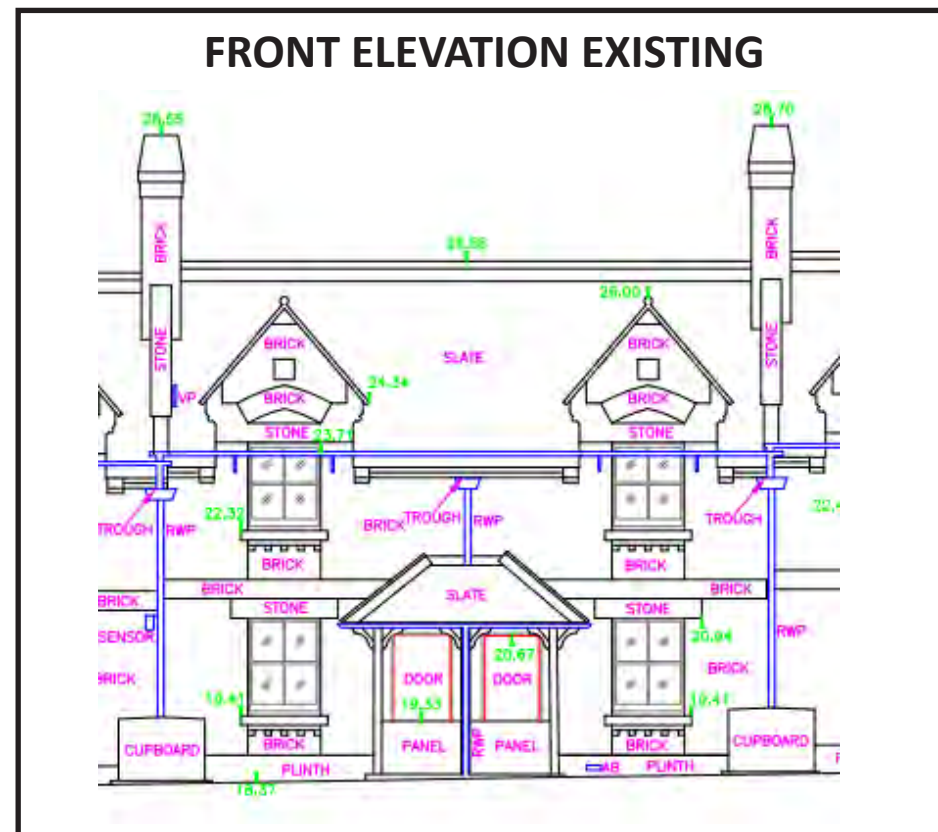


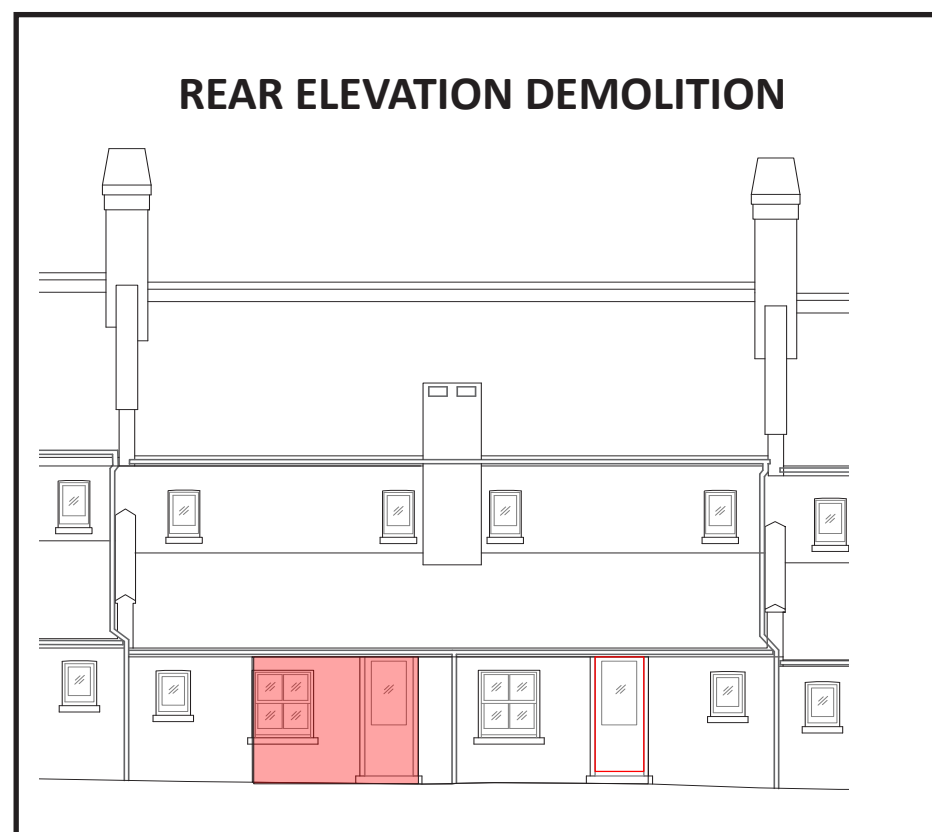
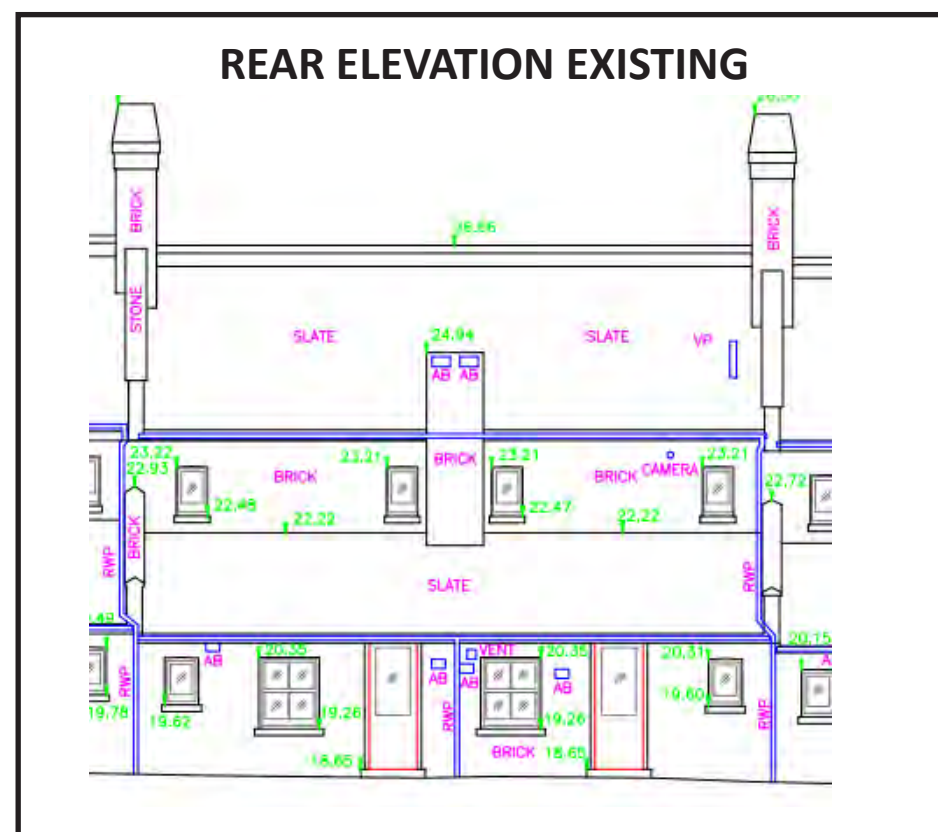
EXISTING



DEMOLITION



PROPOSED



BUILDING T



Significance

Building T comprises of units 46 and 47 at ground floor level and unit 44 at first floor level.

Plan form

The interior has seen significant internal refurbishment which has caused a loss of plan form with the individual properties separated into ground floor and first floor flats and does not contribute to the significance of the building.

Architectural interest

The significance of building T is primarily derived from its exterior retaining historic style, design and fabric. Following refurbishment works in the 1980s, the interior was stripped of historic fabric and features and therefore exhibits a wholly modern appearance and modern finishes.

Condition Survey

Materials

Plaster boarded and painted ceilings and walls, painted timber skirting and architraves, MDF cupboard carcassing with vinyl worktops, porcelain sanitaryware.

Condition

- Finishes are dilapidated throughout and require overhaul. Existing M&E installations are dated - we anticipated rewiring will be required to bring up to modern standards.
- Evidence of plumbing leaks to ceilings of unit 46.
- No access provided internally due to unit 47 being inhabited.
- Damp staining observed within first floor to unit 44 corridor due to plumbing leaks.



