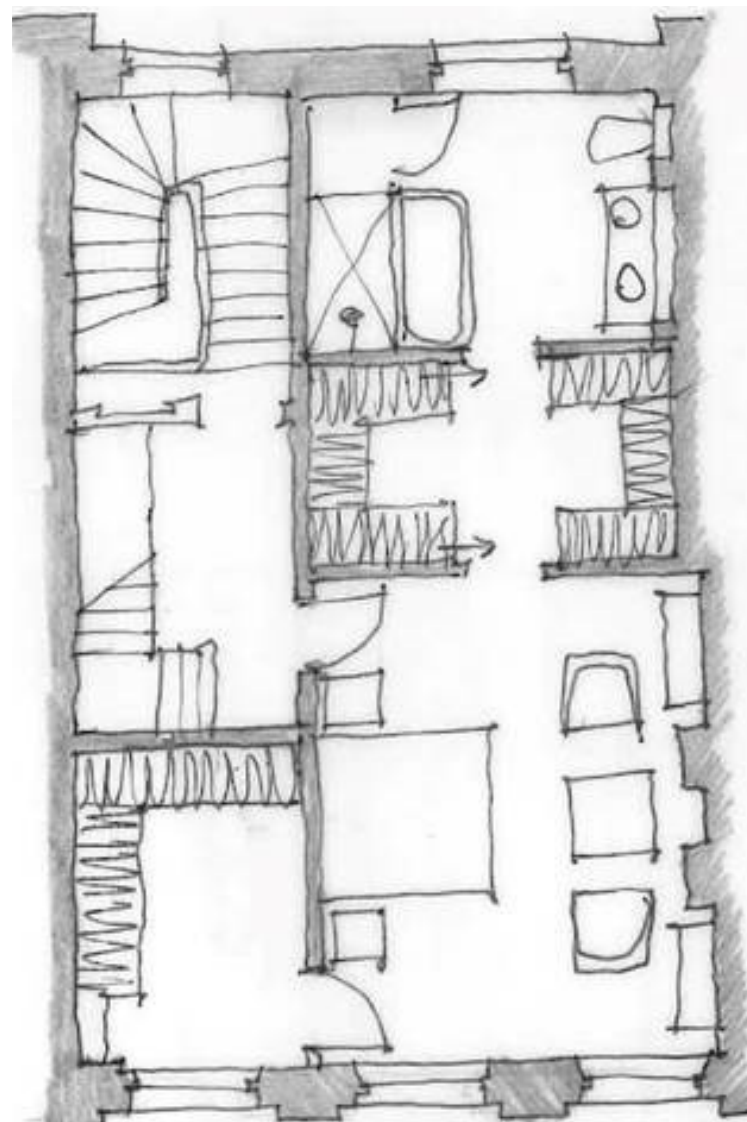
Design Evolution of Master Bathroom 2.04

Two Bedroom Windows, One Dressing Room Window

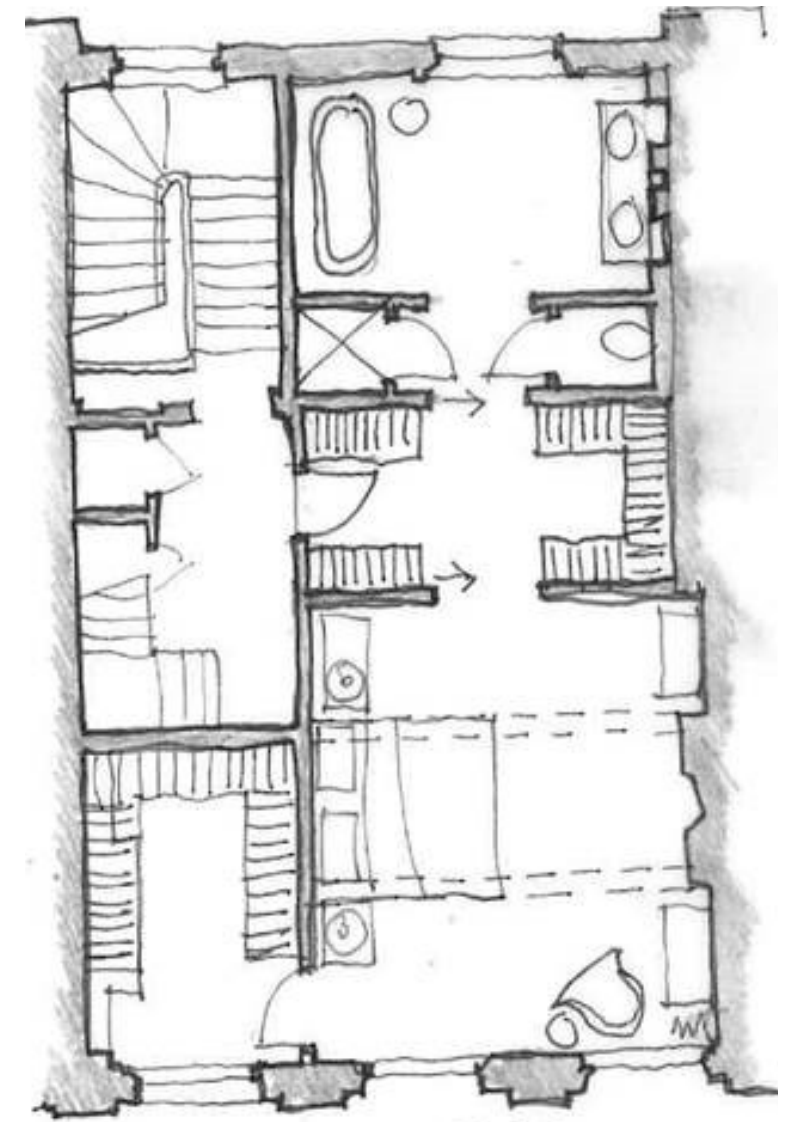
The advantage of this is that it allows the fireplace to sit central on the party wall and at the same time gives a bit more storage space for the Dressing Room (some more than others)



Option A



Option B

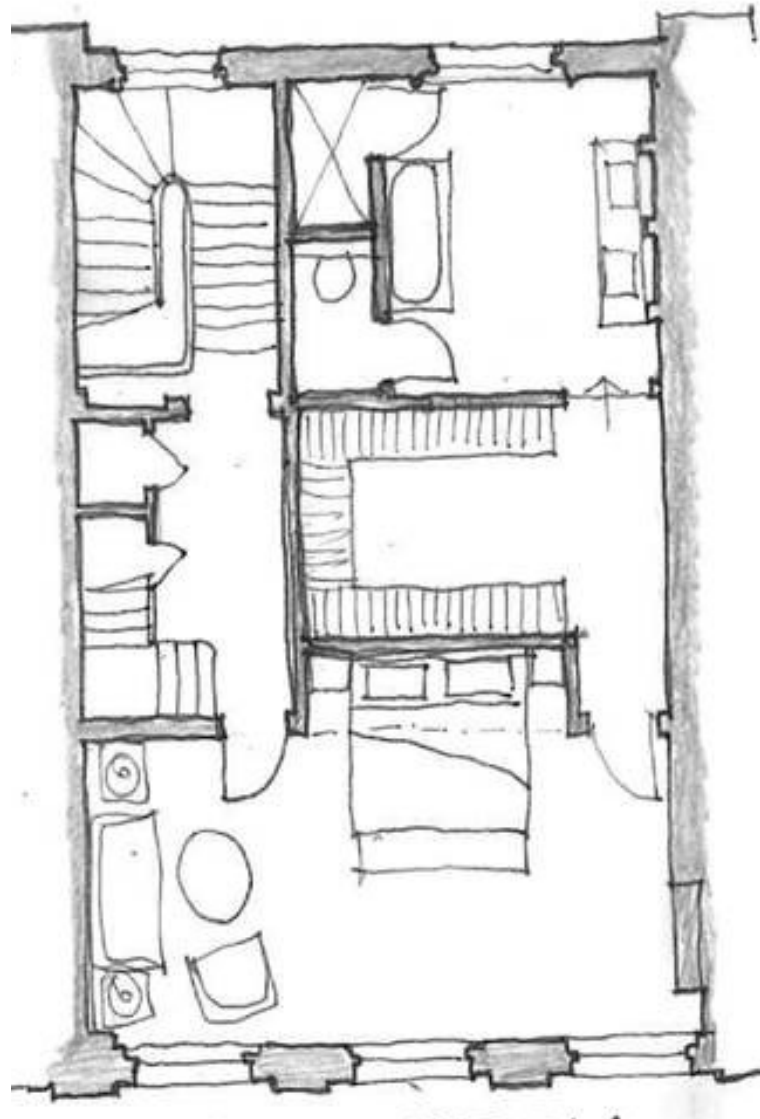


Option C

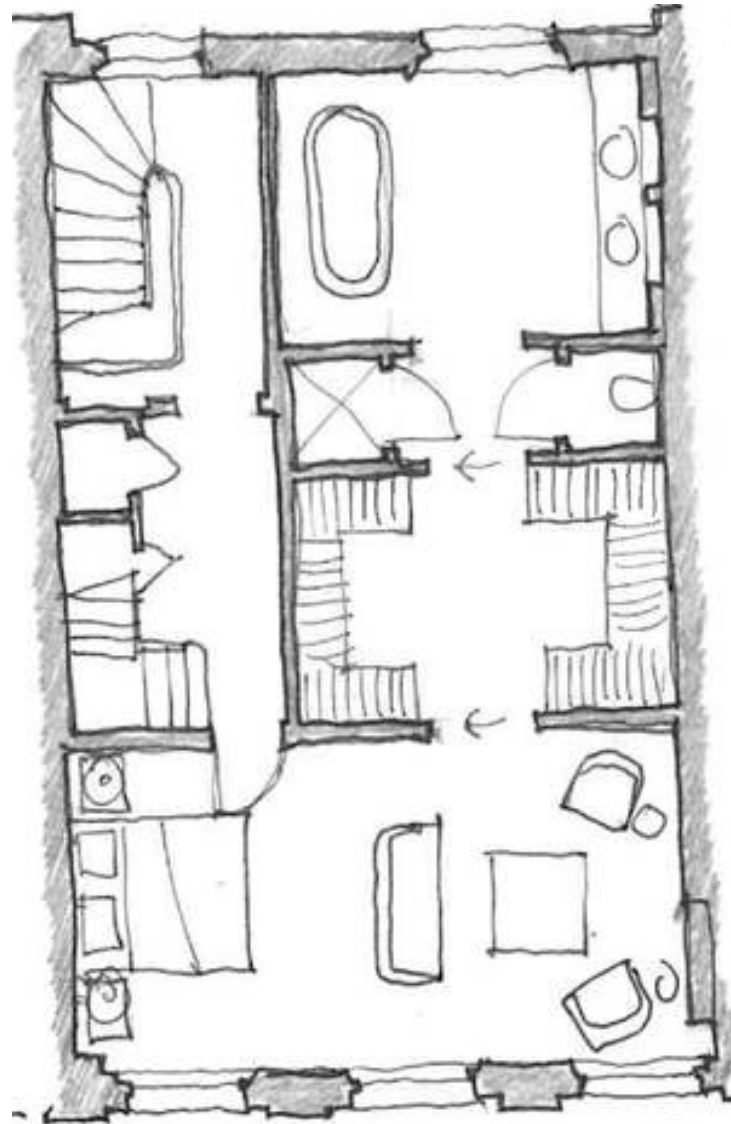
Design Evolution of Master Bathroom 2.04

