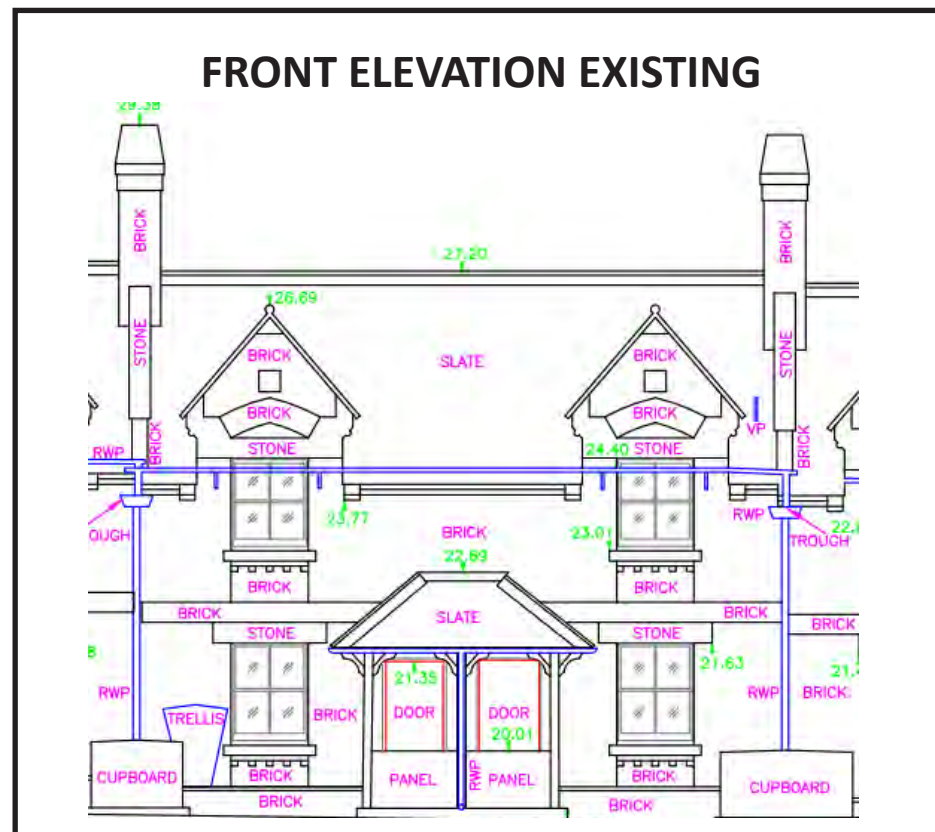
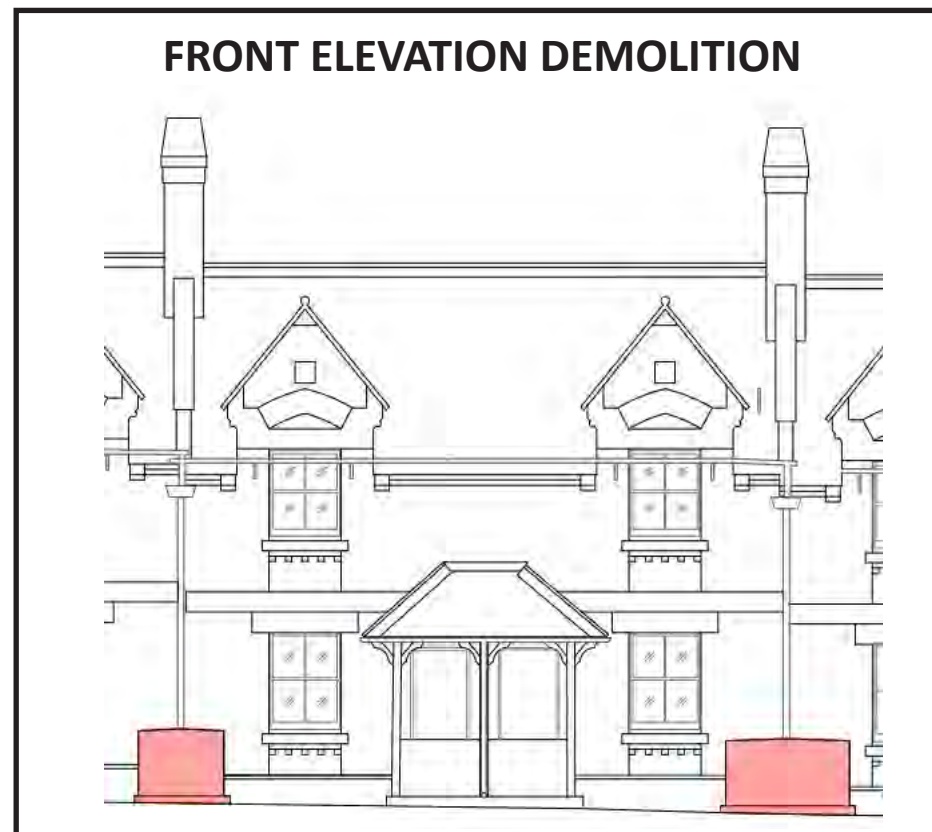