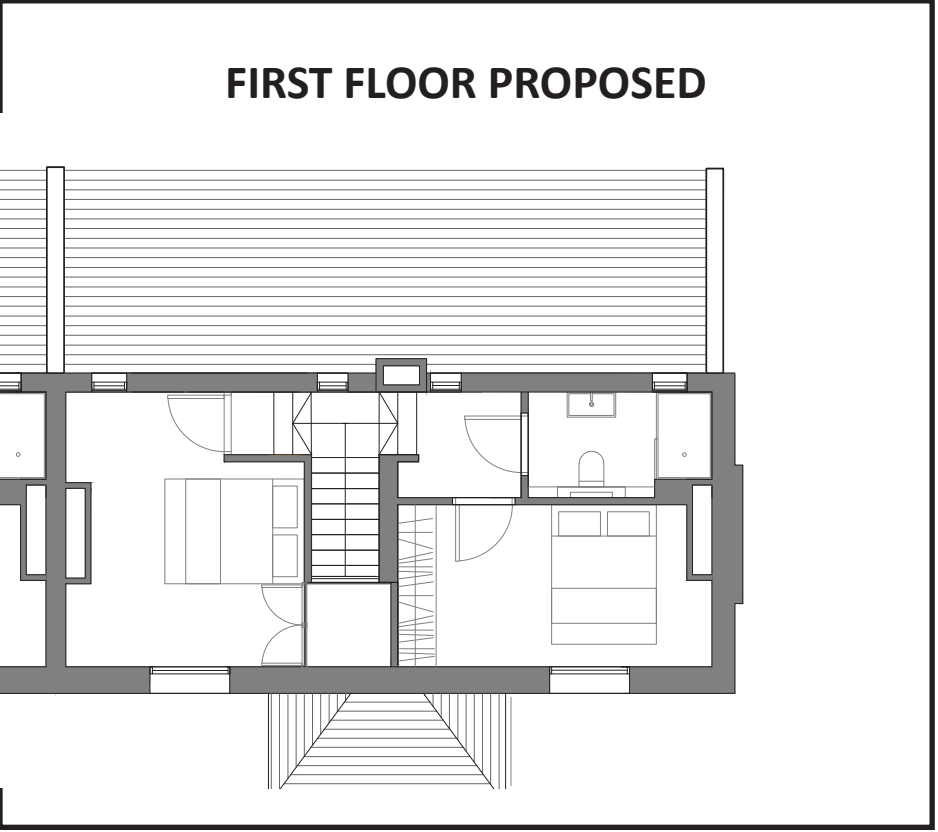
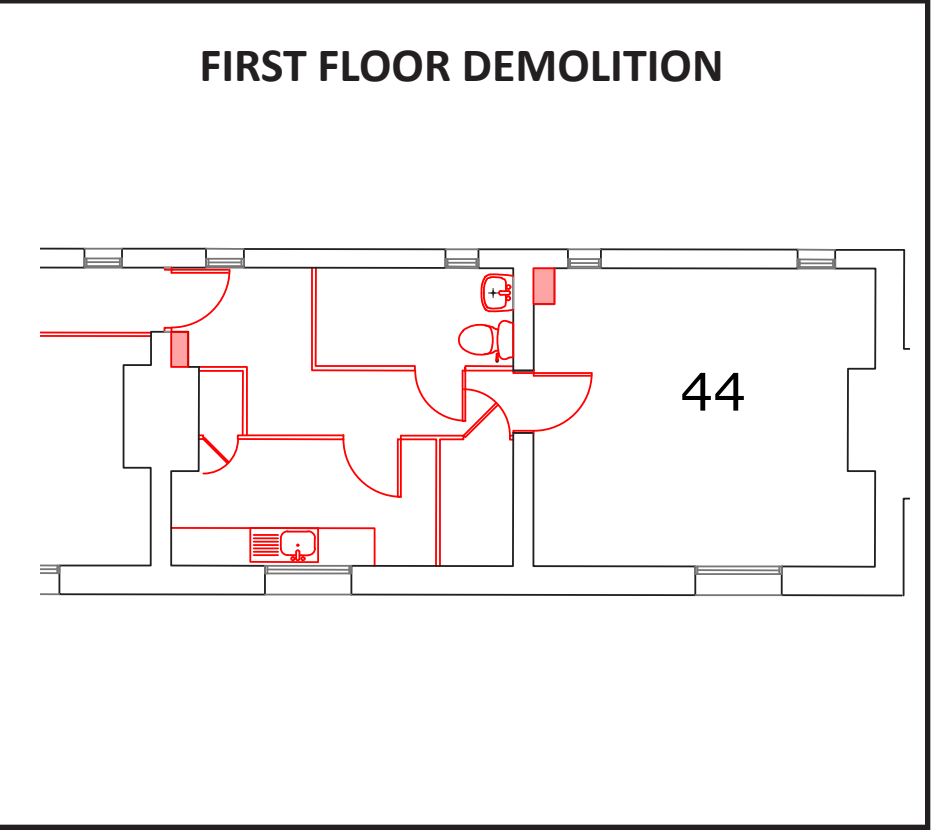
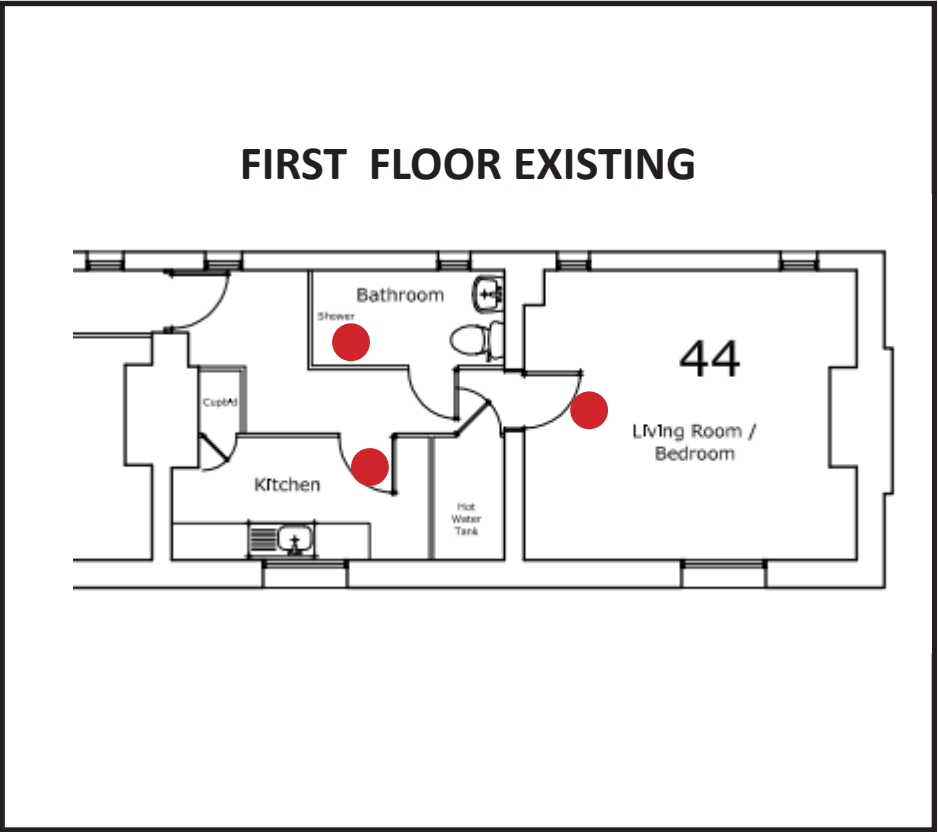
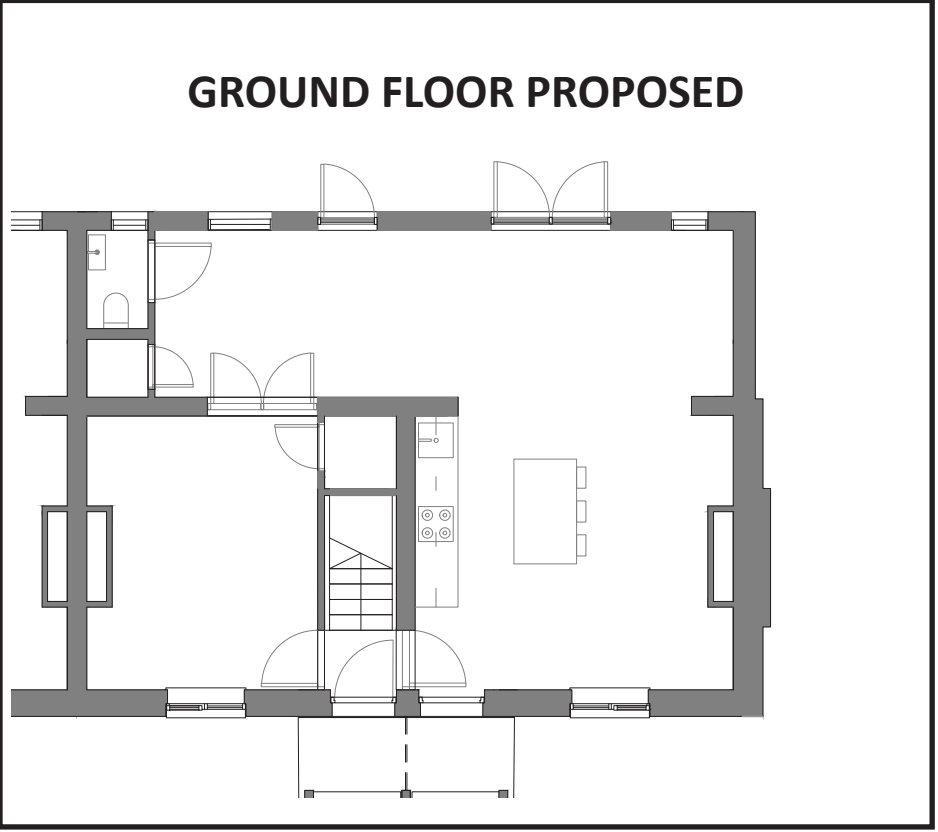
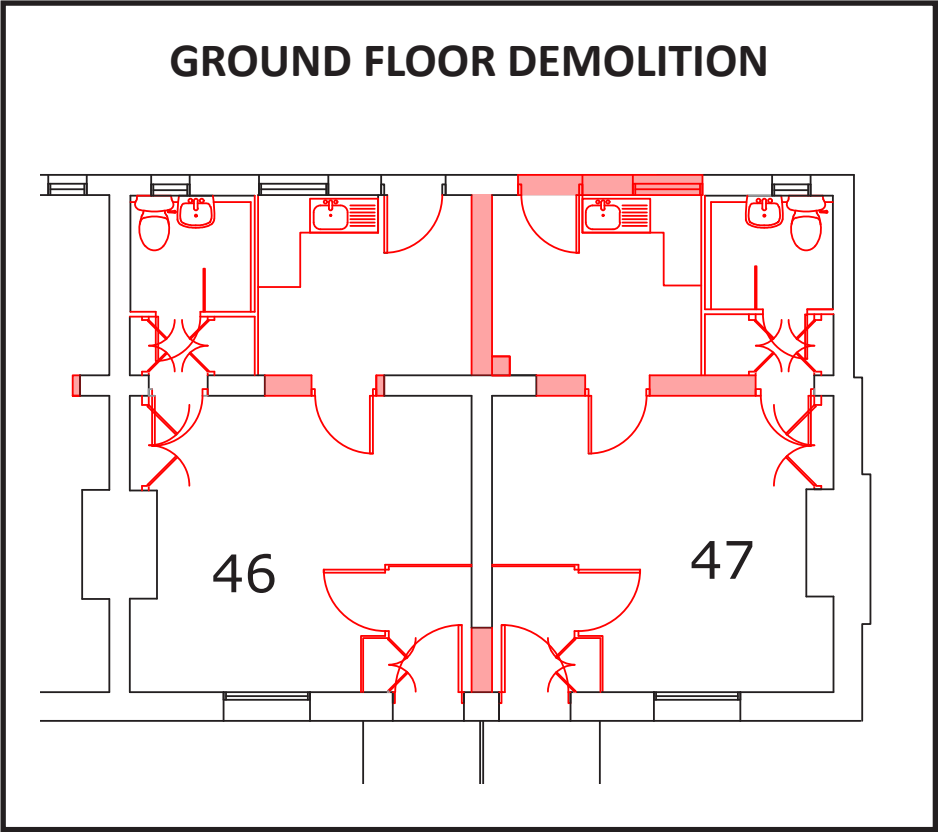
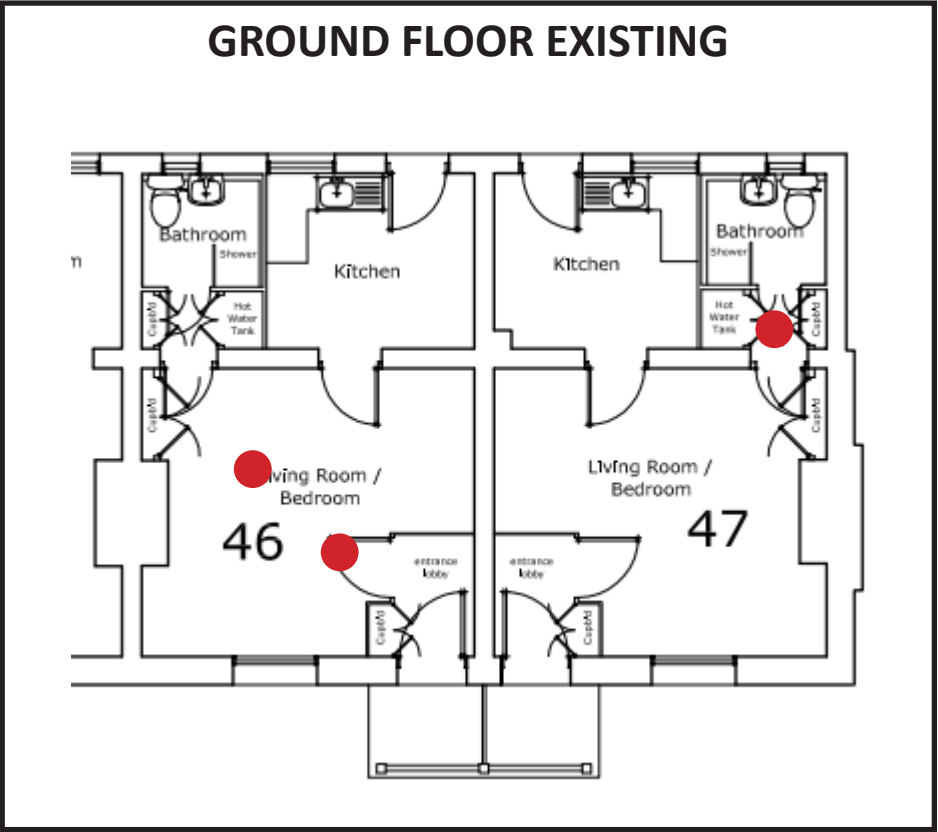
The effect of the proposals on building T

- 5.152 Internally, the proposals involve the loss of parts of the wall between the front and rear room to the left hand unit to provide an open plan living space. Some limited further opening would make a significant improvement to the living standards. The proposals would retain a nib and downstand to maintain the memory of the wall so that the plan form can still be appreciated. Within the lean to structure, the bathroom would be removed and relocated along the party wall to provide a more efficient layout of the space. Part of the rear elevation would be removed to allow for the insertion of new sliding doors to improve the links between the house and its garden. The window and door to the rear are in an acceptable condition but their removal would allow a significant improvement in the quality of the living accommodation.
- 5.153 A new stair will be added between ground and first floor. This would be located in the same place as the original stair which was removed as part of the 1980s works. This would reinstate the historic pattern of circulation around the property and would therefore enhance the significance of the listed building. Three openings in the party wall would be blocked up with the creation of a new opening to allow for the stair to rise to the first floor.
- 5.154 Modern partitions will also be removed in the left hand side of the first floor flat. A new opening would be created in the party wall but this would replace existing opening. This will be a significant improvement over the existing situation as the divisions between properties will be reinstated, improving the ability to appreciate the original plan form of the property. A new bathroom will also be inserted. The corridor providing access to the first floor flats elsewhere in the Almshouses would be removed which would reinstate the historic plan form.
- 5.155 Whilst there may be some loss of historic fabric through the loss of fabric at ground floor, this is considered to be of limited impact given that nibs and downstand will be retained to allow the appreciation of the historic location of the wall between the front room and the lean to structure. To the rear elevation, the loss of fabric is necessary to improve the quality of accommodation. This is noteworthy as the existing accommodation is below the Mayor's standards and does require upgrading to allow for the delivery of the wider aspirations of the project to deliver the significant improvements to the listed buildings. The closure of the opening between the two units at first floor will also enhance significance by reinstating the party wall and the original separation between properties.
- 5.156 Overall, and on balance, the proposals would preserve the significance of the building.

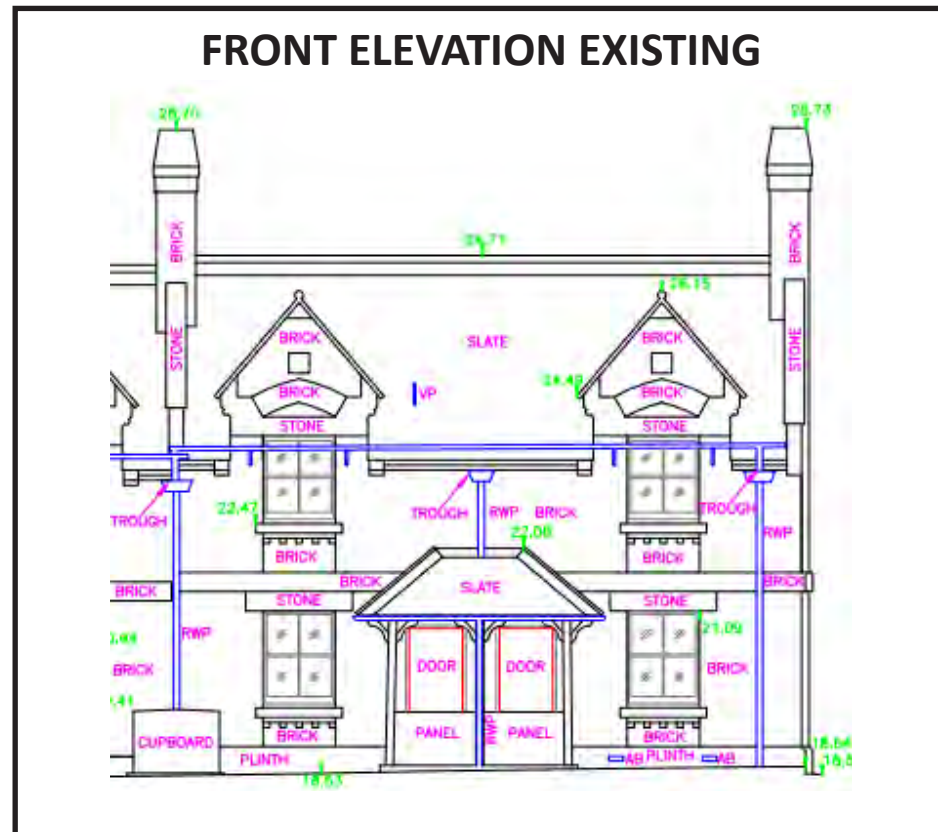
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DEMOLITION