Three Windowed Bedroom

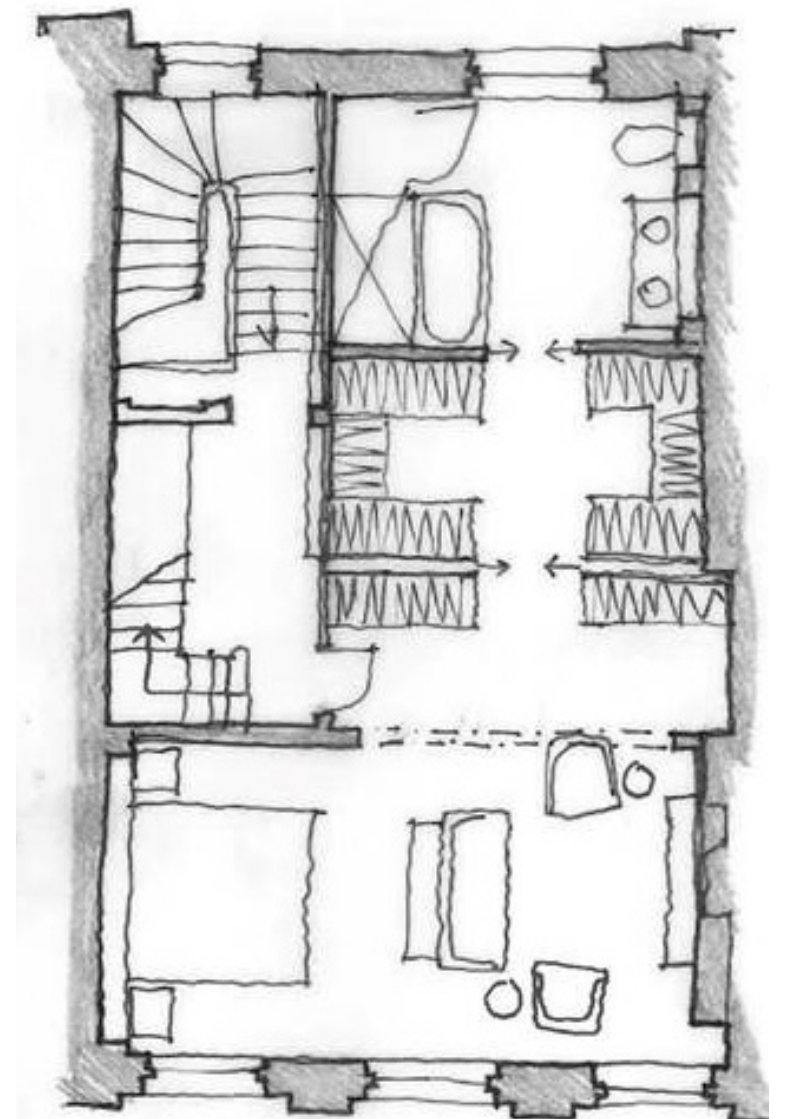
Fundamentally, this is leaving the room very much as it is but squaring off the wall where the large beam is located. The disadvantage here is that the fireplace will always remain uncomfortably off centre.