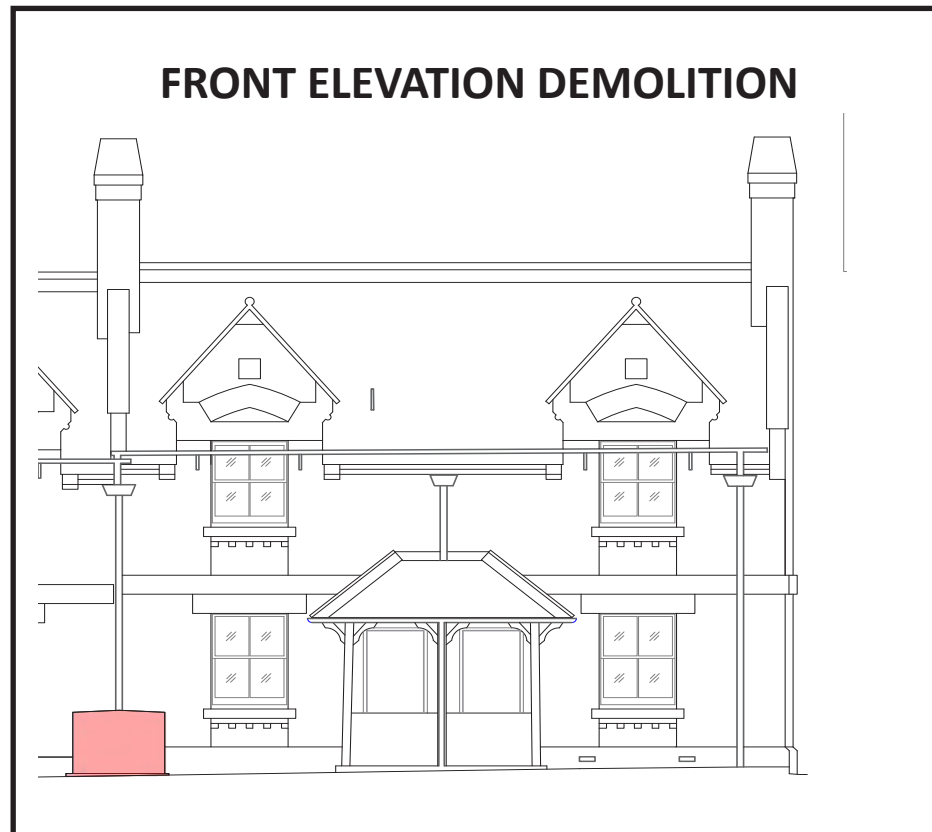
PROPOSED



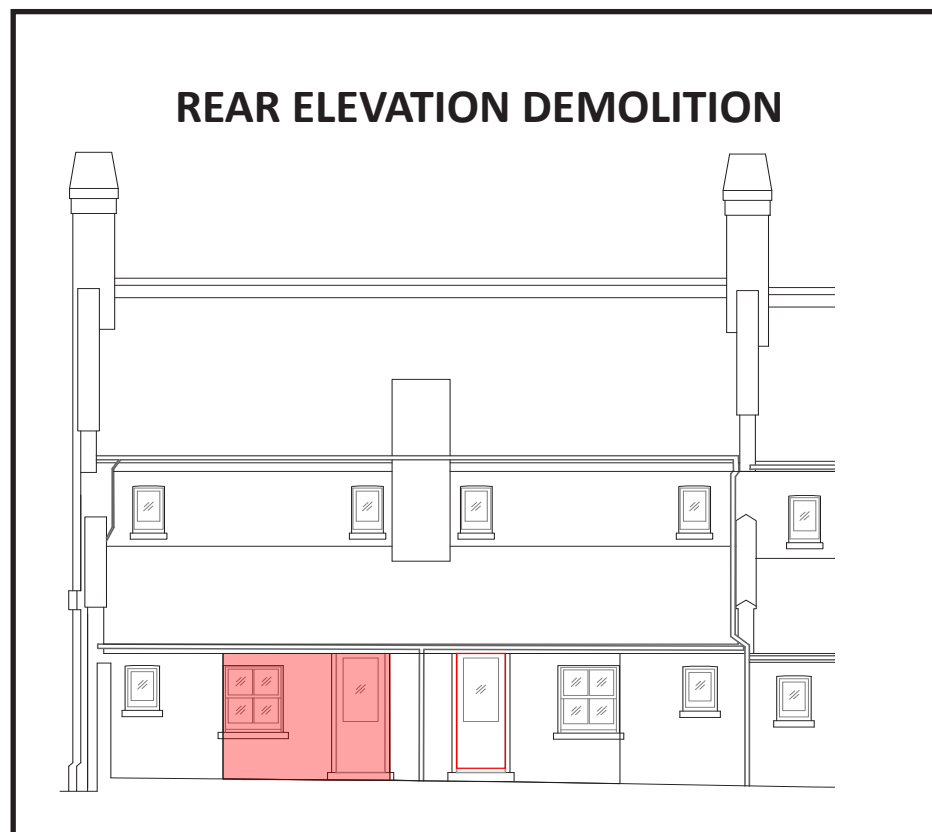
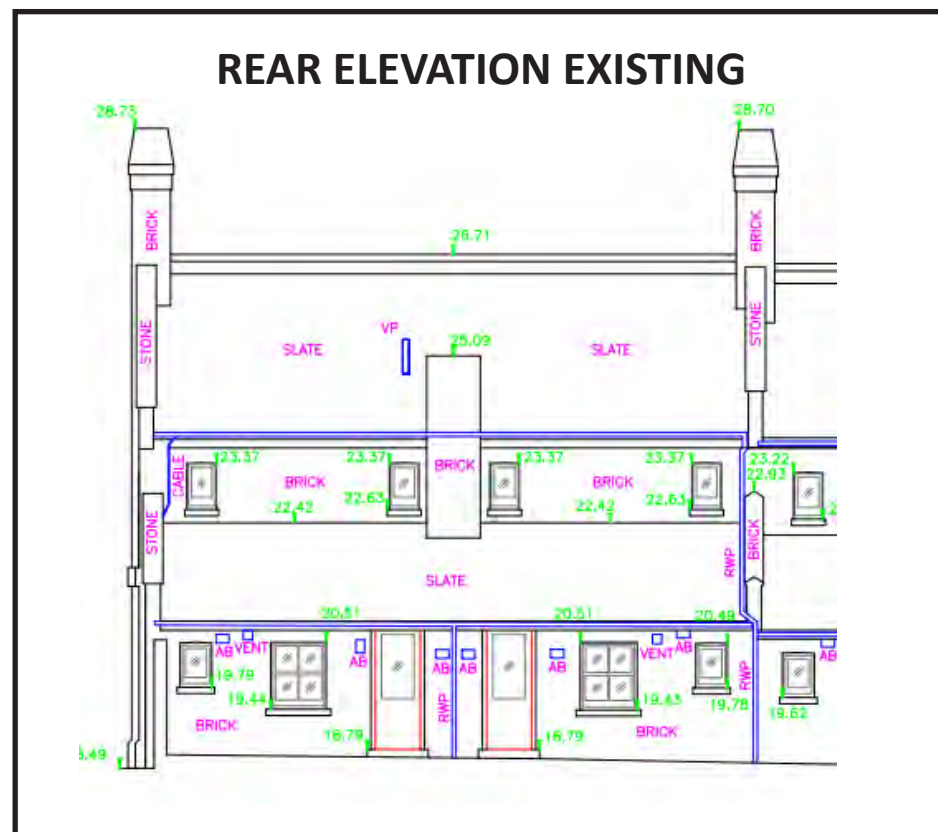
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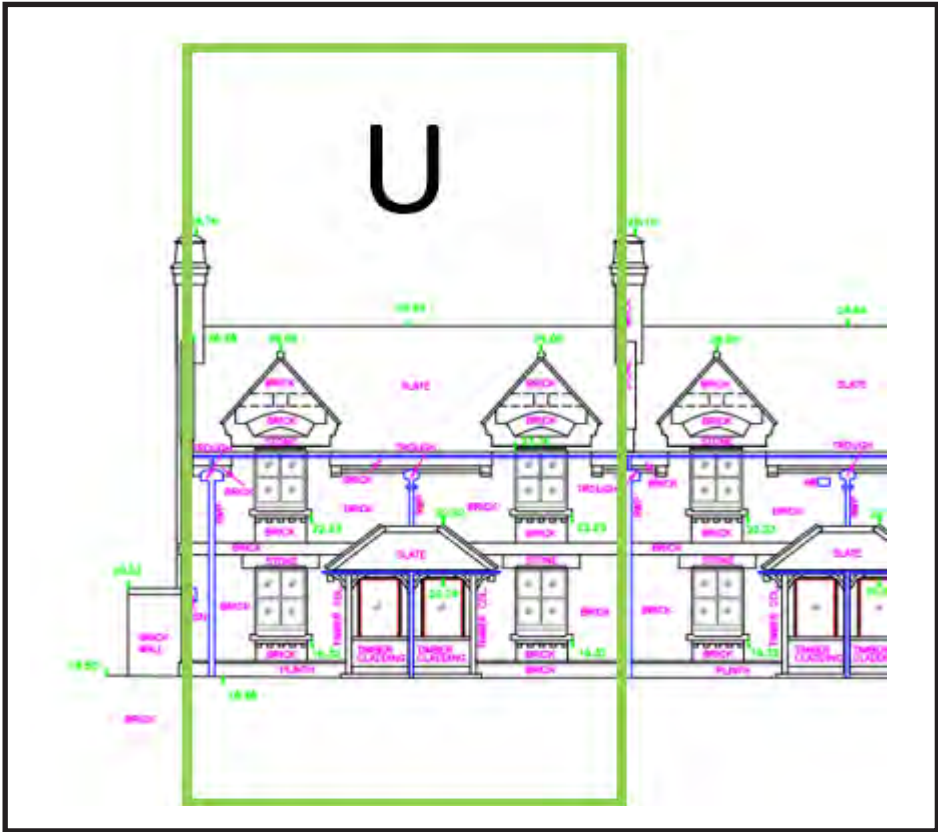
DEMOLITION



PROPOSED



BUILDING U



Significance

Building U comprises of unit 48 at ground floor level and a guest bedroom at first floor level. The guest bedroom was inaccessible at time of site visit.

Plan form

The interior has seen significant internal refurbishment which has caused a loss of plan form with the individual properties separated into ground floor and first floor flats and does not contribute to the significance of the building.

Architectural interest

The significance of building U is primarily derived from its exterior retaining historic style, design and fabric. Following refurbishment works in the 1980s, the interior was stripped of historic fabric and features and therefore exhibits a wholly modern appearance and modern finishes.

Condition Survey

Materials

Plaster boarded and painted ceilings and walls, painted timber skirting and architraves, MDF cupboard carcassing with vinyl worktops, porcelain sanitaryware.

Condition

- Finishes are dilapidated throughout and require overhaul. Existing M&E installations are dated - we anticipated rewiring will be required to bring up to modern standards.



U-48

U-48

U-48

U-48

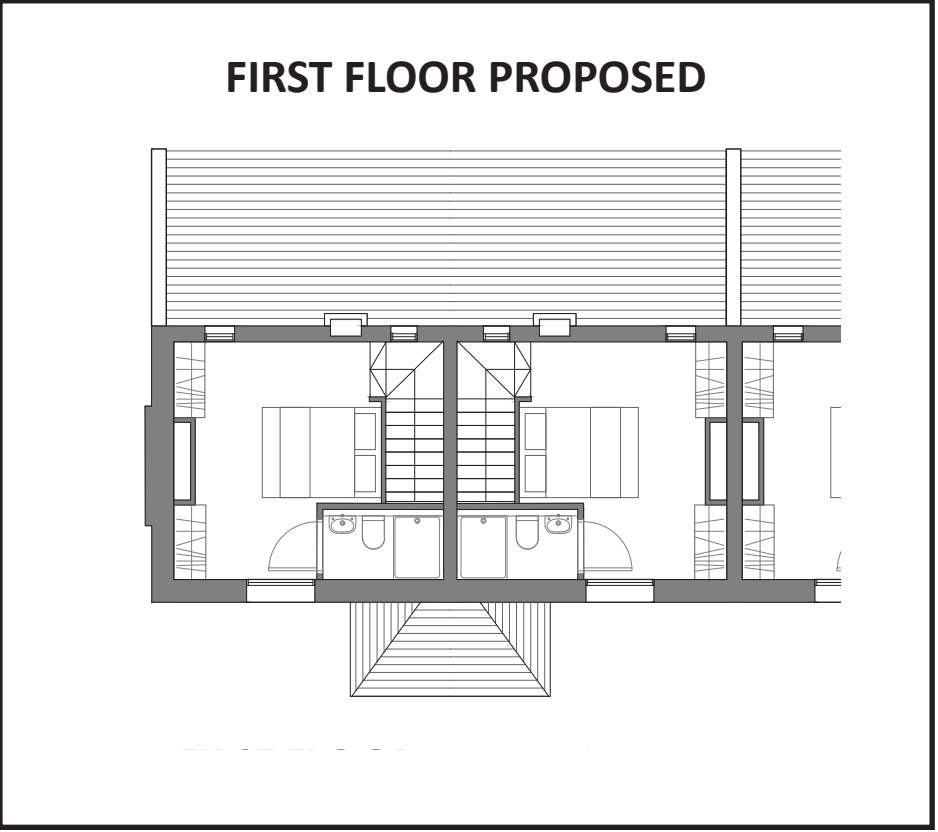
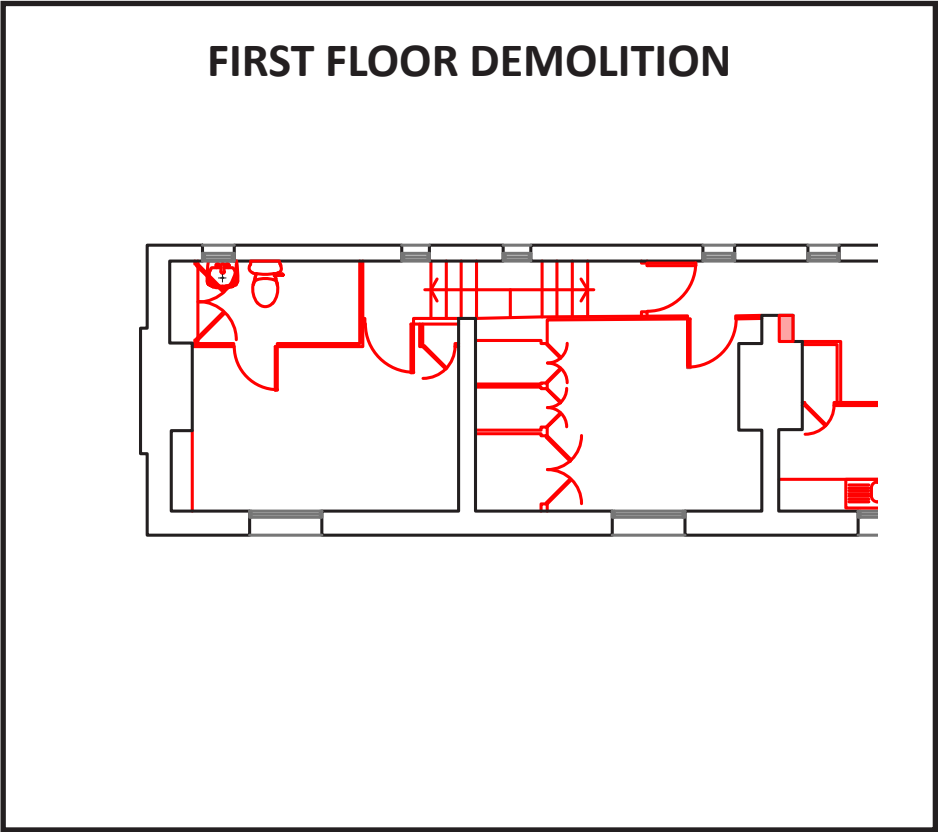
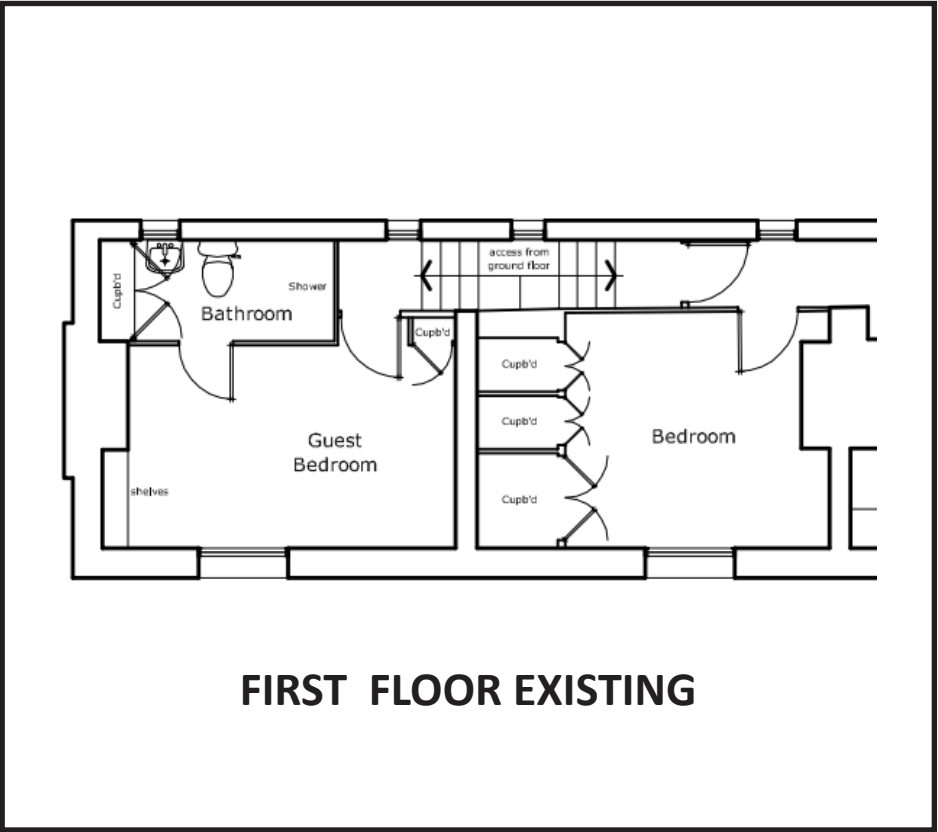
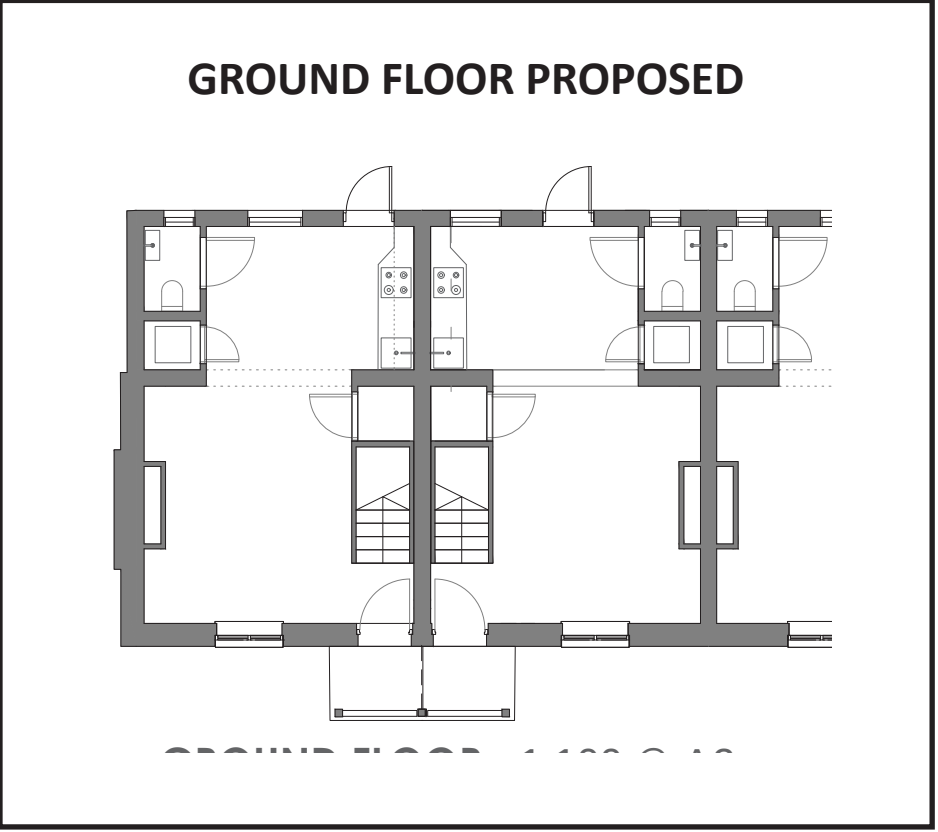
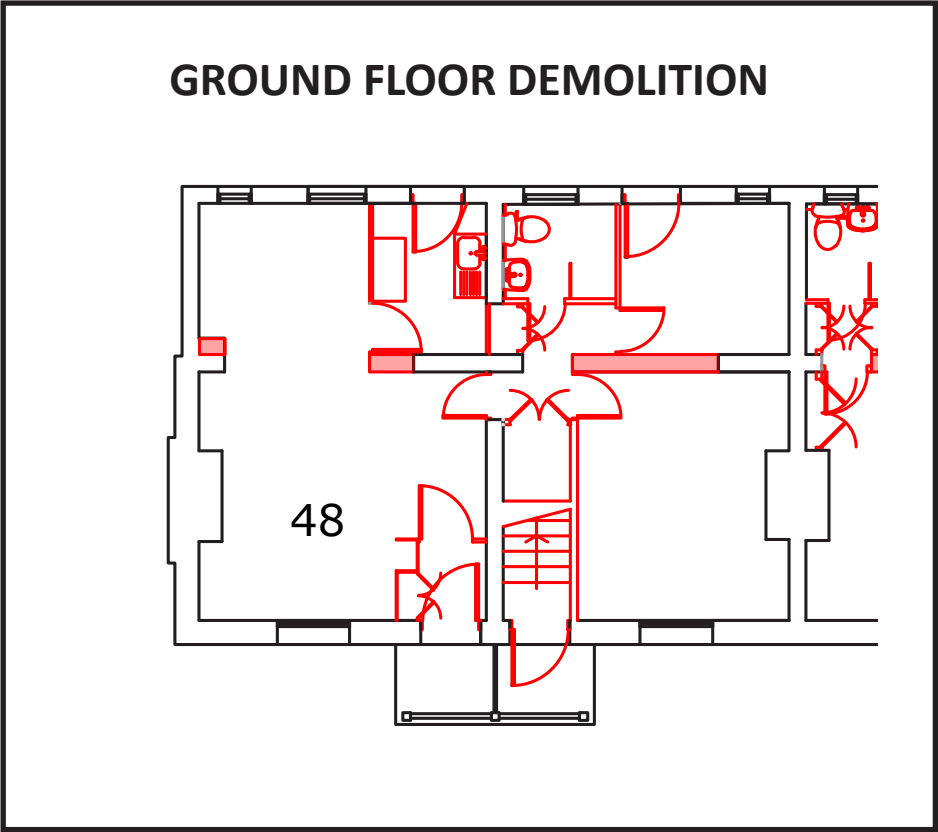
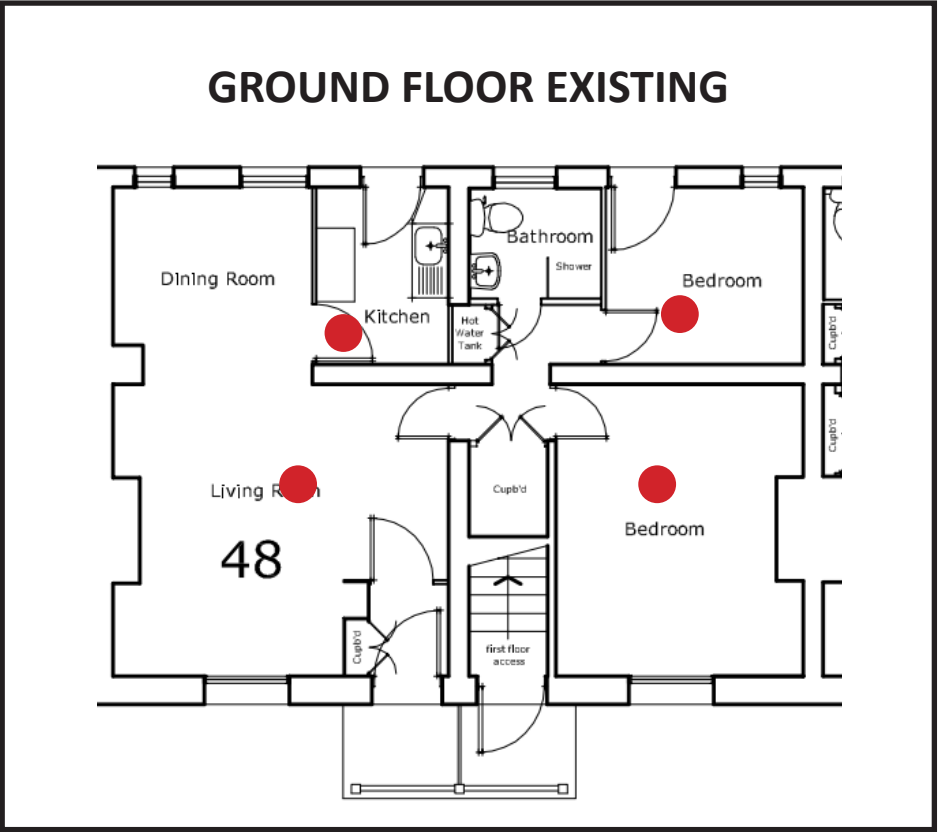
The effect of the proposals on building U

- 5.157 The proposed works will provide two separate dwellings to reinstate the historic layout of the properties. The openings in the party walls would also be blocked up to reverse the changes undertaken in the 1980s.
- 5.158 Internally, the proposals involve the loss of parts of the wall between the front and rear room to provide an open plan living space. The proposals would retain a nib and downstand to maintain the memory of the wall so that the plan form can still be appreciated. Within the lean to structure, the bathroom would be removed and relocated along the party wall to provide a more efficient layout of the space. Part of the rear elevation would be removed to allow for the insertion of new sliding doors to improve the links between the house and its garden. The window and door to the rear are in an acceptable condition but their removal would allow a significant improvement in the quality of the living accommodation.
- 5.159 A new stair will be inserted to provide access to the first floor. Historic photographs show that the current arrangement where the first floor is accessed from a central stair with a corridor running along the rear of the properties dates from the 1980s and involved the loss of the original stair from ground to first floor. Indeed, historic photographs show remnants of a stair along the party wall. The proposals would reinstate the historic divisions between the properties which would better reveal and enhance their significance.
- 5.160 Modern partitions will also be removed in the right hand side of the first floor flat and the blocking up of the opening in the party wall. This will be a significant improvement over the existing situation as the divisions between properties will be reinstated, improving the ability to appreciate the original plan form of the property. A new bathroom will also be inserted.
- 5.161 Whilst there may be some loss of historic fabric through the loss of fabric at ground floor, this is considered to be of limited impact given that nibs and downstand will be retained to allow the appreciate of the historic location of the wall between the front room and the lean to structure. To the rear elevation, the loss of fabric is necessary to improve the quality of accommodation. This is noteworthy as the existing accommodation is below the Mayor's standards and does require upgrading to allow for the delivery of the wider aspirations of the project to deliver the significant improvements to the listed buildings. The closure of the opening between the two units at first floor will also enhance significance by reinstating the party wall and the original separation between properties.
- 5.162 Overall, the proposals, on balance, will preserve the significance of the building.