Option D

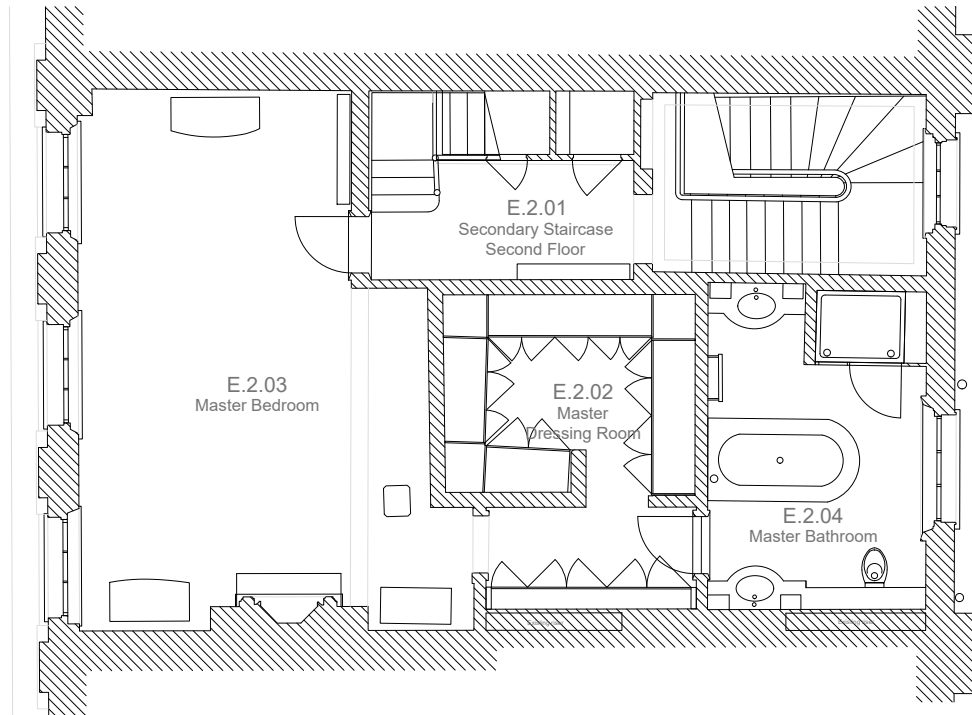


Option E

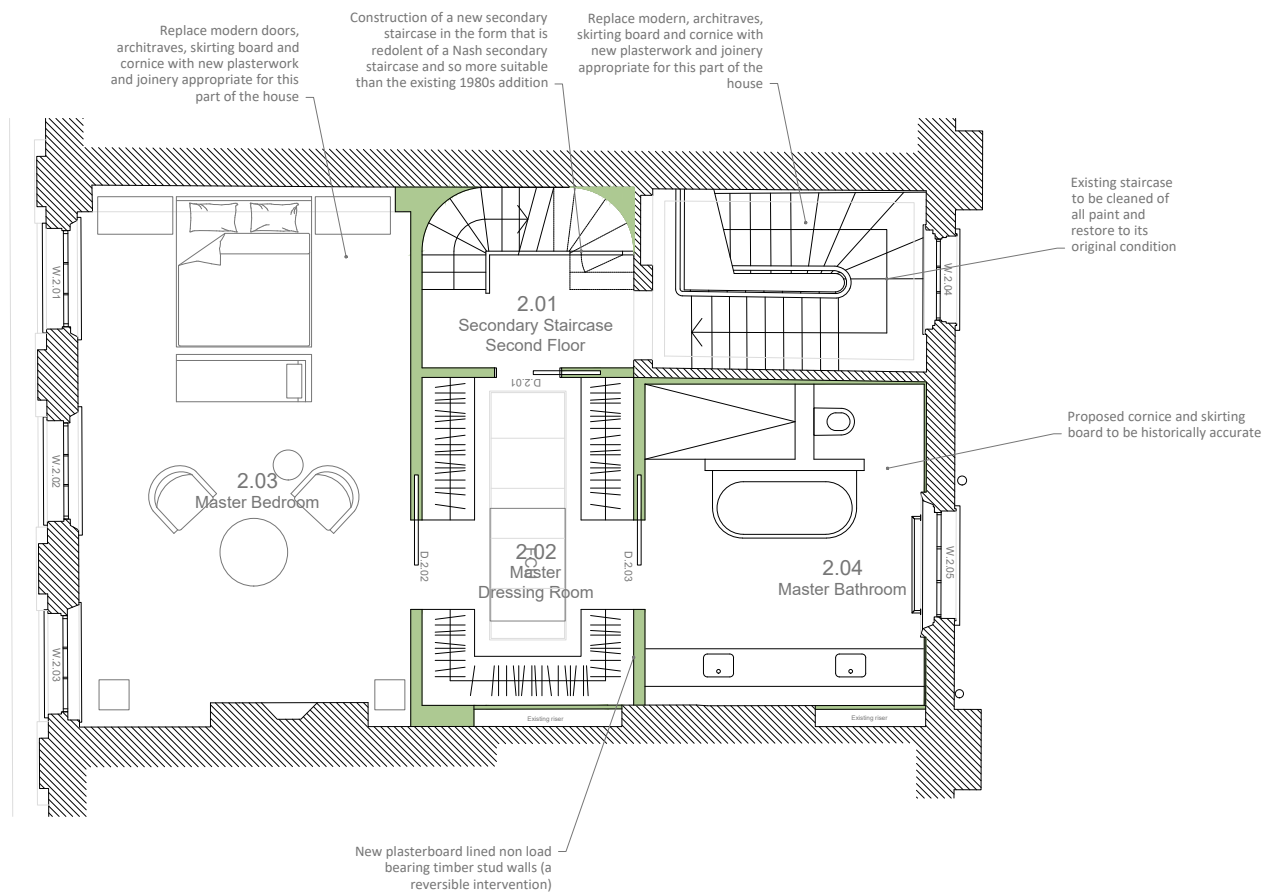


Option F

7.05 SECOND FLOOR

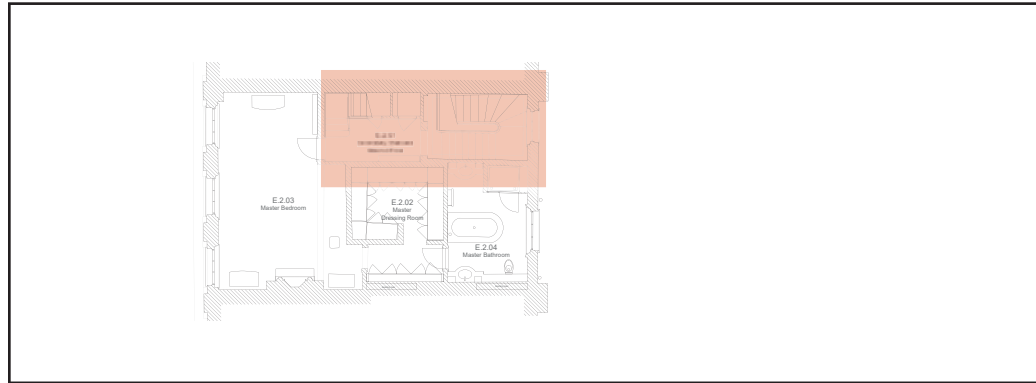


Existing

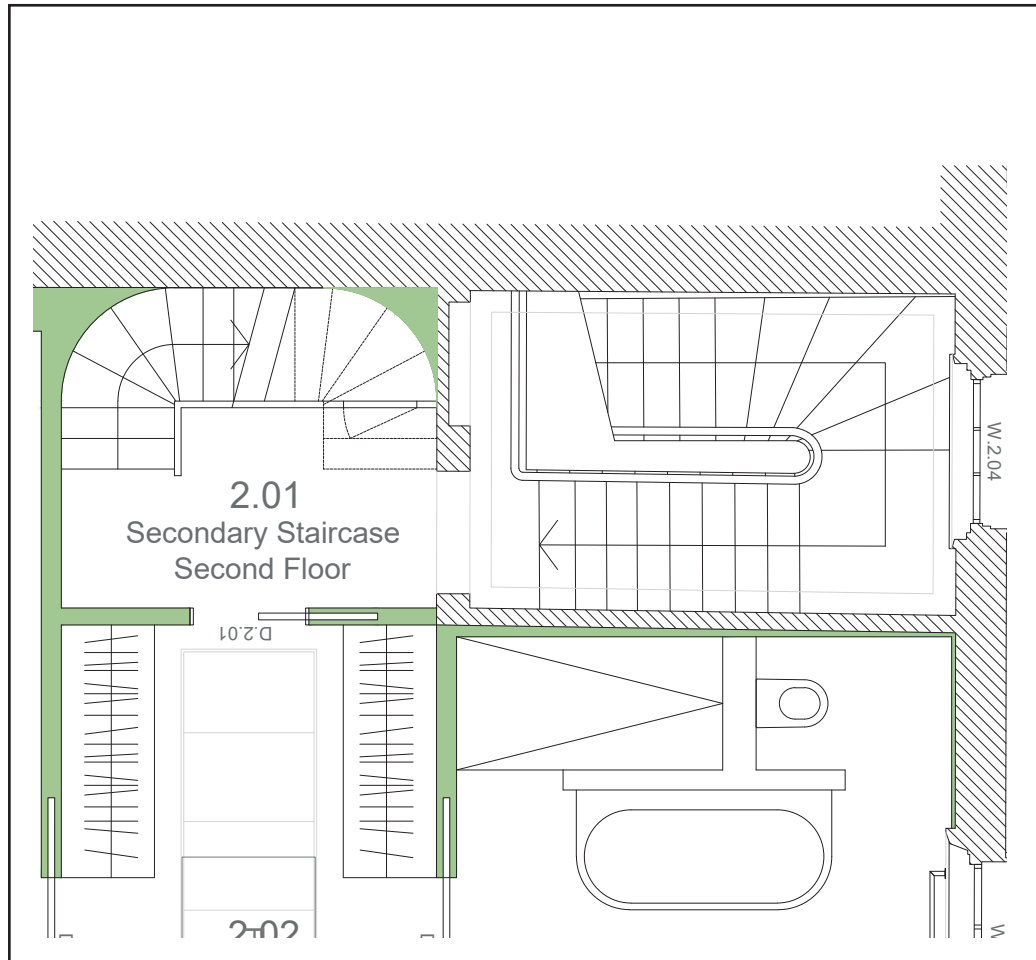


Proposed

Secondary Staircase 2.01



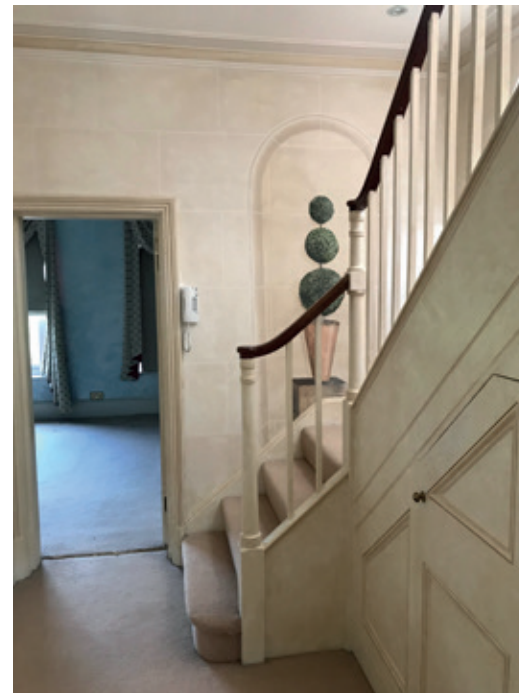
Key Plan Existing



Proposed



Secondary stairs hallway looking towards principal staircase



Secondary stairs hallway looking towards master bedroom door



Second floor landing looking towards half landing



Second floor landing looking towards secondary stairs

Secondary Staircase 2.01

Benefits of the Listed Building

- Replace recently added doors, skirting board and cornice with new plasterwork and joinery appropriate for this lower status part of the house.
- Construction of a new secondary staircase in the form that is redolent of a Nash secondary staircase and so more suitable than the existing 1980s addition.

Schedule of Finishes

Floor – Engineered Oak flooring boards.

Walls – Painted, New HW painted skirtings. Code SB02

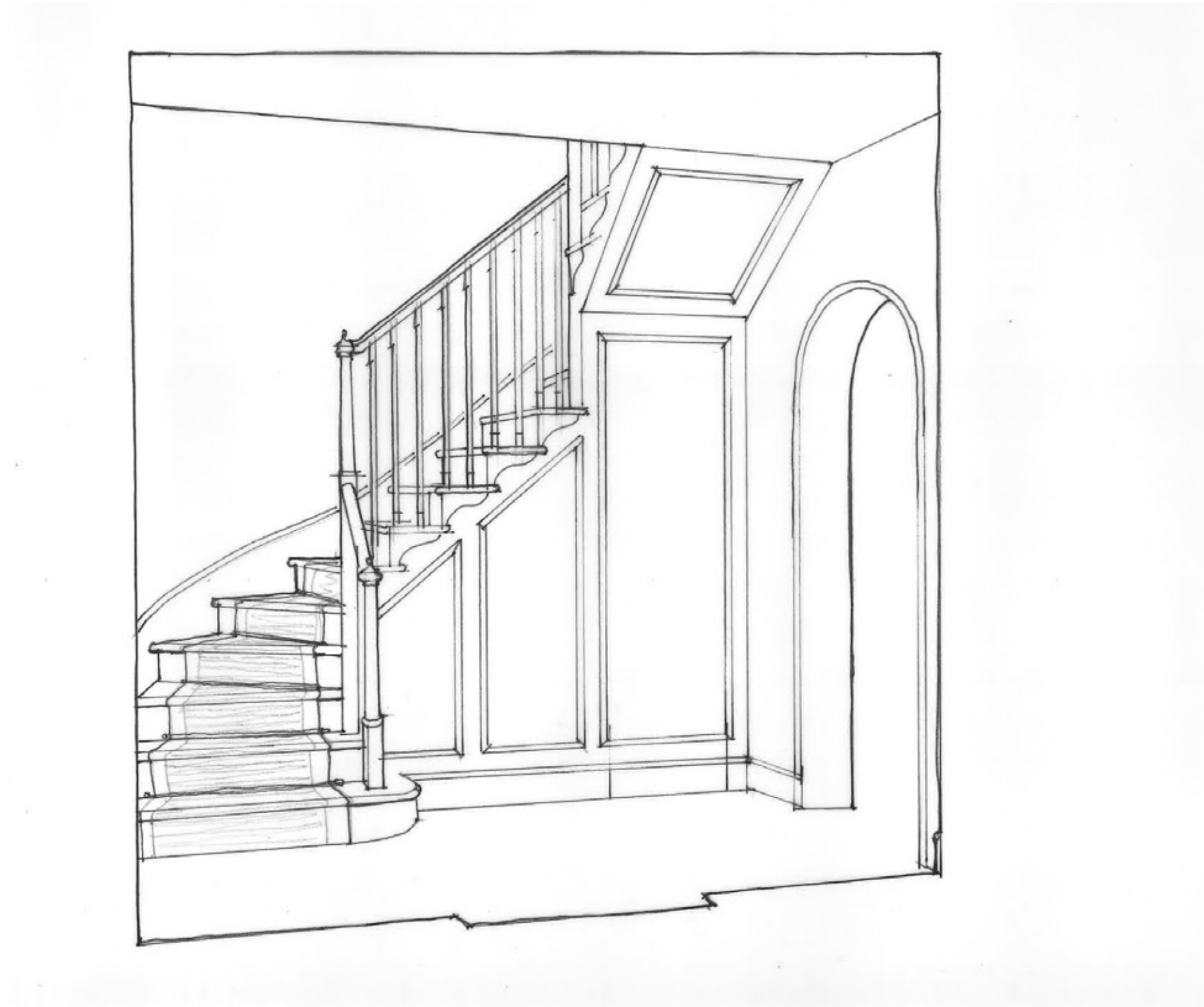
Cornice – New painted. Code EG06

Ceiling – New plasterboard, painted.