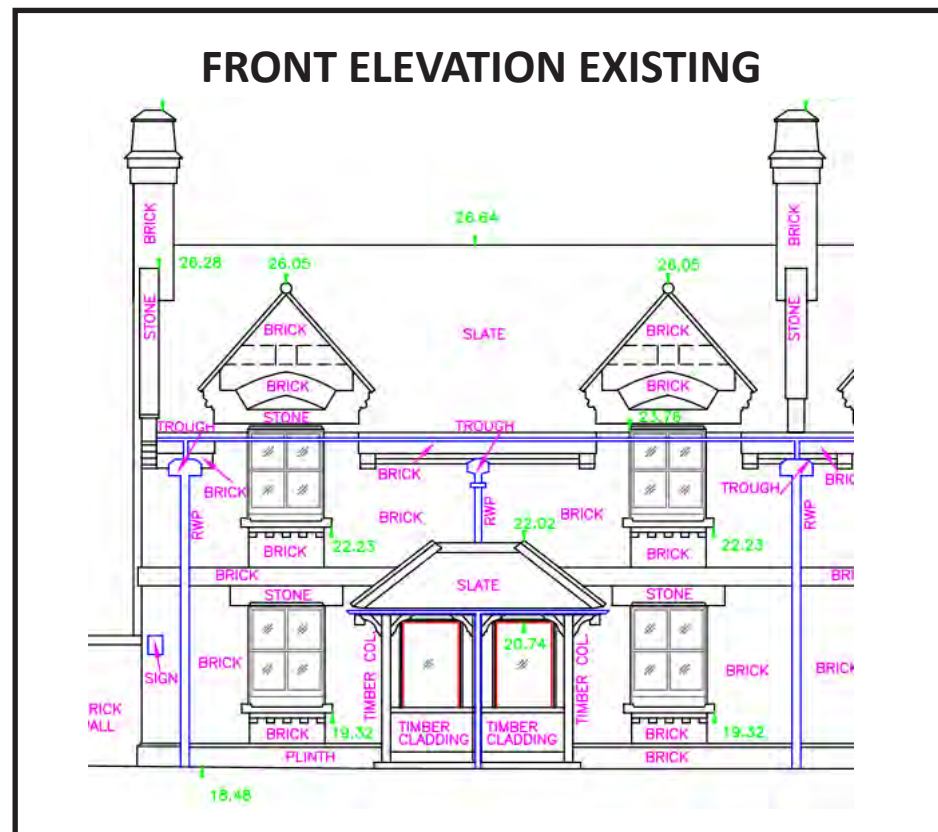
EXISTING

DEMOLITION

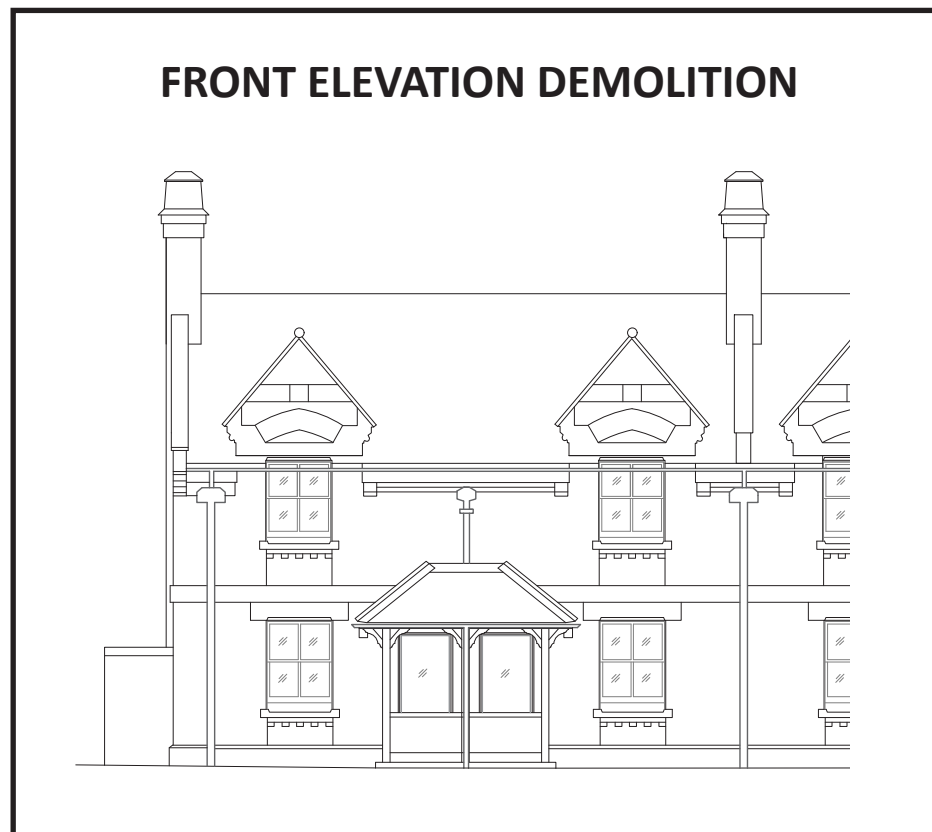
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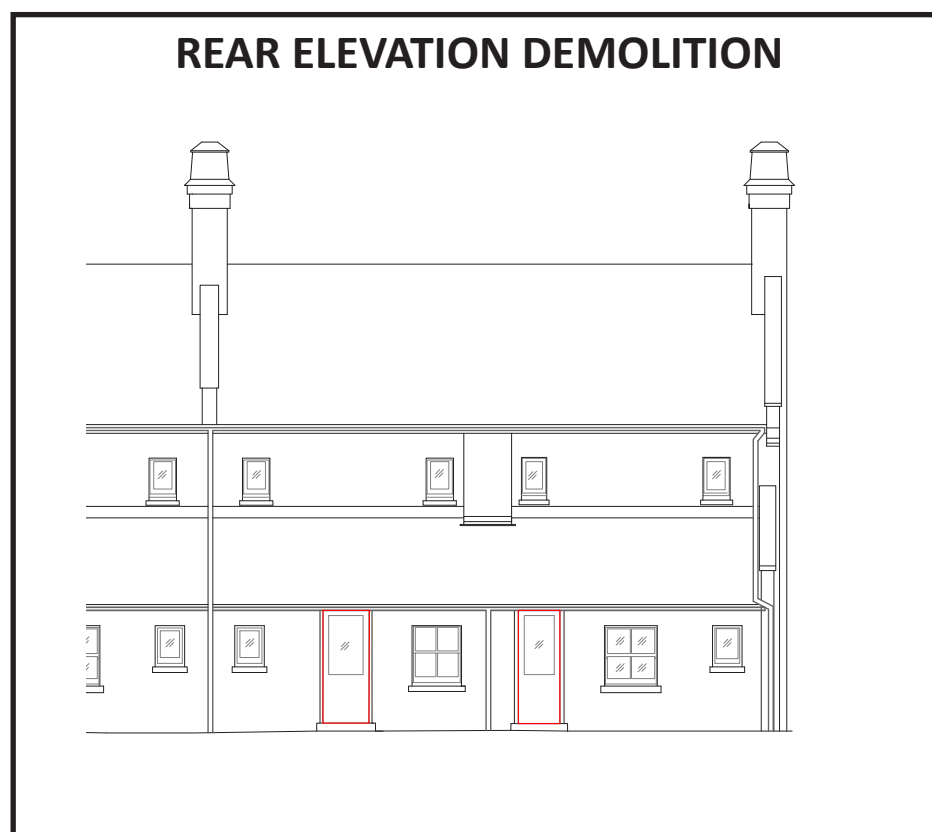
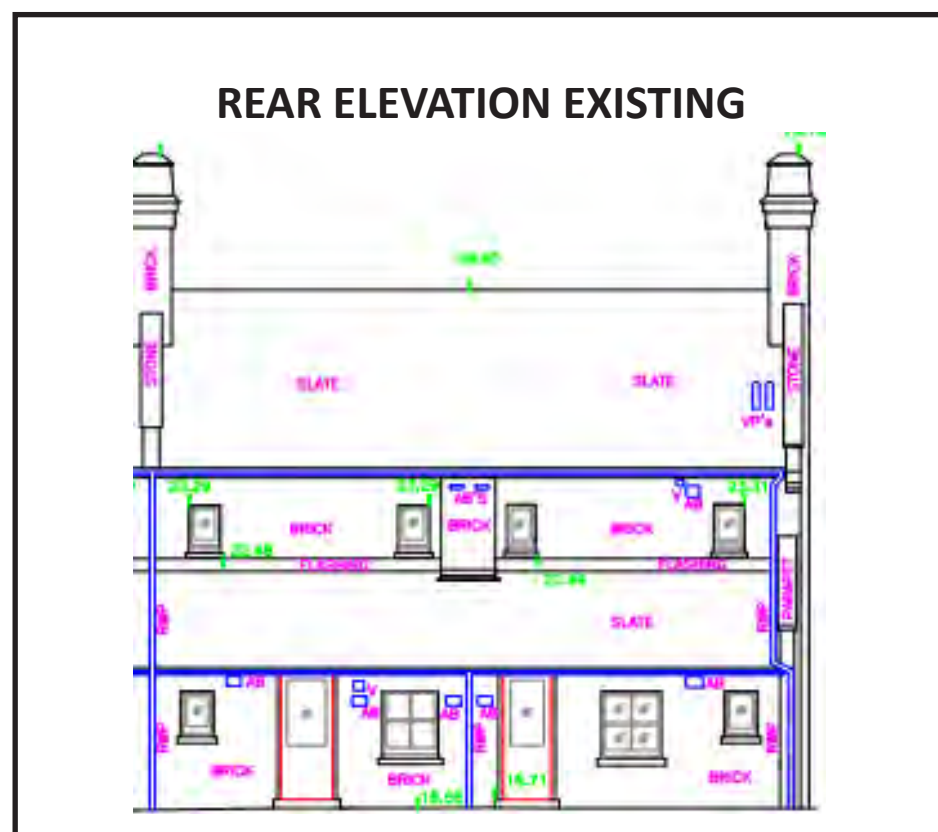
EXISTING



DEMOLITION



PROPOSED



BUILDING V



Significance

Building V comprises of units 50 and 51 at ground floor level and unit 49 at first floor level.

Plan form

The interior has seen significant internal refurbishment which has caused a loss of plan form with the individual properties separated into ground floor and first floor flats and does not contribute to the significance of the building.

Architectural interest

The significance of building V is primarily derived from its exterior retaining historic style, design and fabric. Following refurbishment works in the 1980s, the interior was stripped of historic fabric and features and therefore exhibits a wholly modern appearance and modern finishes.

Condition Survey

Materials

Plaster boarded and painted ceilings and walls, painted timber skirting and architraves, MDF cupboard carcassing with vinyl worktops, porcelain sanitaryware.

Condition

- Finishes are dilapidated throughout and require overhaul. Existing M&E installations are dated - we anticipated rewiring will be required to bring up to modern standards.
- Significant damp staining within reception due to plumbing leaks within unit 50.
- Evidence of active plumbing leak within bathroom of unit 50.
- Plaster within kitchen of unit 49 has partially collapsed due to plumbing leak revealing joists, which appear stable albeit further investigation required.
- Further damp staining within the reception room and in the first floor corridor to unit 49.



The effect of the proposals on building V

- 5.163 The proposed works will provide two separate dwellings to reinstate the historic layout of the properties. The openings in the party walls would also be blocked up to reverse the changes undertaken in the 1980s.
- 5.164 Internally, the proposals involve the loss of parts of the wall between the front and rear room to provide an open plan living space. The proposals would retain a nib and downstand to maintain the memory of the wall so that the plan form can still be appreciated. Within the lean to structure, the bathroom would be removed and relocated along the party wall to provide a more efficient layout of the space. Part of the rear elevation would be removed to allow for the insertion of new sliding doors to improve the links between the house and its garden. The window and door to the rear are in an acceptable condition but their removal would allow a significant improvement in the quality of the living accommodation.
- 5.165 A new stair will be inserted to provide access to the first floor. Historic photographs show that the current arrangement where the first floor is accessed from a central stair with a corridor running along the rear of the properties dates from the 1980s and involved the loss of the original stair from ground to first floor. Indeed, historic photographs show remnants of a stair along the party wall. The proposals would reinstate the historic divisions between the properties which would better reveal and enhance their significance.
- 5.166 Modern partitions will also be removed in the left hand side of the first floor flat and the blocking up of the opening in the party wall. This will be a significant improvement over the existing situation as the divisions between properties will be reinstated, improving the ability to appreciate the original plan form of the property. A new bathroom will also be inserted.
- 5.167 Whilst there may be some loss of historic fabric through the loss of fabric at ground floor, this is considered to be of limited impact given that nibs and downstand will be retained to allow the appreciate of the historic location of the wall between the front room and the lean to structure. To the rear elevation, the loss of fabric is necessary to improve the quality of accommodation. This is noteworthy as the existing accommodation is below the Mayor's standards and does require upgrading to allow for the delivery of the wider aspirations of the project to deliver the significant improvements to the listed buildings. The closure of the opening between the two units at first floor will also enhance significance by reinstating the party wall and the original separation between properties.
- 5.168 In addition, the modern almshouse would be removed to reinstate the open gable end condition. At this stage, the condition of the gable end is not known and would only be uncovered following the demolition of the modern building. The gable end would be made good and refurbished