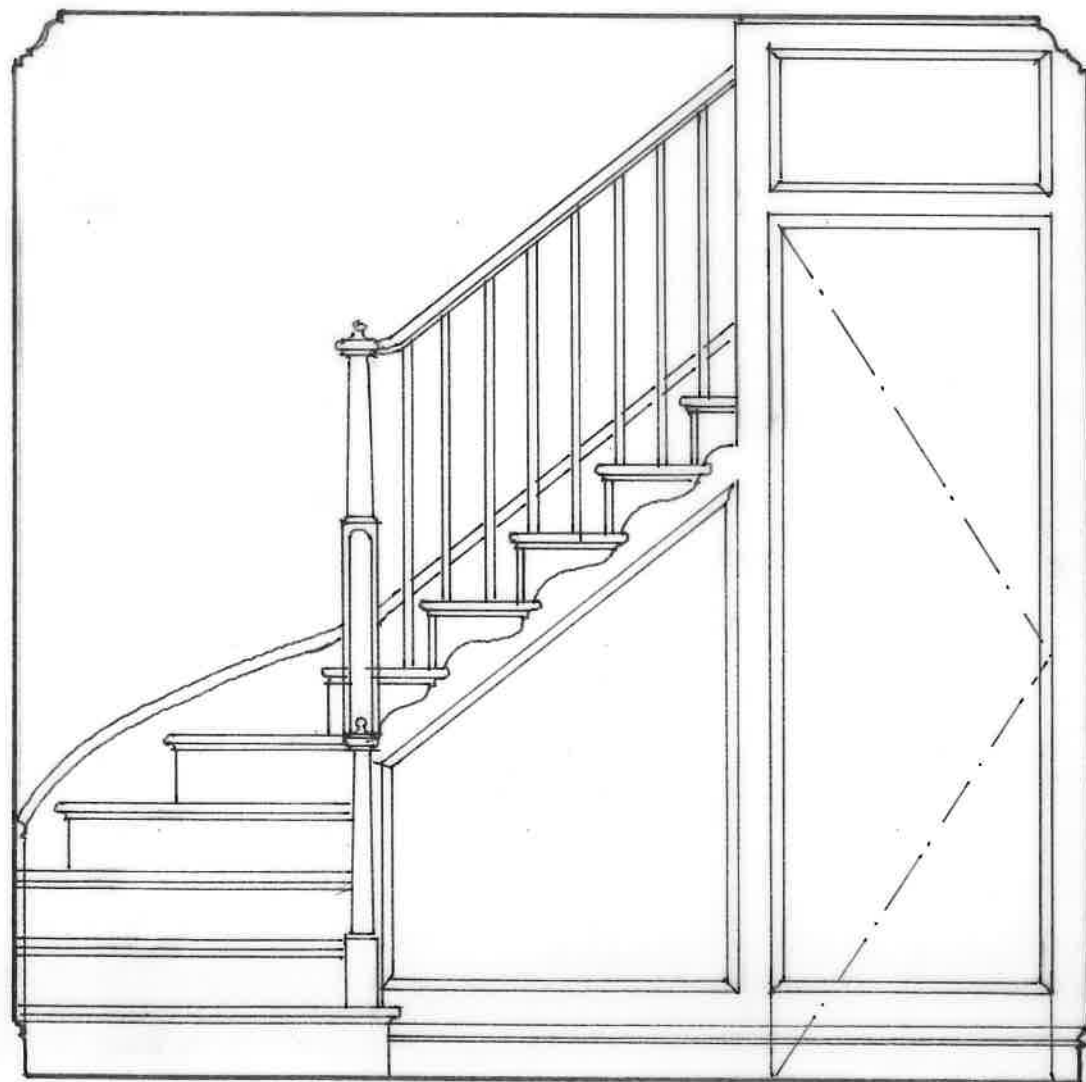
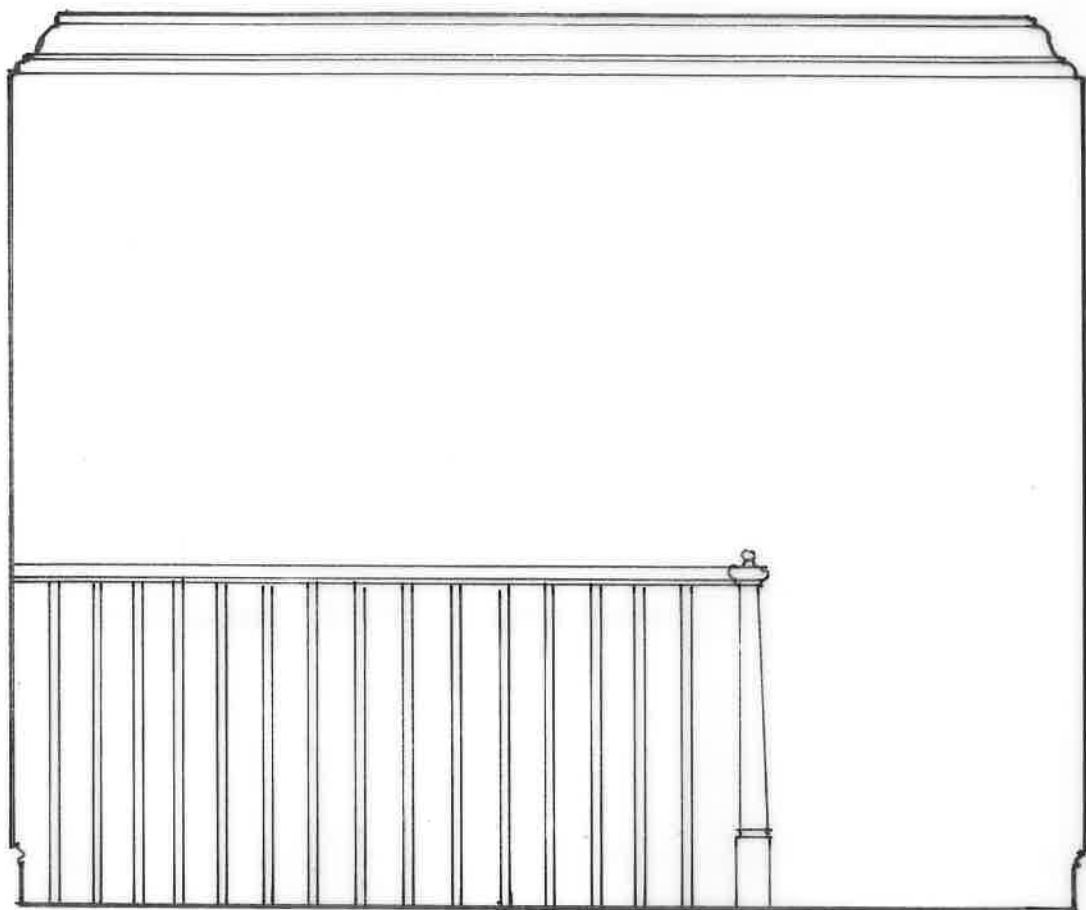
Doors – Door to Master Dressing Room, new hardwood panelled door painted.
Code D.2.01

Fittings – New staircase in HW for painting, storage cupboard under. Treads and risers to be polished oak to match floor.

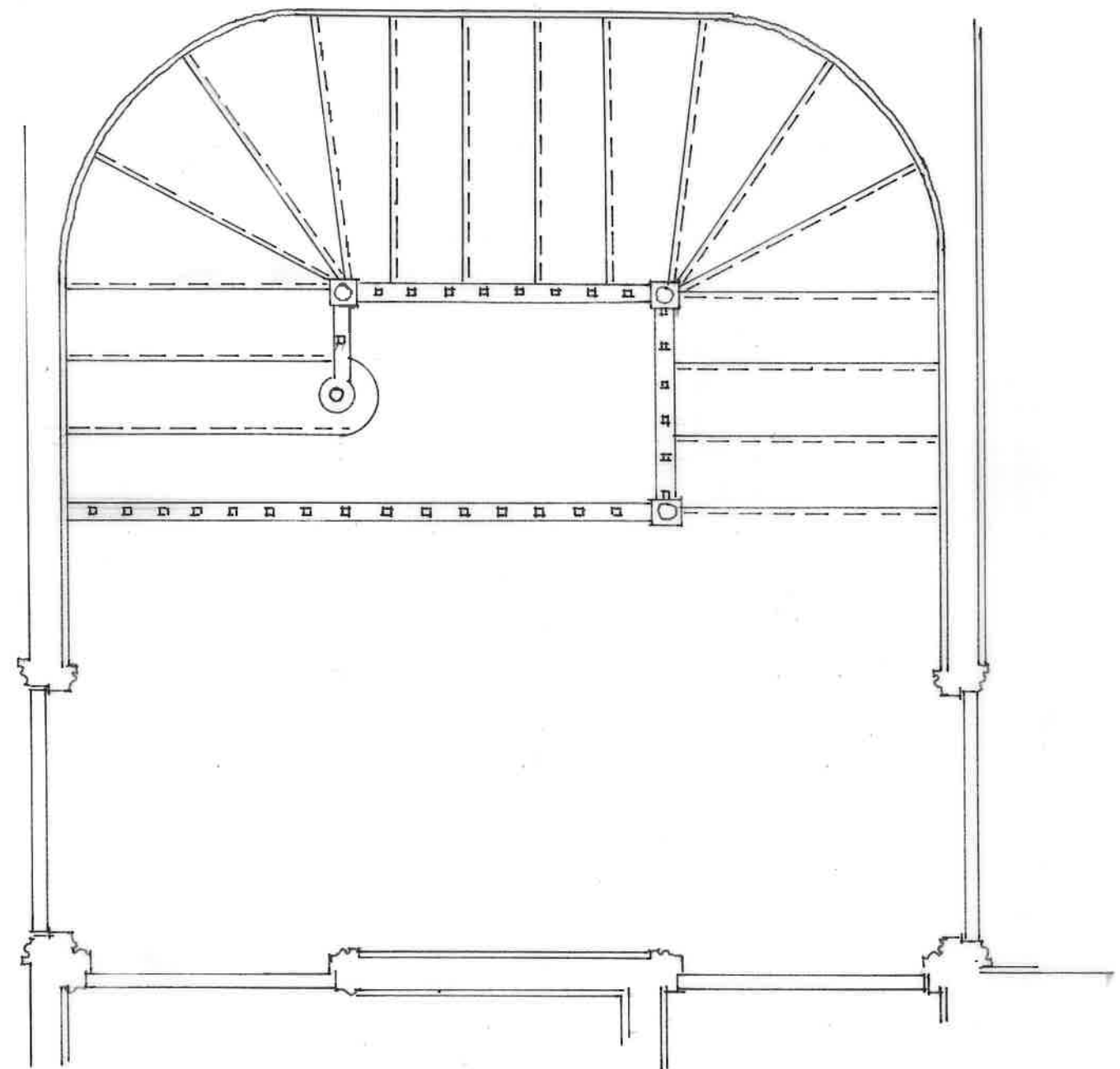
Secondary Staircase 2.01



Indicative Proposed Perspective Secondary Staircase 3.01

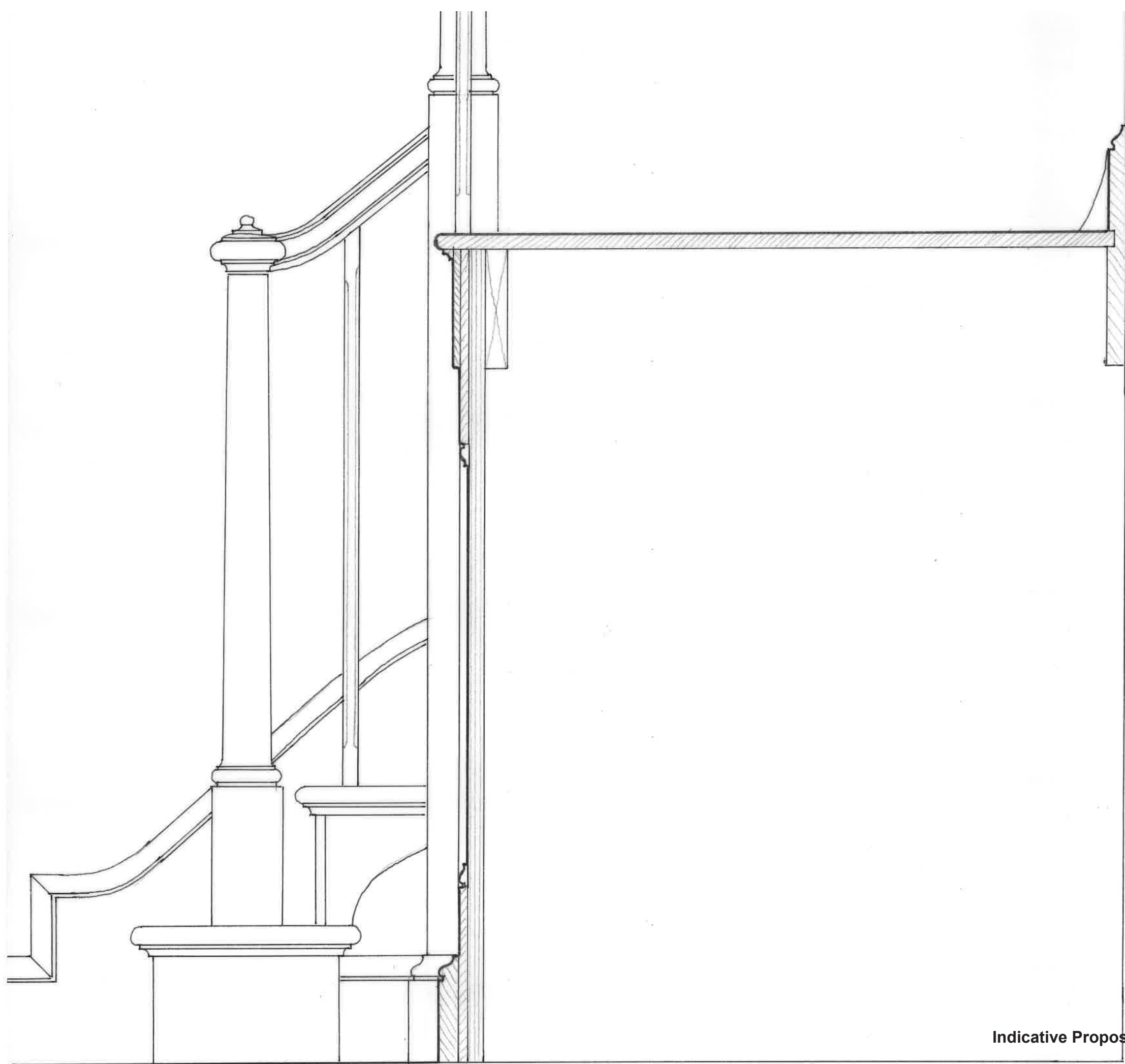


Elevation_scale: 1/20



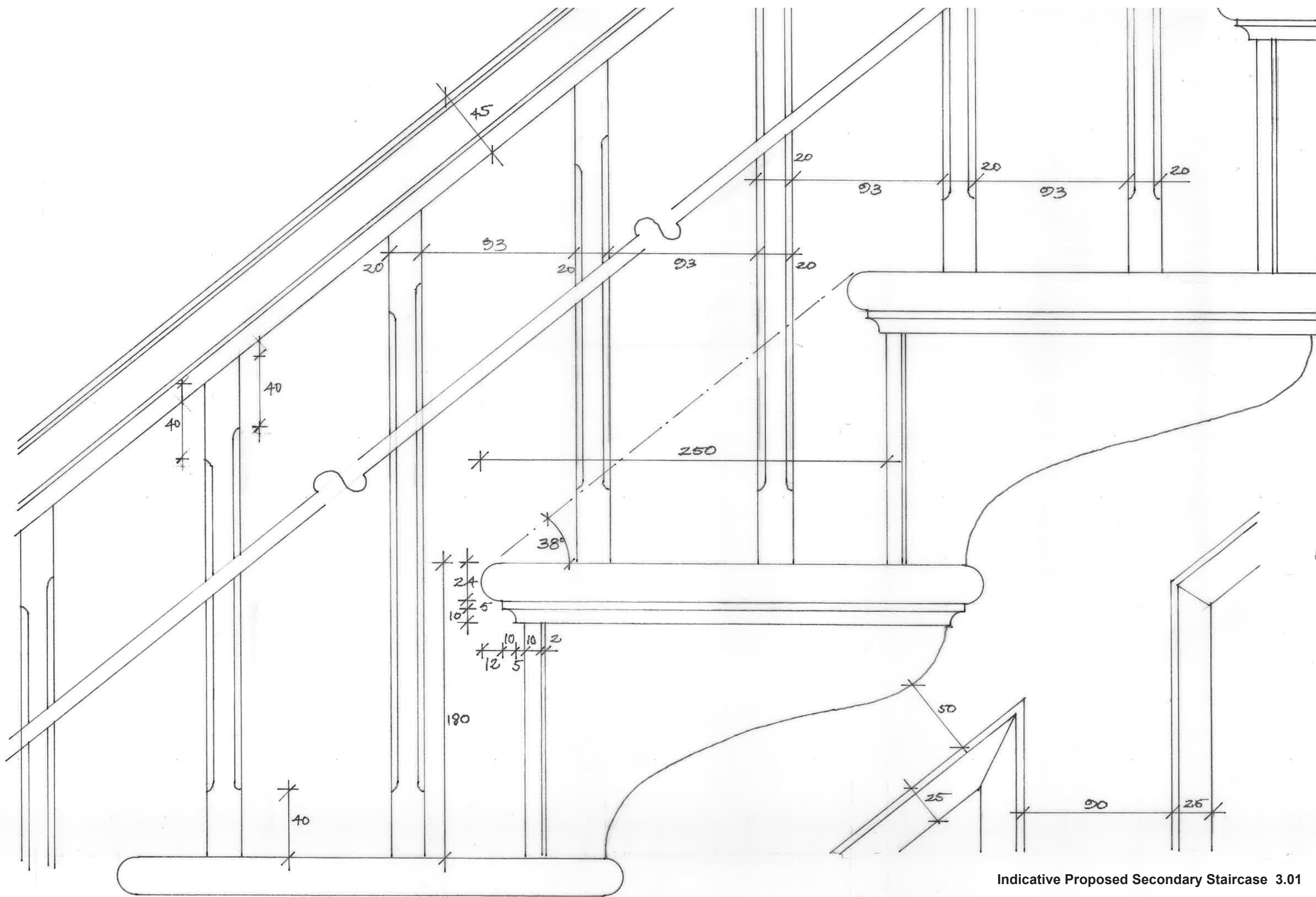
Plan_scale: 1/20

Indicative Proposed Secondary Staircase 3.01



Indicative Proposed Secondary Staircase 3.01

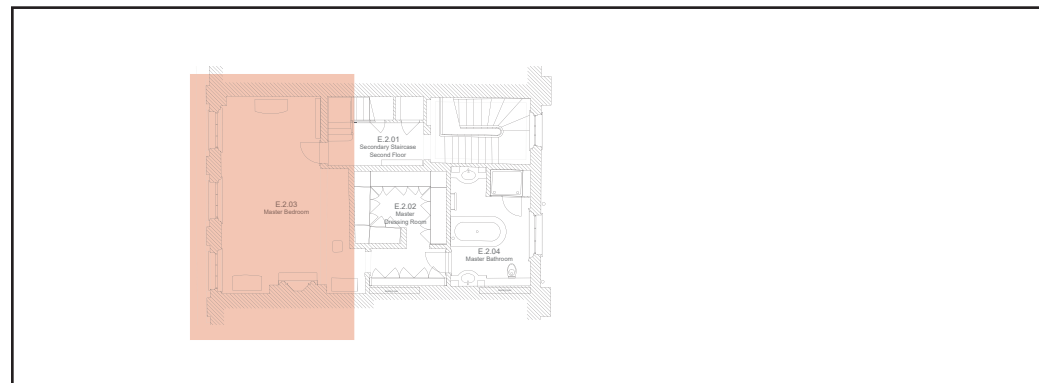
Section Detail



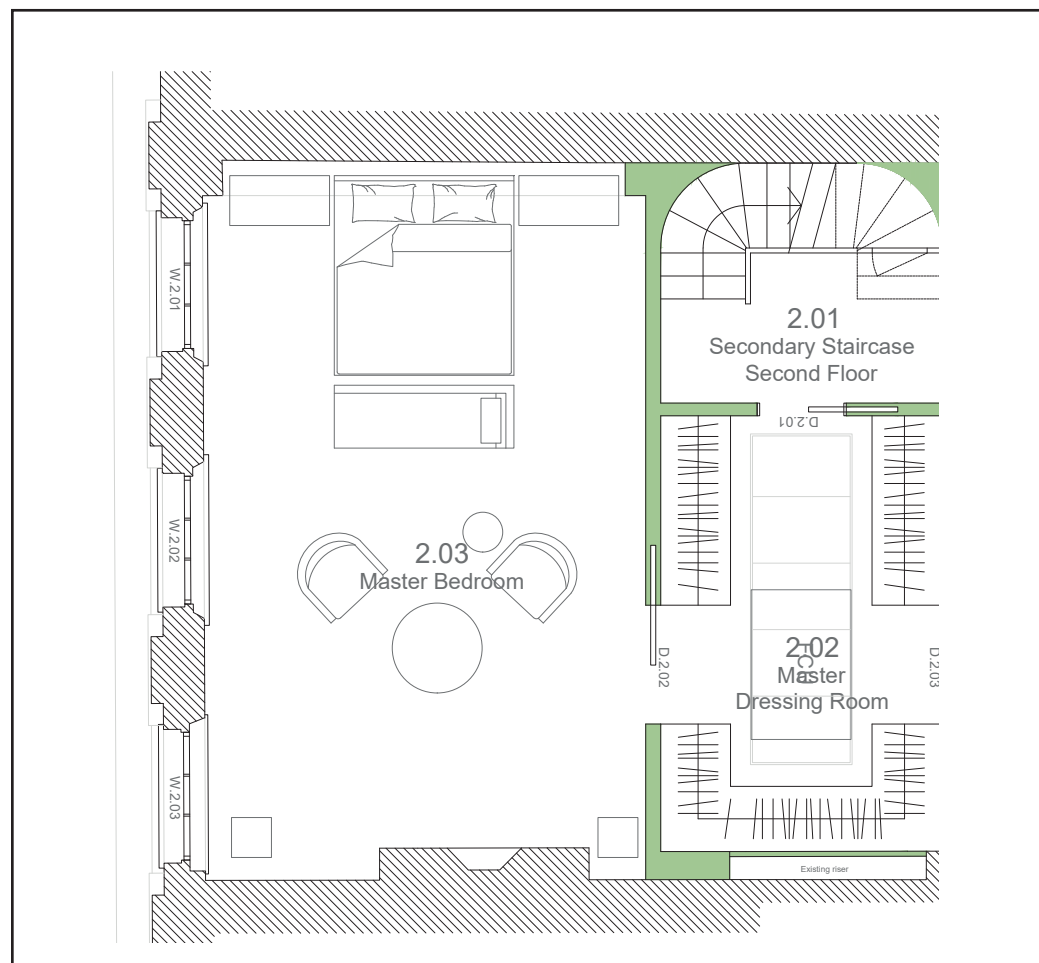
Indicative Proposed Secondary Staircase 3.01

Elevation Detail

Master Bedroom 2.03



Key Plan Existing



Proposed



Master Bedroom looking towards fireplace



Master Bedroom looking towards windows



Master Bedroom looking towards party wall with 56 Cumberland Terrace



Master Bedroom looking towards dressing room wall

Master Bedroom 2.03

Benefits of the Listed Building

- The downlights are to be removed to reinstate the original appearance of the ceiling.
- Replace recently added doors, skirting board and cornice with new plasterwork and joinery appropriate for the status part of the house.