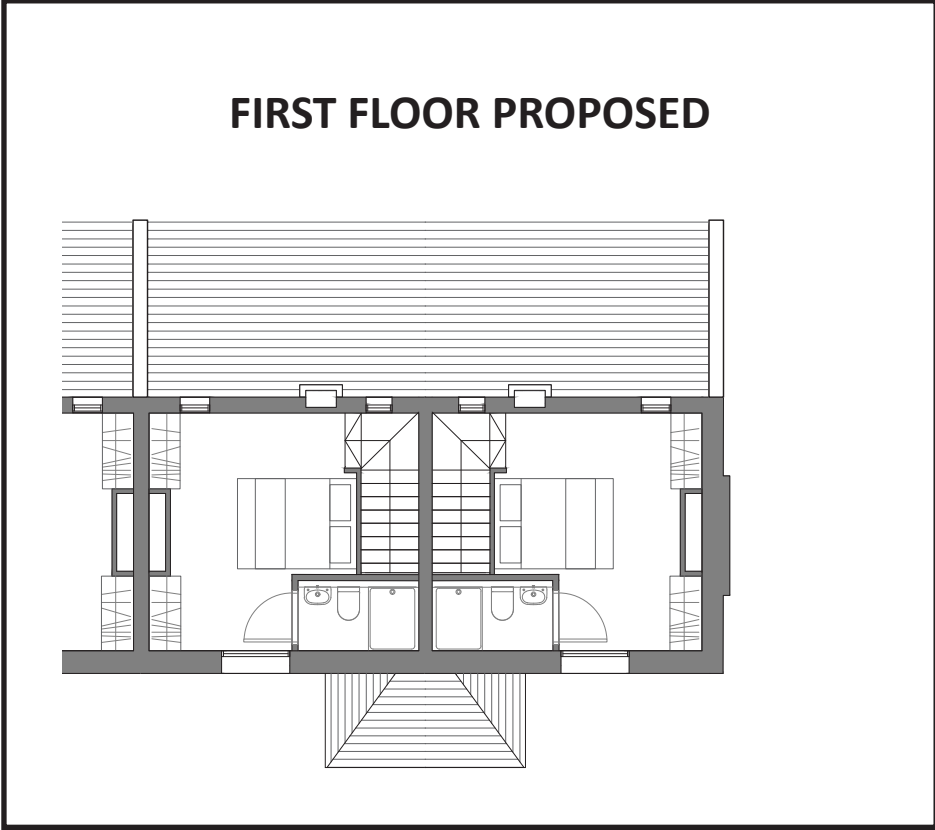
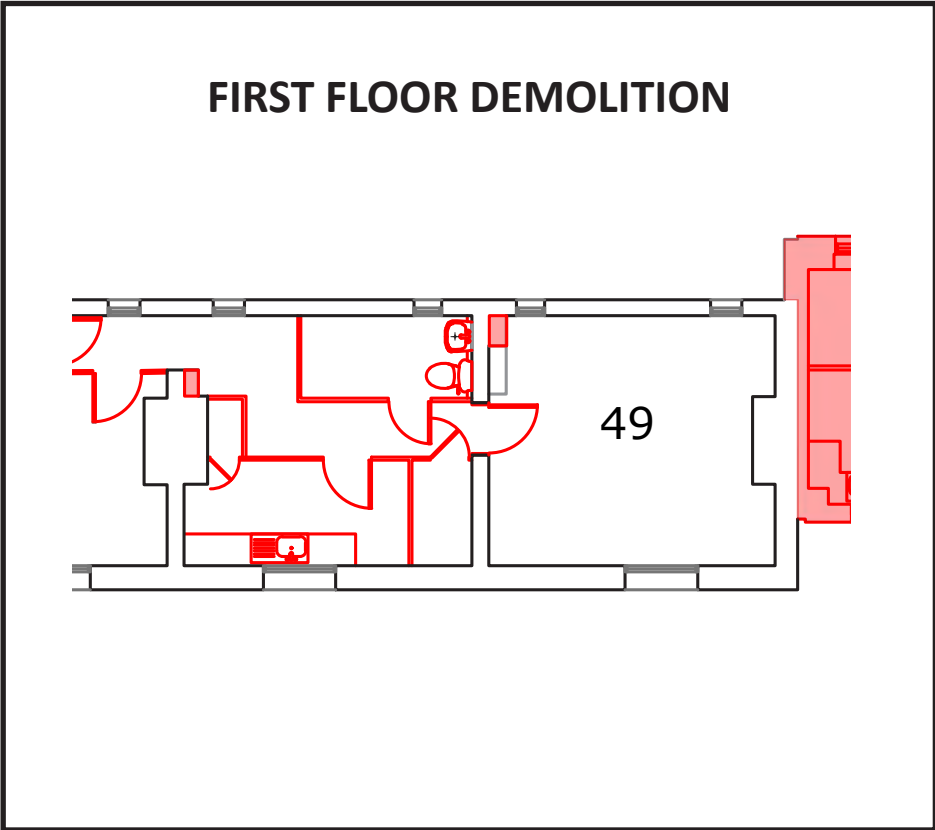
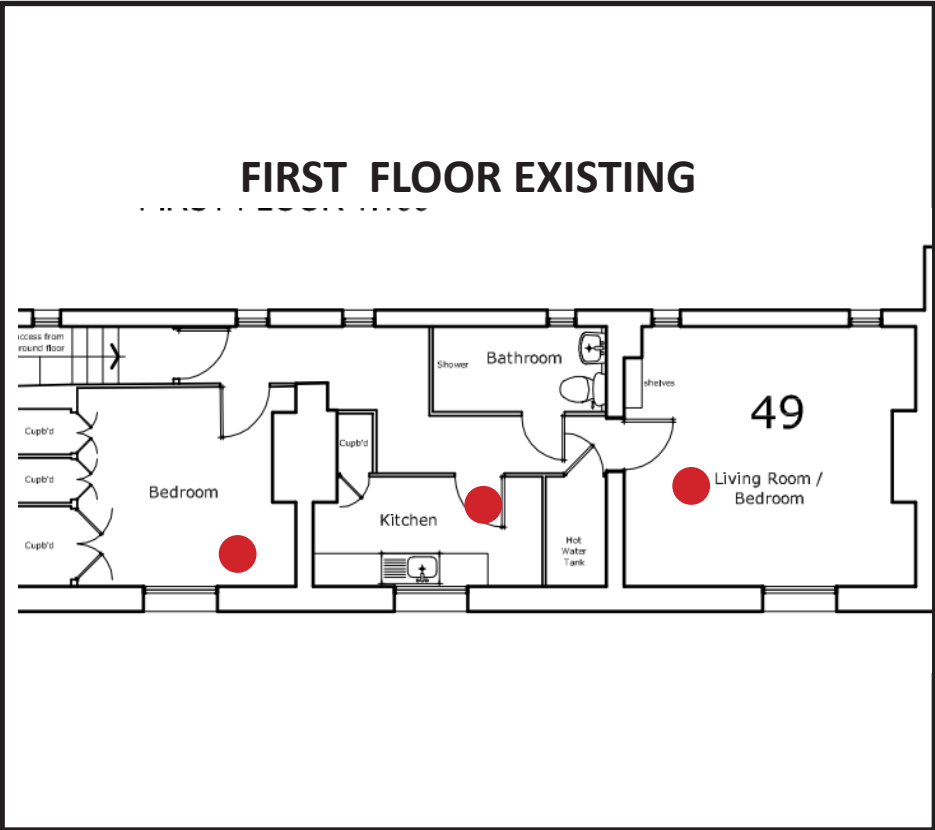
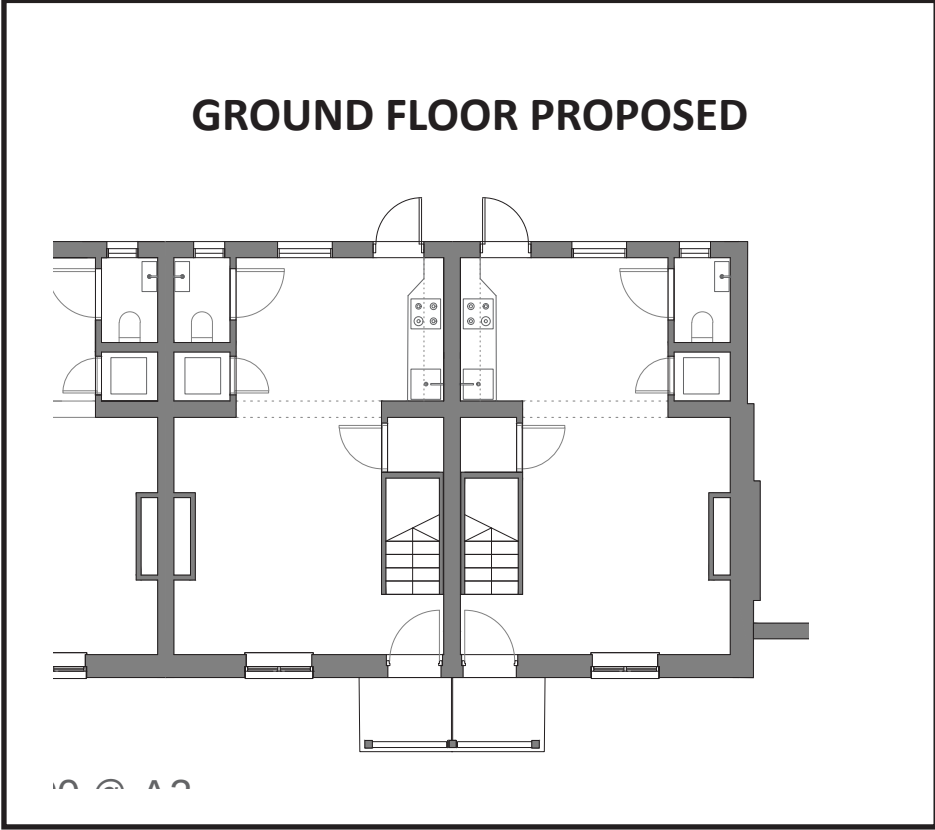
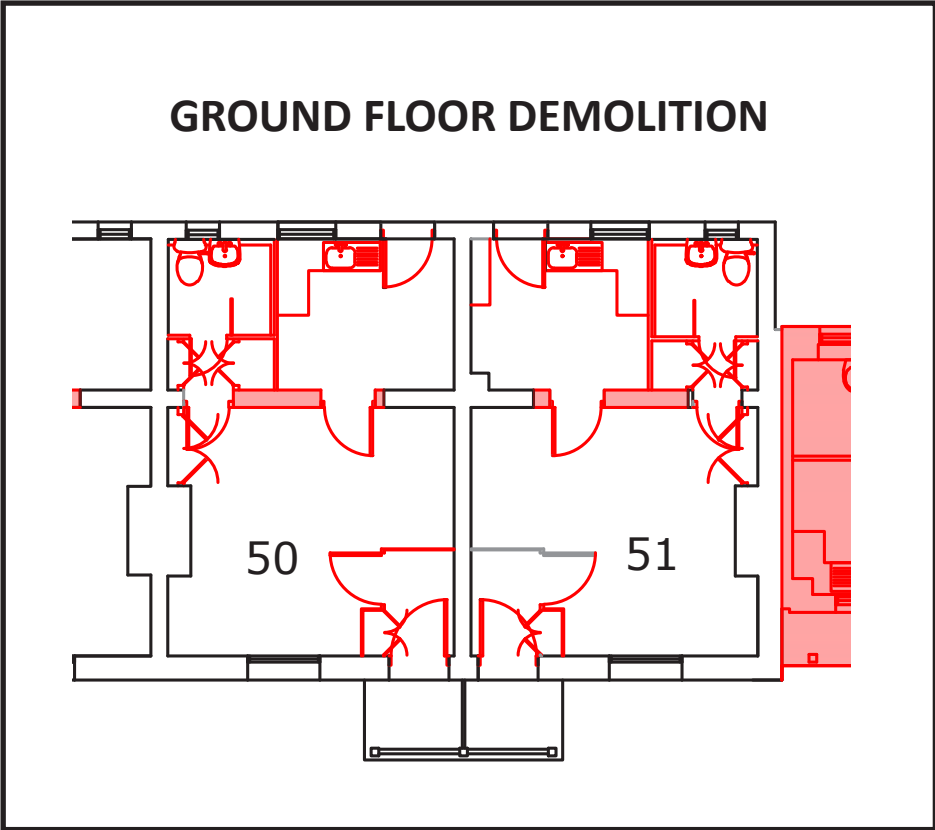
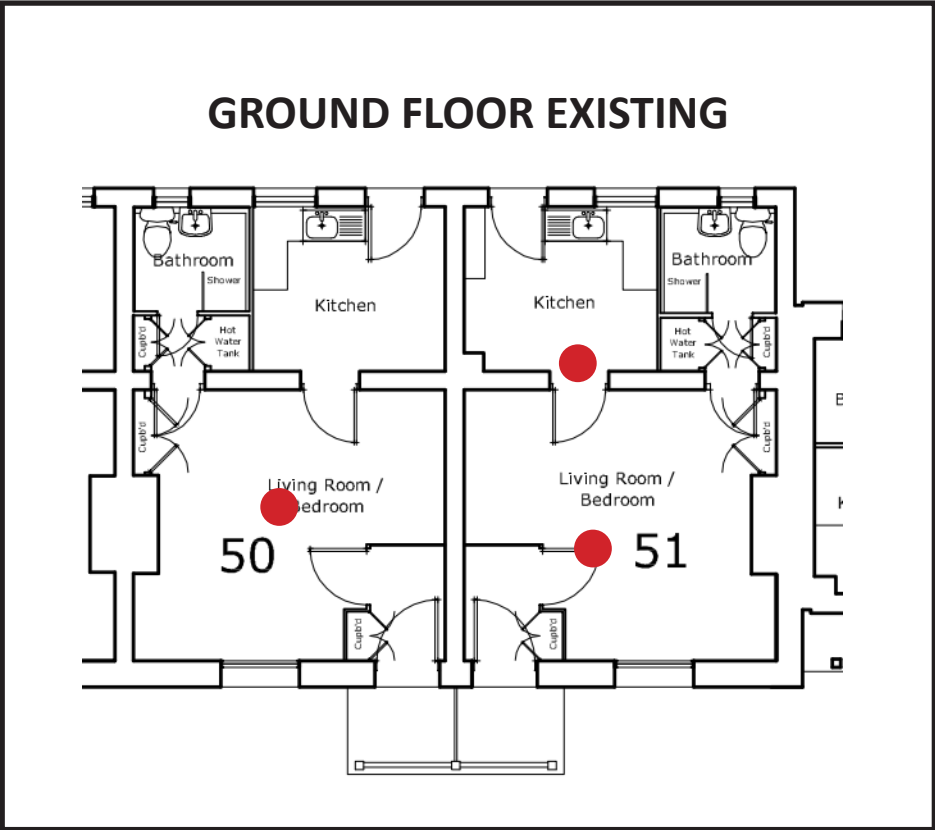
as necessary. If any documentary evidence is required to understand its original appearance, we have on site reference material being the almshouse on the opposite side of the site which has the same (uncovered) condition.

- 5.169 Overall, the proposals, on balance, will preserve the significance of the building.