Schedule of Finishes

Floor – Engineered Oak boarded flooring.

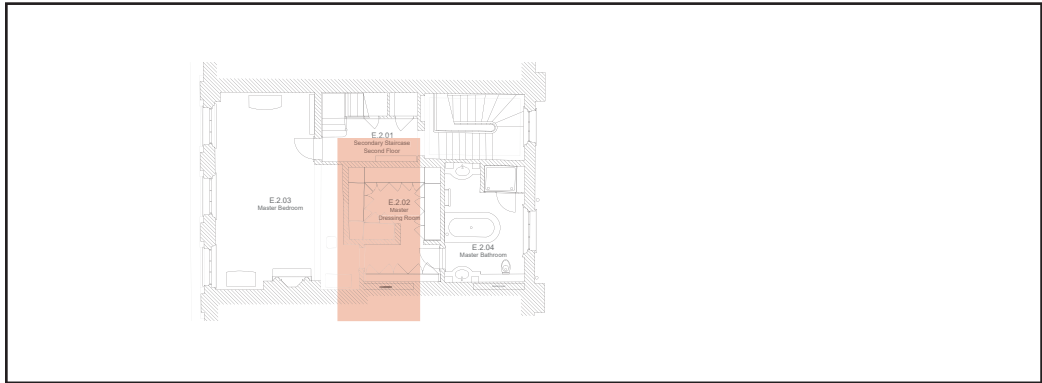
Walls – Fabritrak system with fabric on wall, HW painted skirtings. Code SB02.

Cornice – New painted. Code EG06

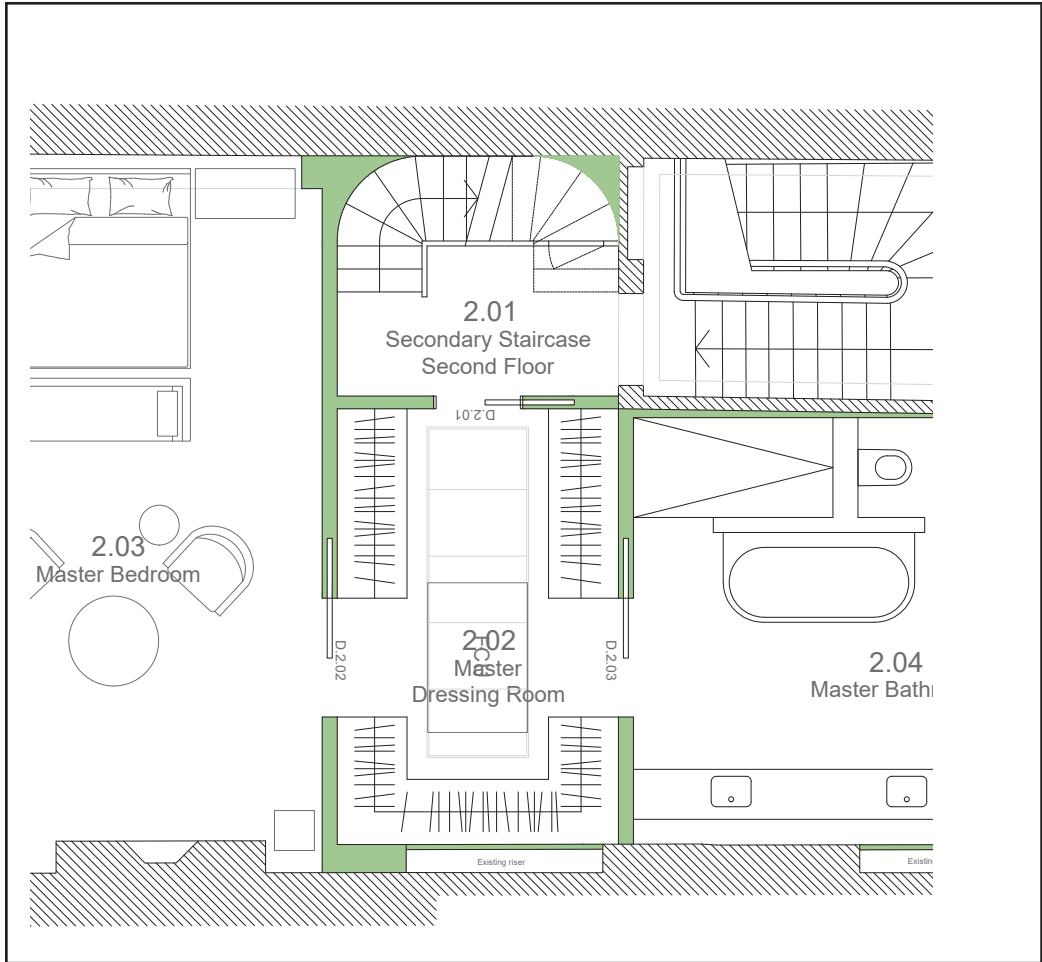
Ceiling – New plasterboard, painted.

Window – 3no existing windows refurbished and painted.

Master Dressing 2.02



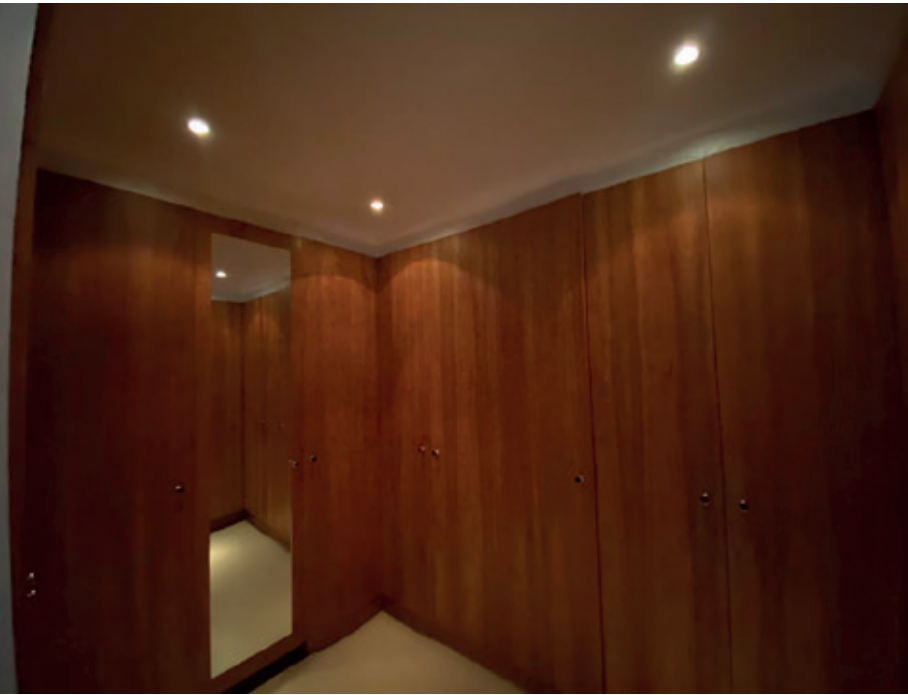
Key Plan Existing



Proposed

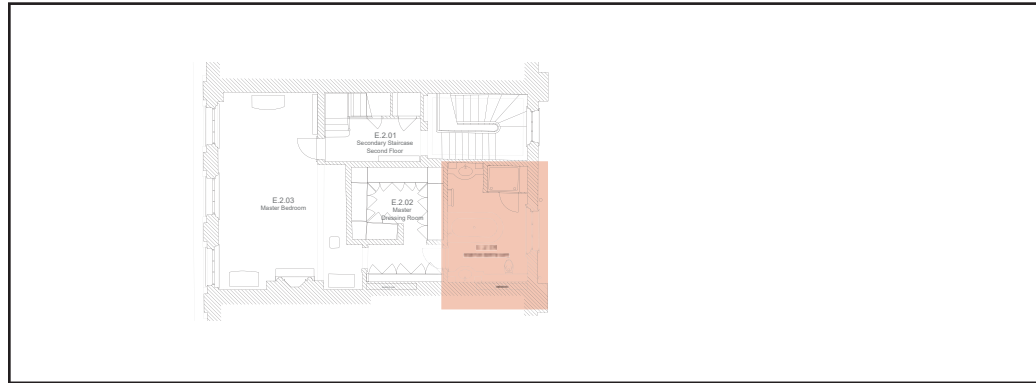


Master bedroom looking towards dressing room door

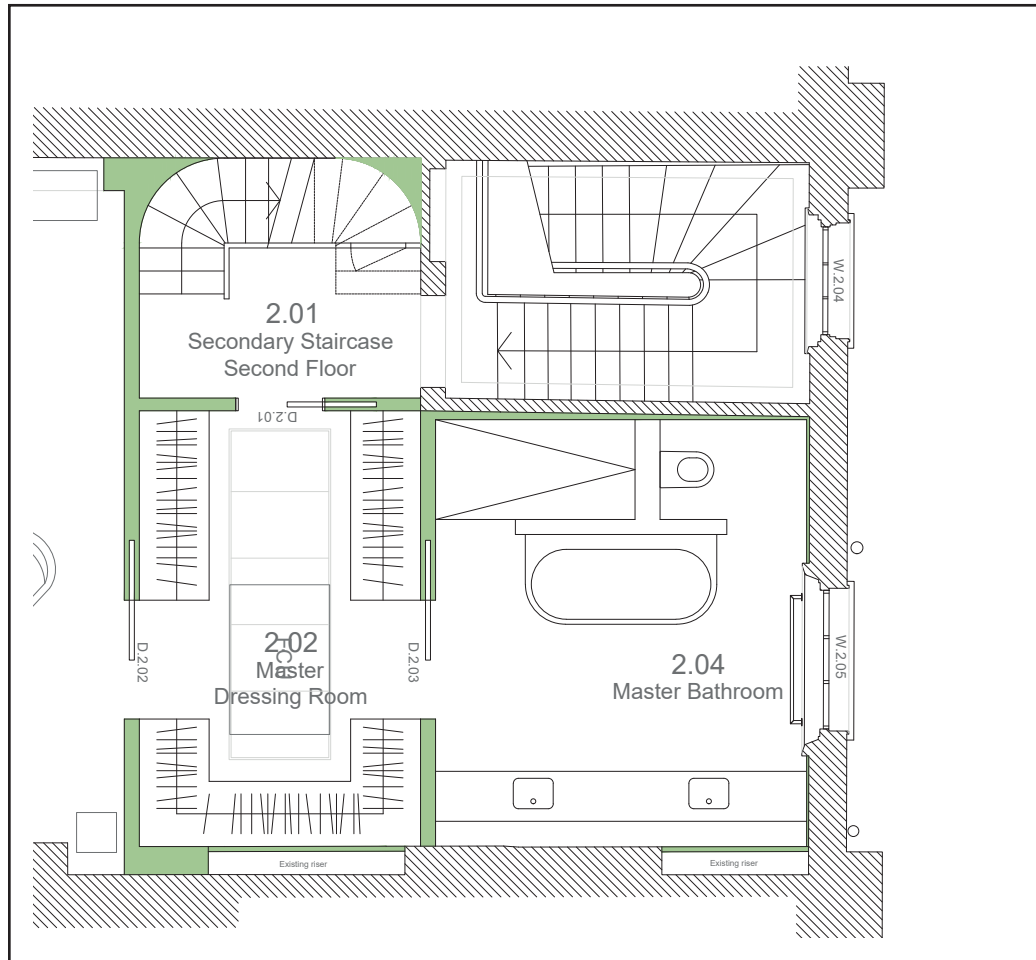


Master dressing room

Master Bathroom 2.04



Key Plan Existing



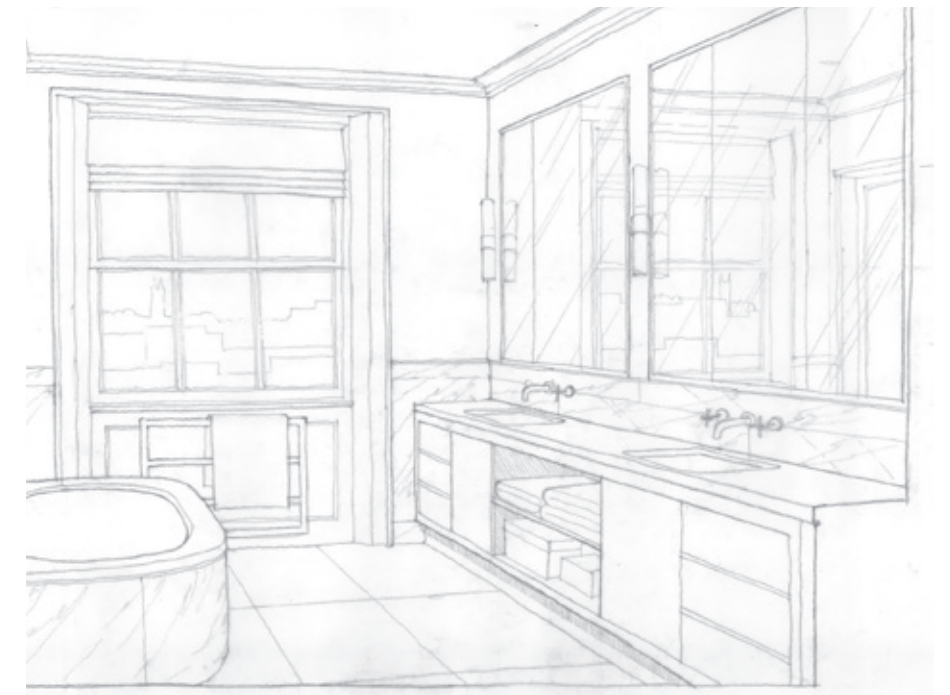
Proposed



Master bathroom looking towards basin



Master bathroom looking towards window



Proposed Indicative Perspective of Master Bathroom

Master Dressing 2.02 & Master Bathroom 2.04**Benefits of the Listed Building**

- Proposed cornice and skirting board to be historically accurate.

Schedule of FinishesMaster Dressing Room (2.02)

Floor – Engineered Oak floor boards.

Ceiling –New painted MDF ceiling gridded to accommodate access panels to FCU to Master Bedroom .

Doors – 2no sliding panelled doors in HW (Code D.2.03 and D.2.02), painted.

1no on Bathroom side to have full length mirror.

Fittings – New cedar of Lebanon lined wardrobes with panelled hardwood doors for painting. Allow for mirrors behind doors and wardrobes to be a mixture of 10% long hanging, 50% double hanging, 20% open shelves and 20% drawers.

Master Bathroom (2.04)

Floor – 20mm marble slab.

Walls – 20mm marble slab.

Cornice – New painted. Code EG06.

Ceiling – New plasterboard, painted.

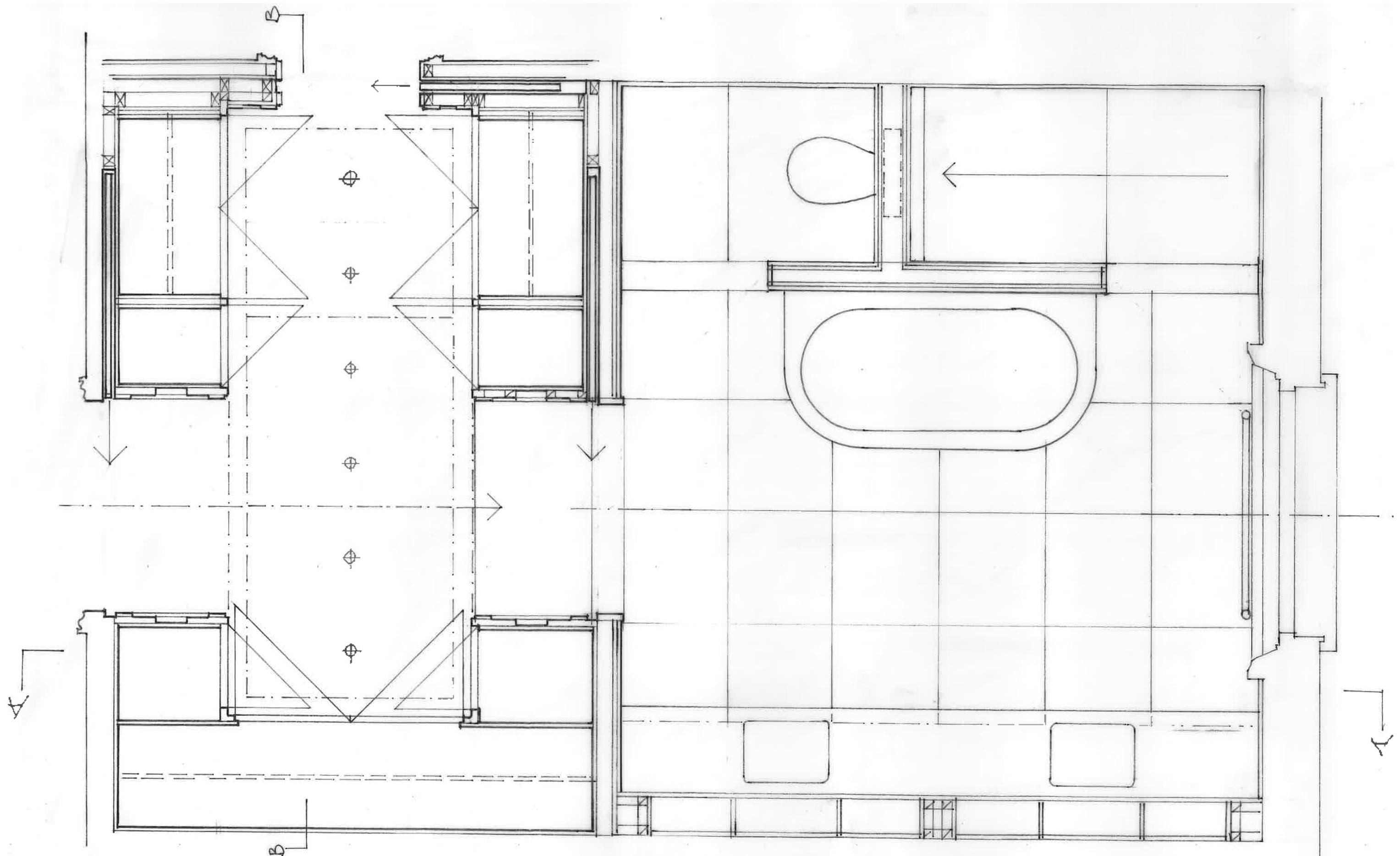
Doors –No doors to shower or W.C.

Window – Existing window overhauled and painted.

Fittings – Freestanding undermounted bath with curved marble surround and 3cm top. 1no vanity unit in stainless steel frame with mirrored doors and 2no undermounted ceramic basins mounted under 3cm marble top. 1no W.C. with concealed cistern. 1no overheard shower and hand shower with linear floor gully.