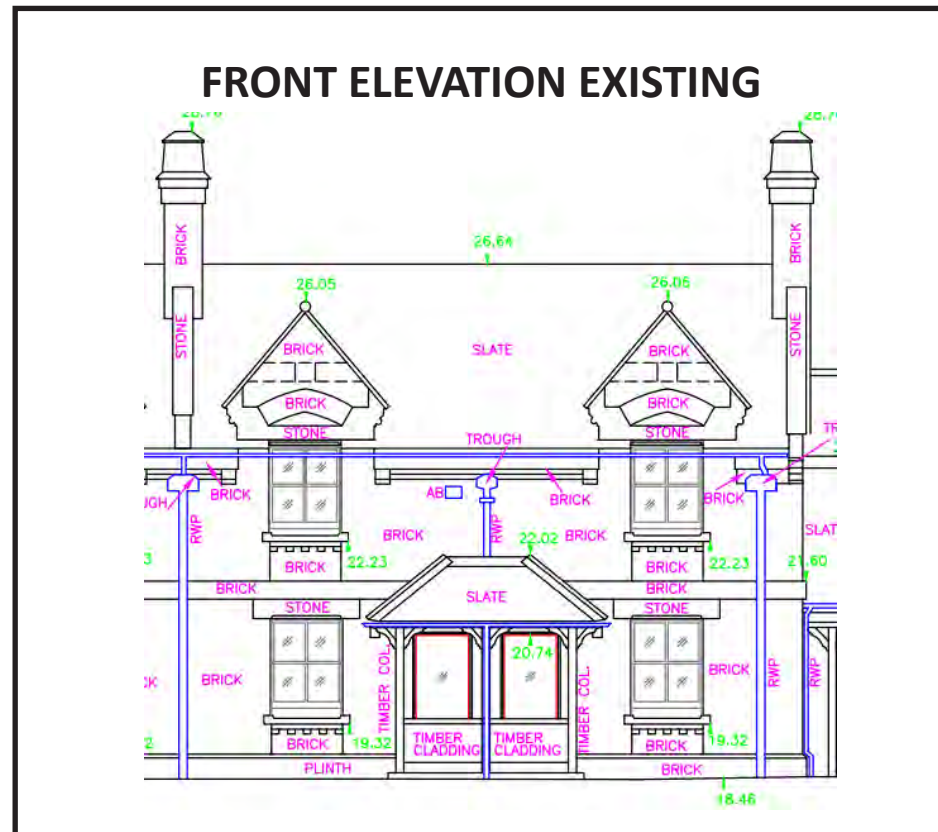
EXISTING

DEMOLITION

PROPOSED



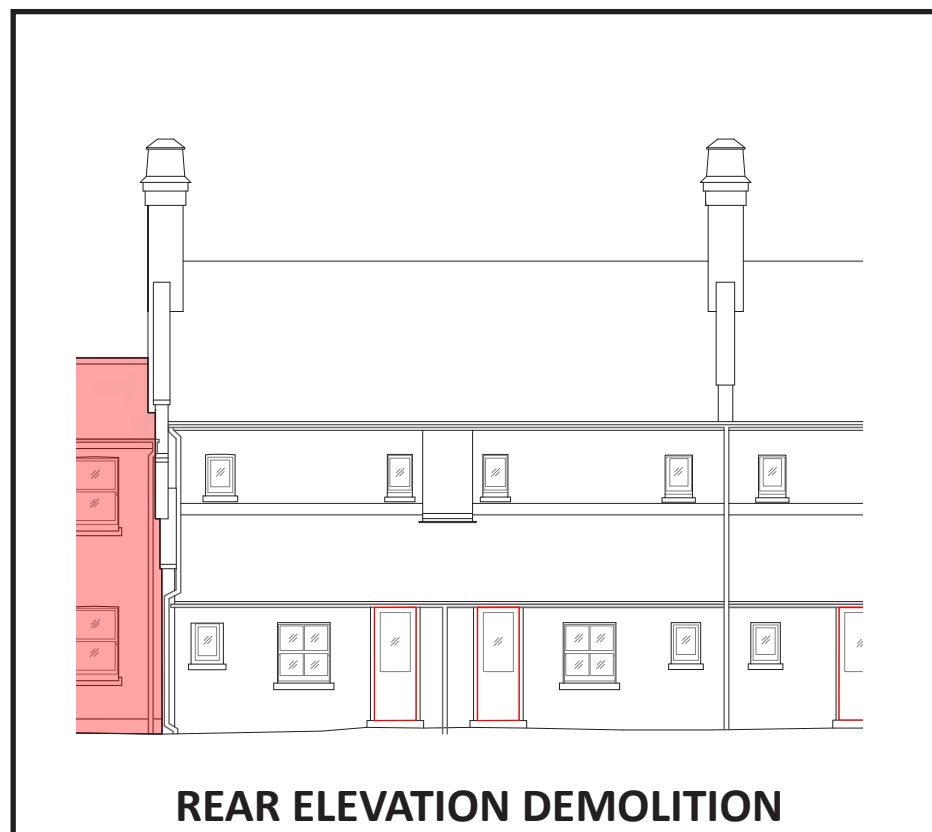
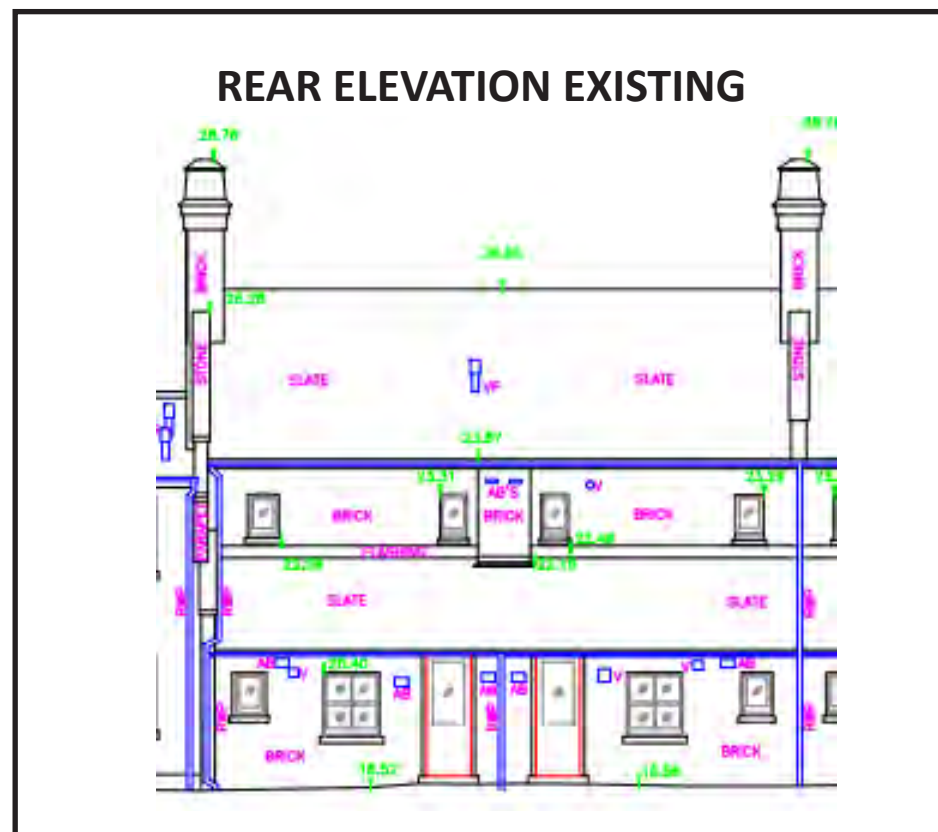
EXISTING



DEMOLITION



PROPOSED



BUILDING W



Significance

Building W comprises of unit 60 at ground floor level and unit 61 at first floor level.

Plan form

The interior has seen significant internal refurbishment which has caused a loss of plan form with the individual properties separated into ground floor and first floor flats and does not contribute to the significance of the building.

Architectural interest

The significance of building W is primarily derived from its exterior retaining historic style, design and fabric. Following refurbishment works in the 1980s, the interior was stripped of historic fabric and features and therefore exhibits a wholly modern appearance and modern finishes.

Condition Survey

Materials

Plaster boarded and painted ceilings and walls, painted timber skirting and architraves, MDF cupboard carcassing with vinyl worktops, porcelain sanitaryware.

Condition

- Finishes are dilapidated throughout and require overhaul. Existing M&E installations are dated - we anticipated rewiring will be required to bring up to modern standards.
- At ground level, damp staining around front door and flank wall adjacent to stairs (unit 60).
- High level staining noted at first floor due to (historic) leaks (unit 61).
- Damp staining noted in first floor reception room around chimney stack and to walls (unit 61).