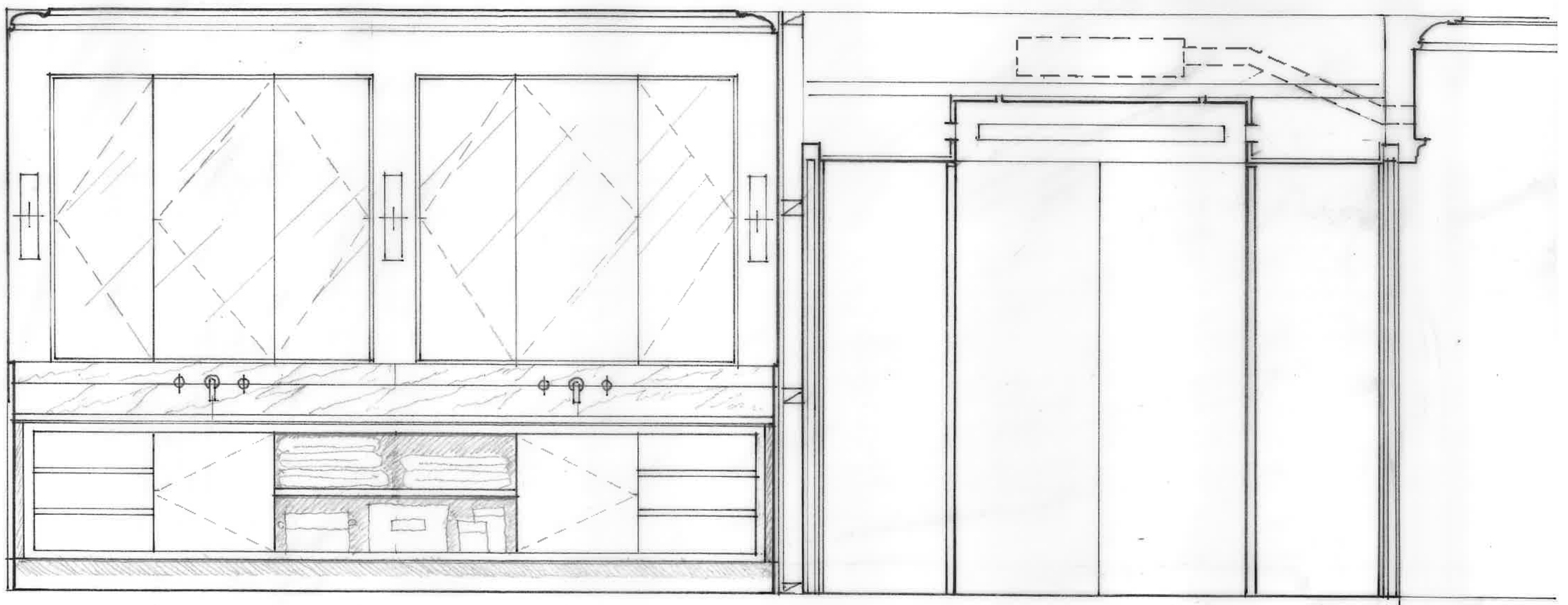


Indicative Proposed Perspective Master Bathroom 2.04



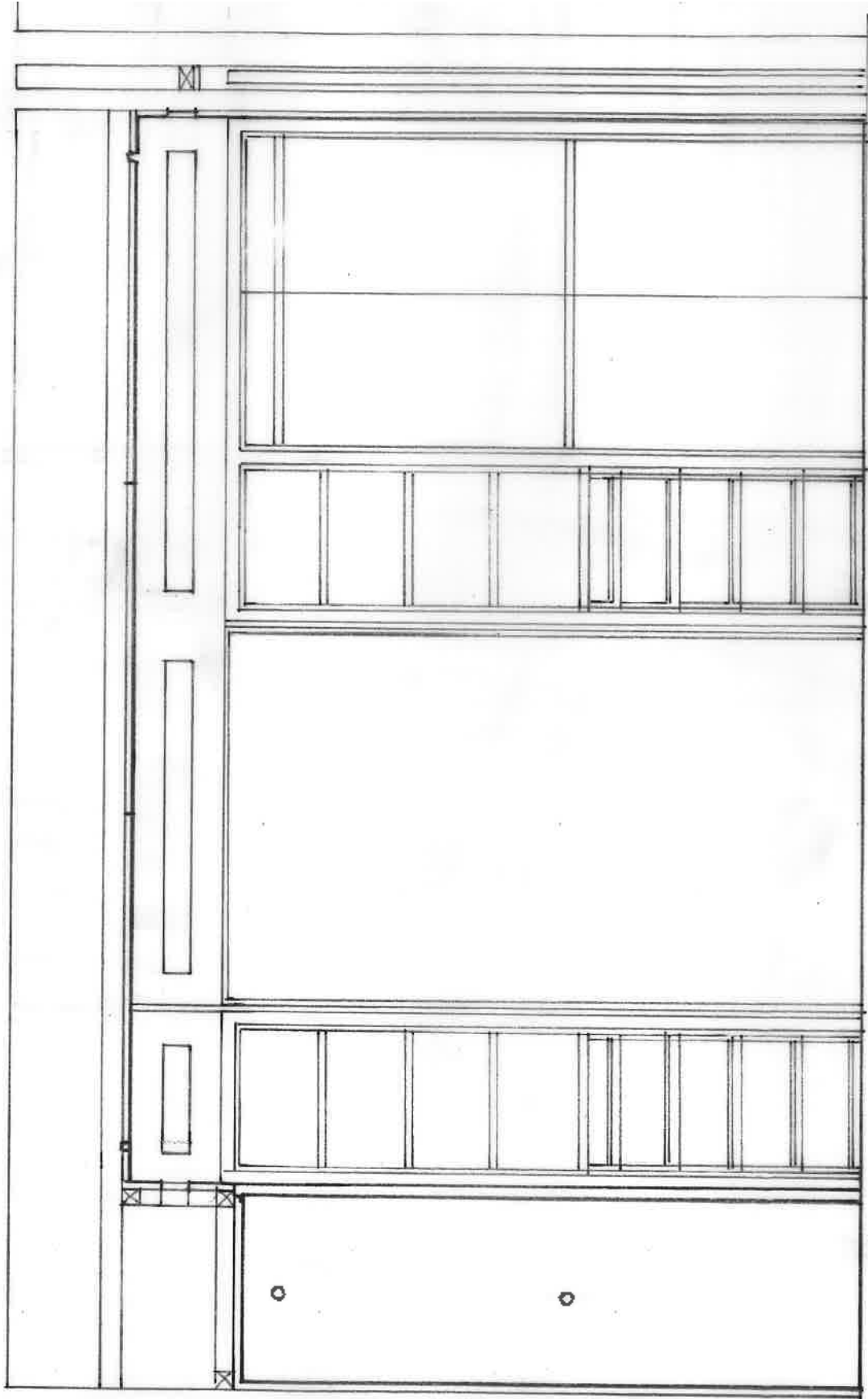
Master Dressing & Master Bathroom Plan_scale: 1/20

Indicative Proposed Master Dressing Room 2.02 & Master Bathroom 2.04

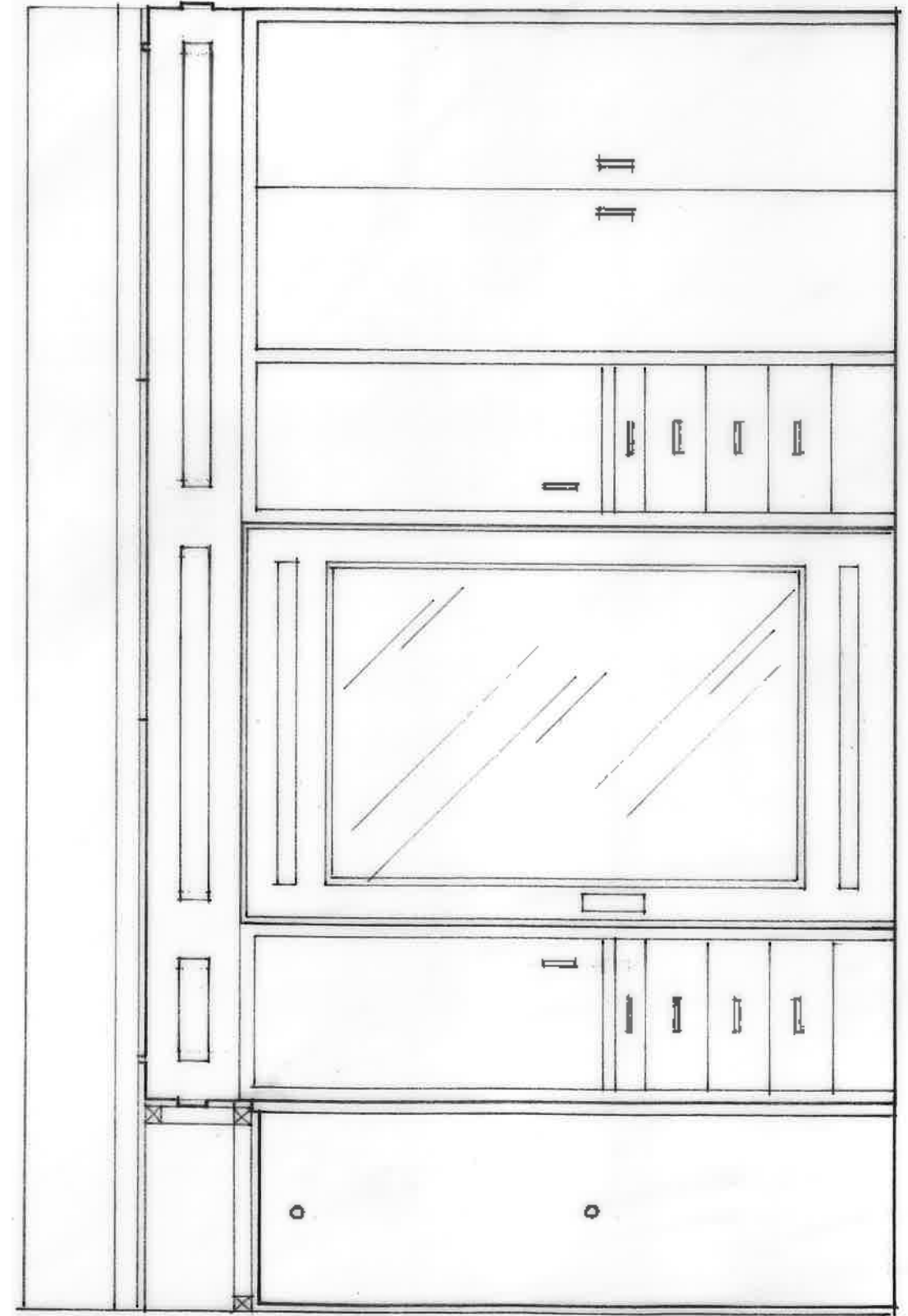


Master Dressing & Master Bathroom Section AA_scale: 1/20

Indicative Proposed Master Dressing Room 2.02 & Master Bathroom 2.04



Master Dressing Section BB (Without doors)_scale: 1/20



Master Dressing Section BB (With doors)_scale: 1/20

Indicative Proposed Master Dressing Room 2.02

7.06 THIRD FLOOR

With the modification of the secondary staircase which currently is accommodated in a very large Stair Hall, disproportionate already to the Second Floor, the layout of the three Children's Bedroom would be modified to more equal sized rooms whilst retaining two of the three Bathrooms.

All internal partitions to be removed are non historic partitions made of terracota blockwork as per the Investigation Works report.

The intention is to rationalise the layout so that the two rear bedrooms are better proportioned. Joining the two bathrooms located between the front and rear rooms into one only bathroom that will serve the boy's rooms.