W-60



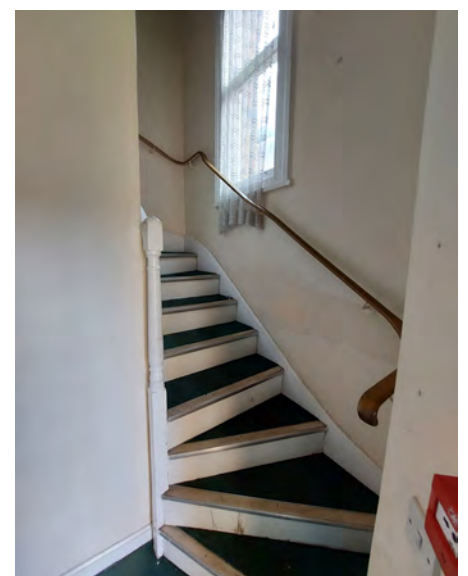
W-61



W-60



W-61



W-60

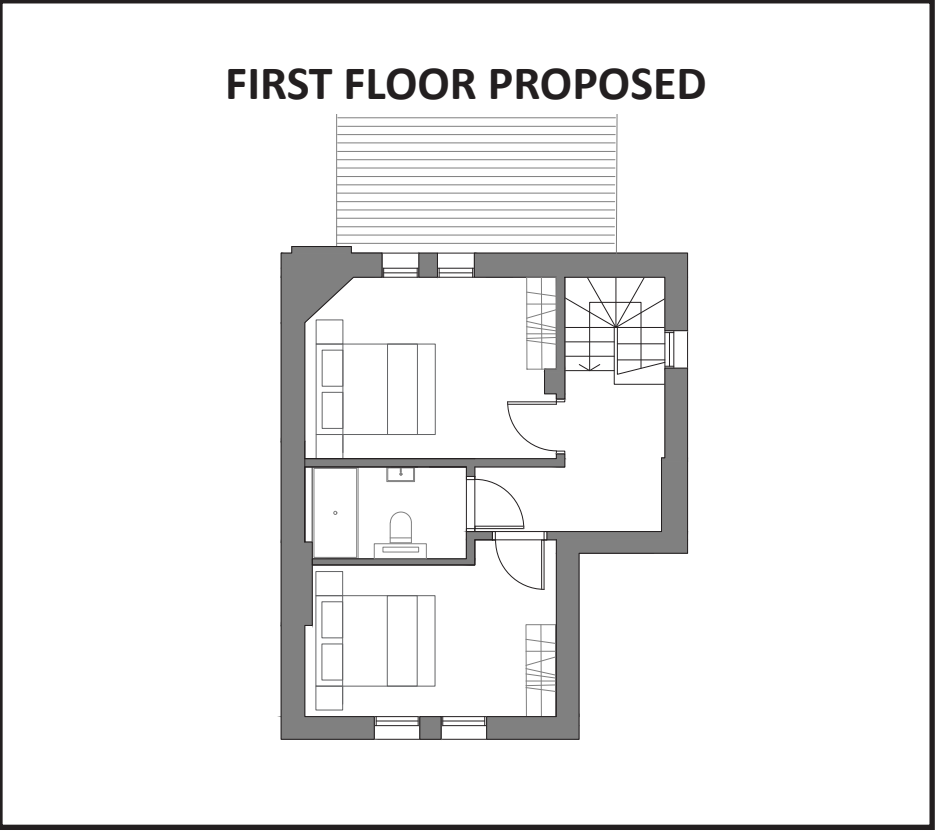
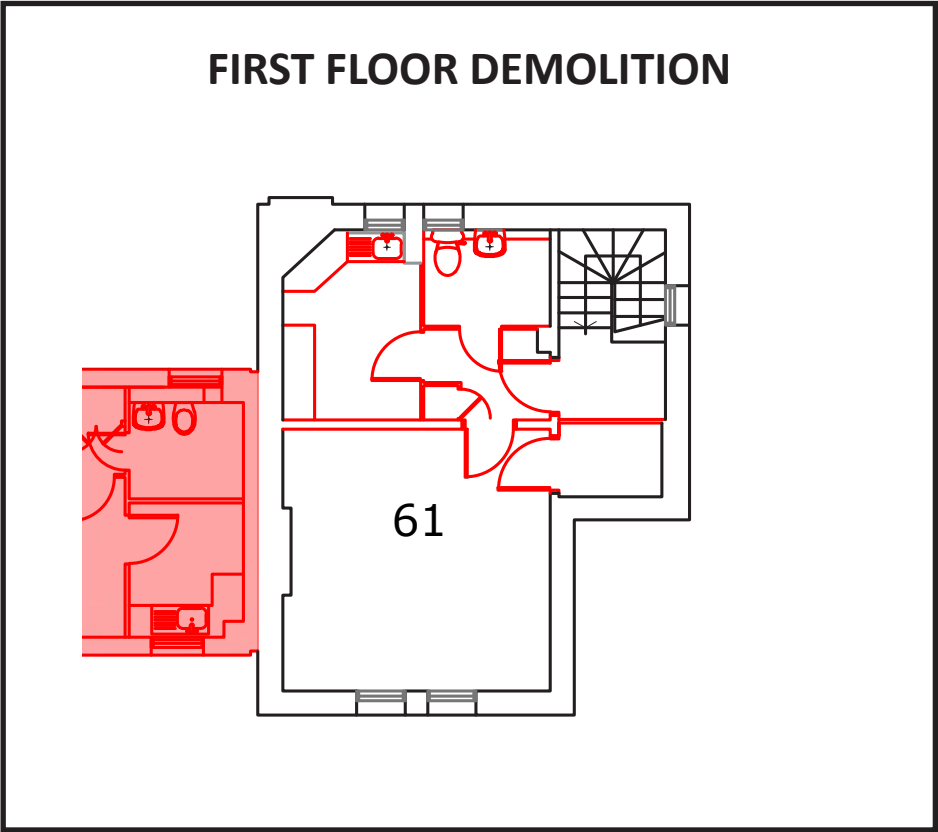
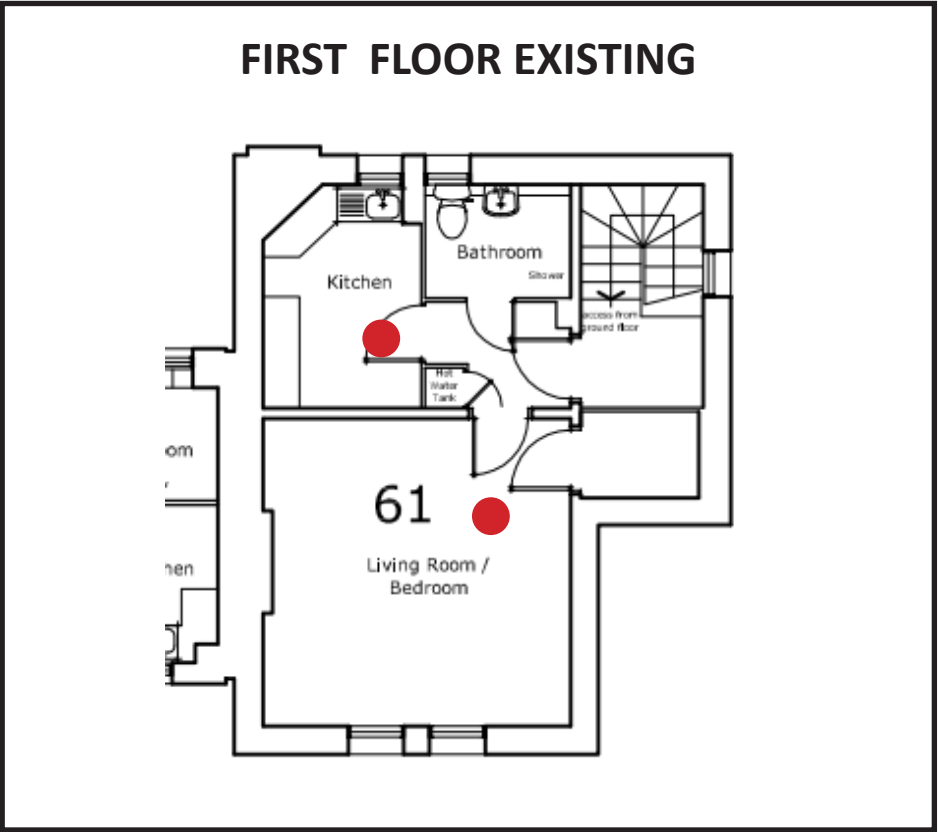
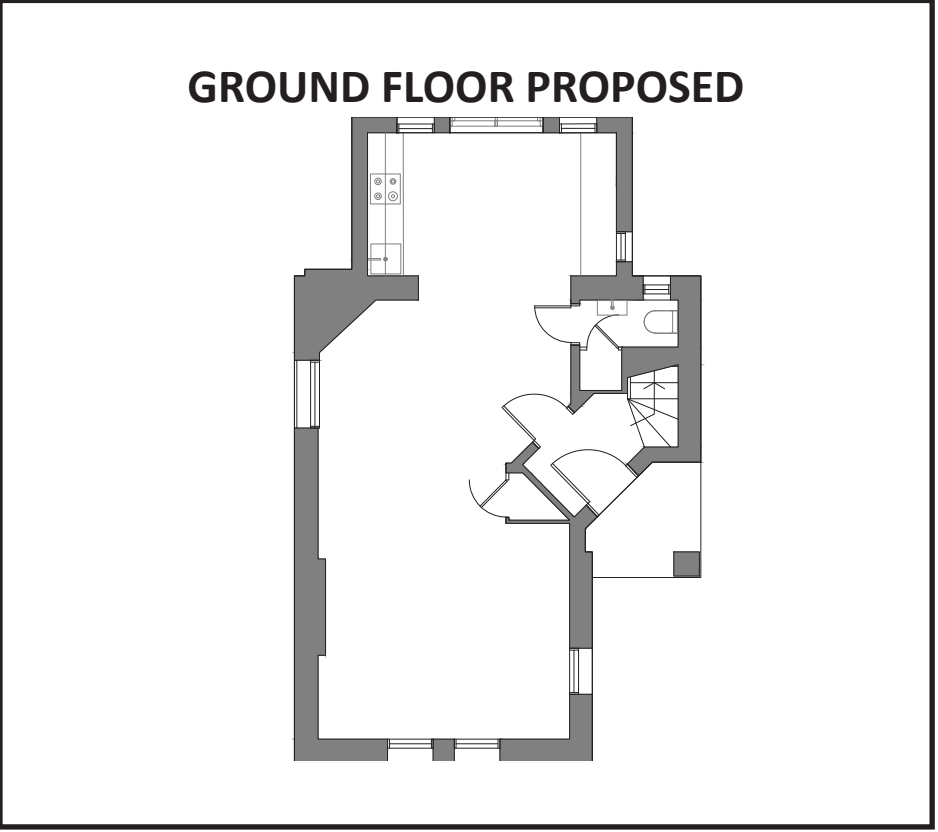
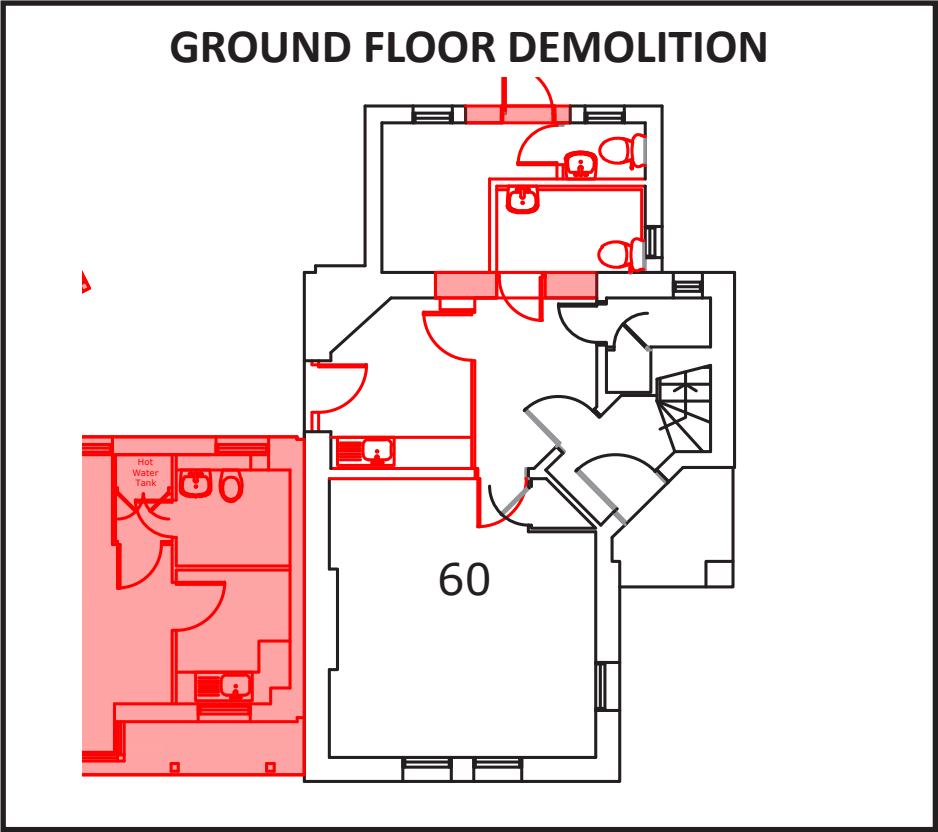
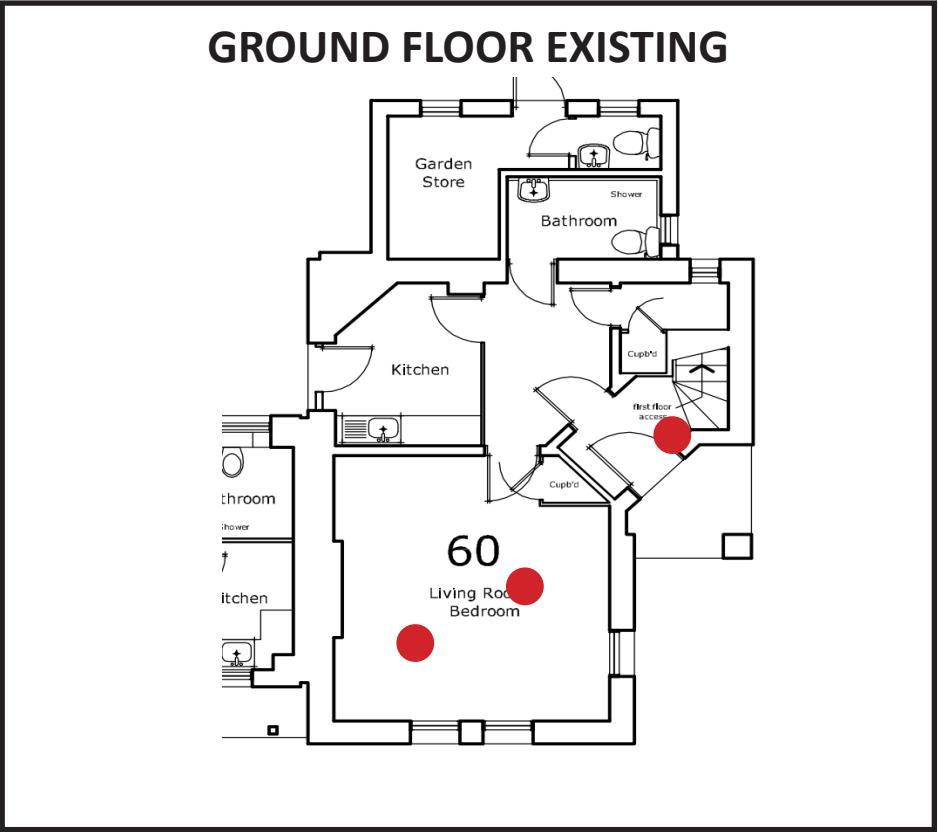
The effect of the proposals on building W

- 5.170 Building W is the former lodge which prior to the construction of the modern almshouse would have stood as an isolated element on the entrance to the site. The removal of the modern almshouse would reinstate the building in its isolated setting. The condition of the gable end will be uncovered following the demolition of the adjoining structure and its would be refurbished to reinstate its original appearance. A larger opening would also be created t the rear to allow for the insertion of sliding doors. This extension is modern and therefore does not involve the loss of any historic fabric and would be in the character of the host building.
- 5.171 The proposed development would remove modern partitions at ground floor and would create a larger opening to the modern extension to the north. This creation of the larger opening would involve some loss of fabric, but would be localised loss of fabric which would have a limited effect on significance. The entrance lobby would remain intact.
- 5.172 At first floor, there would be a reorganisation of the layout to provide two bedrooms and bathroom. The interior of the property is of limited interest and there would be no impact on the significance of the lodge.
- 5.173 Overall, the proposals would preserve the significance of the listed building.

EXISTING

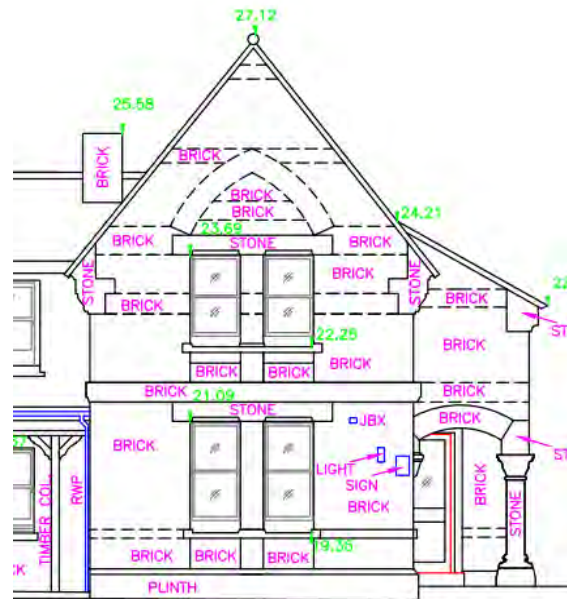
DEMOLITION

PROPOSED



EXISTING

FRONT ELEVATION EXISTING



DEMOLITION

FRONT ELEVATION DEMOLITION



PROPOSED

FRONT ELEVATION PROPOSED



REAR ELEVATION EXISTING



REAR ELEVATION DEMOLITION



REAR ELEVATION PROPOSED





Figure 5.3. View across the landscaped space to the front of the almshouses looking towards the location of the apartment building.

This is a key view looking across one of the key elements of the immediate setting of the listed buildings, forming part of how the heritage assets are experienced. As the wireline shows (with the trees removed to show maximum visibility) the apartment building would be wholly obscured from view and would not break the ridge line of the almshouse which would remain intact. The corner pavilions will be glimpsed in the view and would be subservient to the listed buildings.



Figure 5.4. View of the rear of the almshouses and the relation to the new apartment building.

This key view shows the relationship of the apartment building to the rear of the almshouses. The approach to integrating new buildings on the site continues, ensuring that the modern elements can be easily appreciated. The design influences are appreciable, being the brick colour as well as string courses.

The new build elements

- 5.23 The application proposals involve the addition of solar panels to the new build elements. These can be added in discrete locations which would not have any impact on the significance of the listed buildings or the conservation area.

The new build to the south

- 5.29 The demolition of the infill elements to the south of the listed buildings is accepted in principle and consideration must pass to the design of the replacement building and how this responds to the underlying characteristics of the listed building and the conservation area.
- 5.30 The design of the new build elements to the rear have been informed by the appearance and design of the surrounding listed buildings. Facing Bruce Grove, the proposed development will create a brick wall with landscaping behind, allowing the listed buildings to stand in isolation more, restoring some of its original setting. This important gap between the almshouse and the lodge was filled in as part of the 1970s works, and the loss of the existing building will reinstate the historic appearance of the almshouse, where the gable ends form a stop to built development. Reinstating this gable end will better reveal and enhance significance. There will be a need for some refurbishment of this end elevation following demolition, and those precise works will be determined when the condition of the end wall has been revealed.



Figure 5.5. View from the roadway looking along the Almshouse towards the corner pavilions.

The corner pavilions will be seen from a very small part of the landscaped space at the front of the almshouses. The proposal pavilions are intended to be subsidiary to the almshouses albeit clearly being informed by the surrounding listed buildings. The pavilions follow the overall approach to the site where there is a commonality of architectural language across the new build elements which ensures that they can be seen as modern additions to the site.

Whilst the corner pavilions would be visible, this will only be to ensure that the site remains legible and there is clear wayfinding to the corner blocks.

- 5.31 The replacement building, angled to create a key route to the rear of the site is a modern interpretation of the historic appearance of an almshouse. The principles of width and height is determined by following the broad appearance of the listed buildings, with the ridge height being consistent with those surrounding. The modern approach to the almshouse.
- 5.32 The accurate visual representation in figure 5.2 shows the view from Bruce Grove into the site, albeit with the boundary vegetation removed to help understand the proposals. This shows the change that will take place with the removal of the modern almshouse and how this allows for the better revealing of significance through the opening up of the gable end wall of the listed almshouse. By rotating the new almshouse by 90 degrees, this allows the key view to the entrance of the apartment to be opened up.
- 5.33 In this view, the new almshouse is clearly a modern addition to the site, the design of which has been informed by the appearance of the listed building. As a result, the new intervention is a carefully crafted piece of design which reinforces the heritage values of the