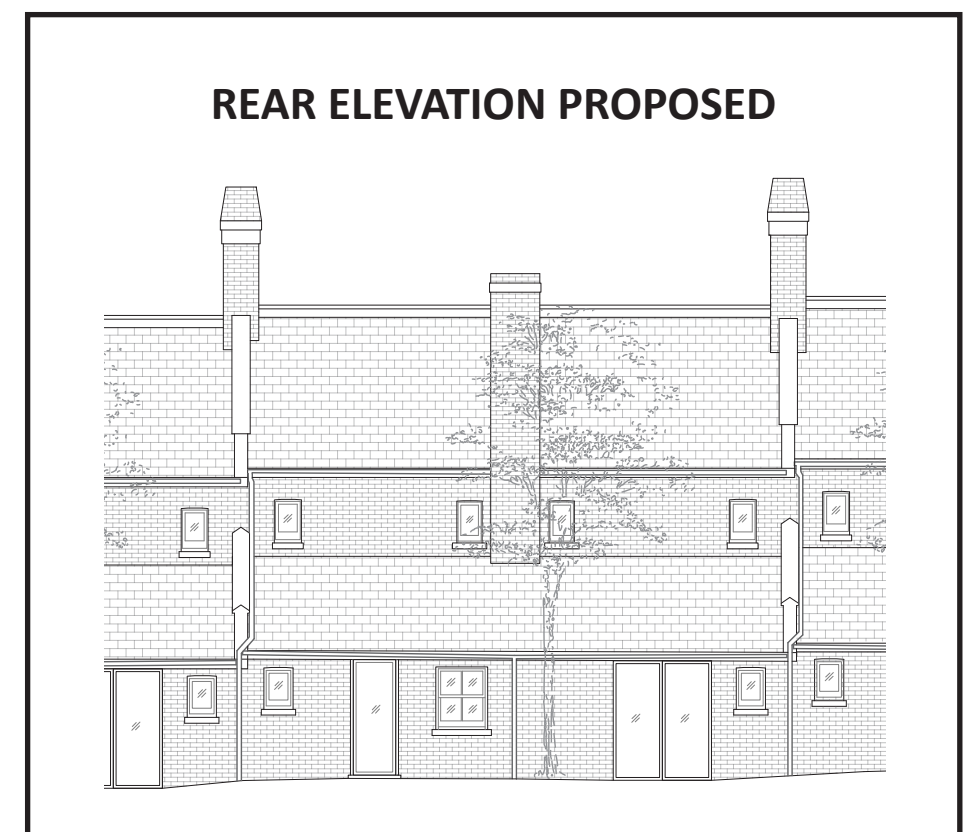
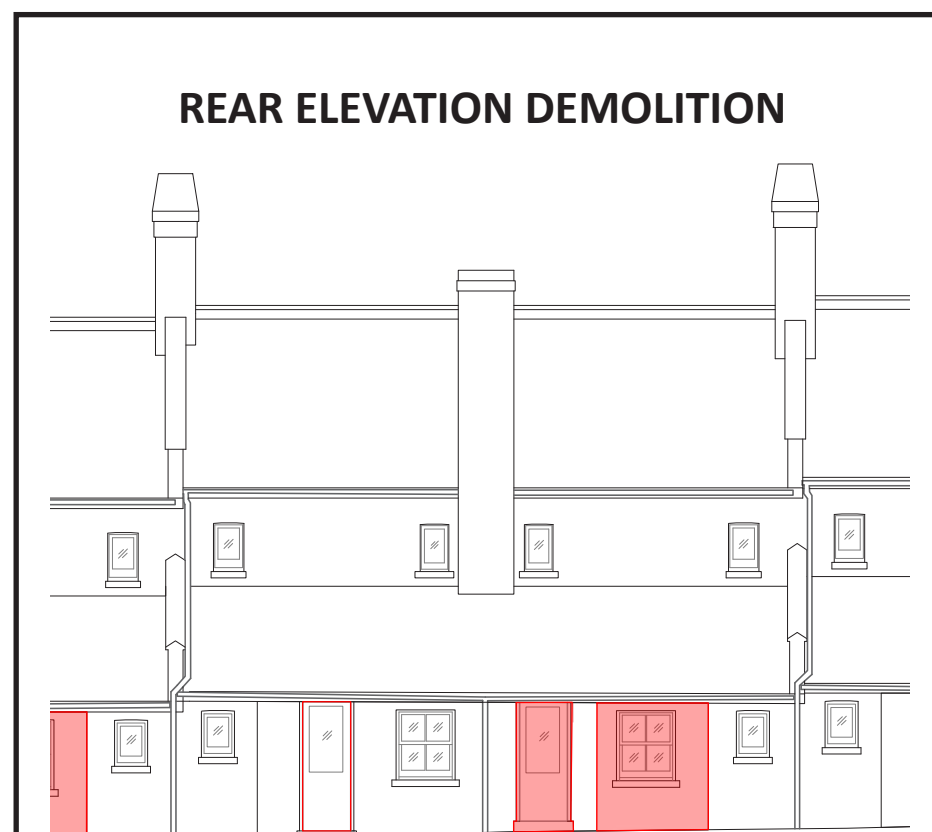
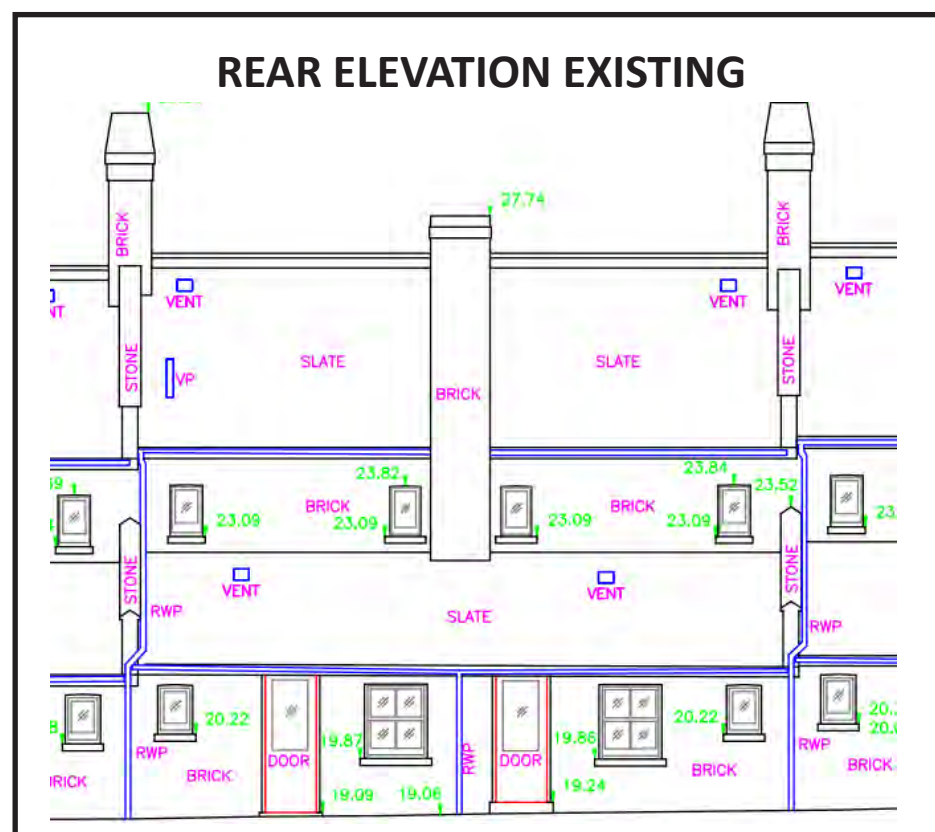
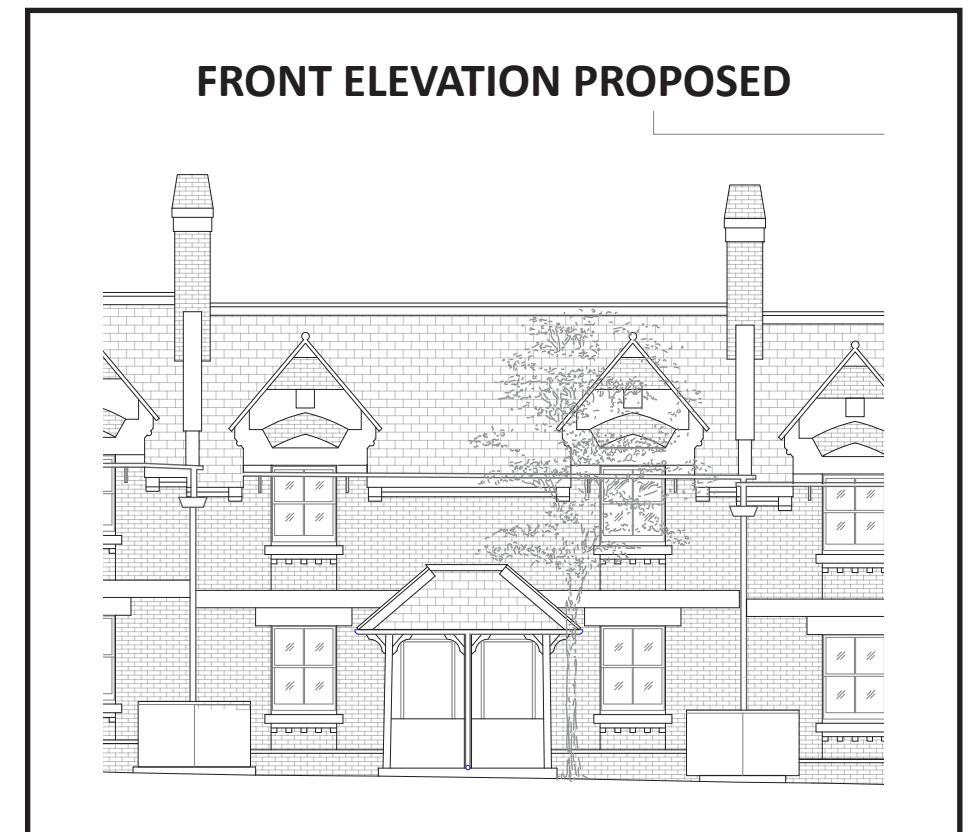
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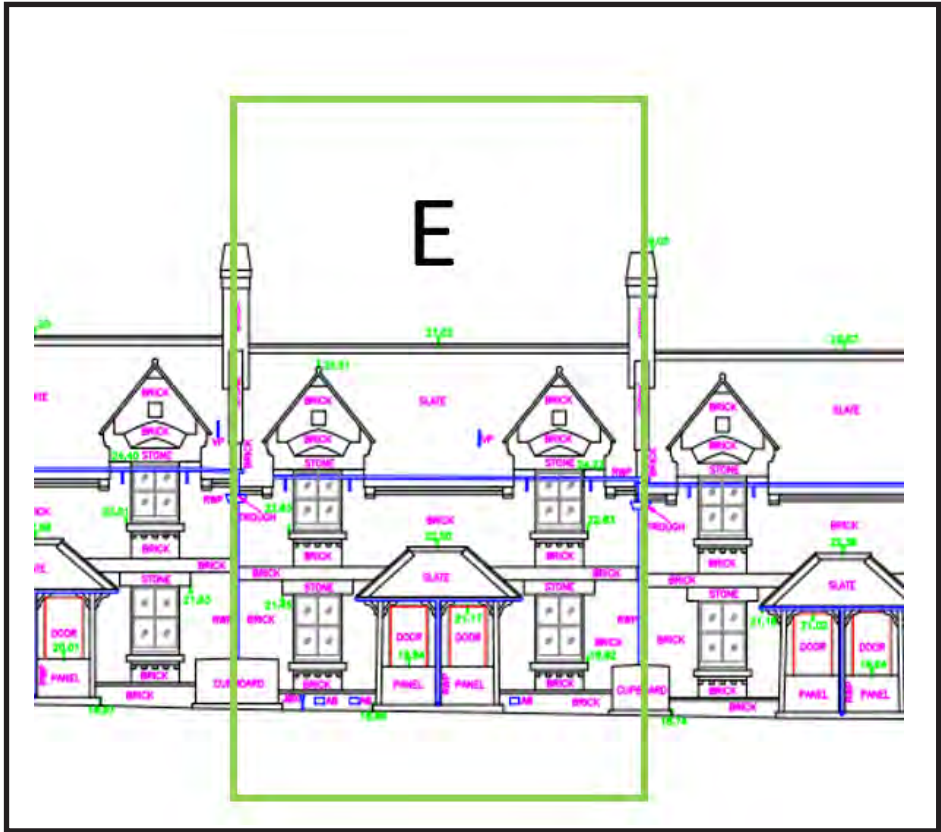
DEMOLITION



PROPOSED



BUILDING E



Significance

Building E comprises of units 11 and 12 at ground floor level and unit 14 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 E 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 dated throughout and require overhaul. Existing M&E installations are dated - we anticipated rewiring will be required to bring up to modern standards.
- Some (historical) plumbing leaks were noted to ceiling within living room of unit 8.



E-11



E-14



E-11



E-14



E-12

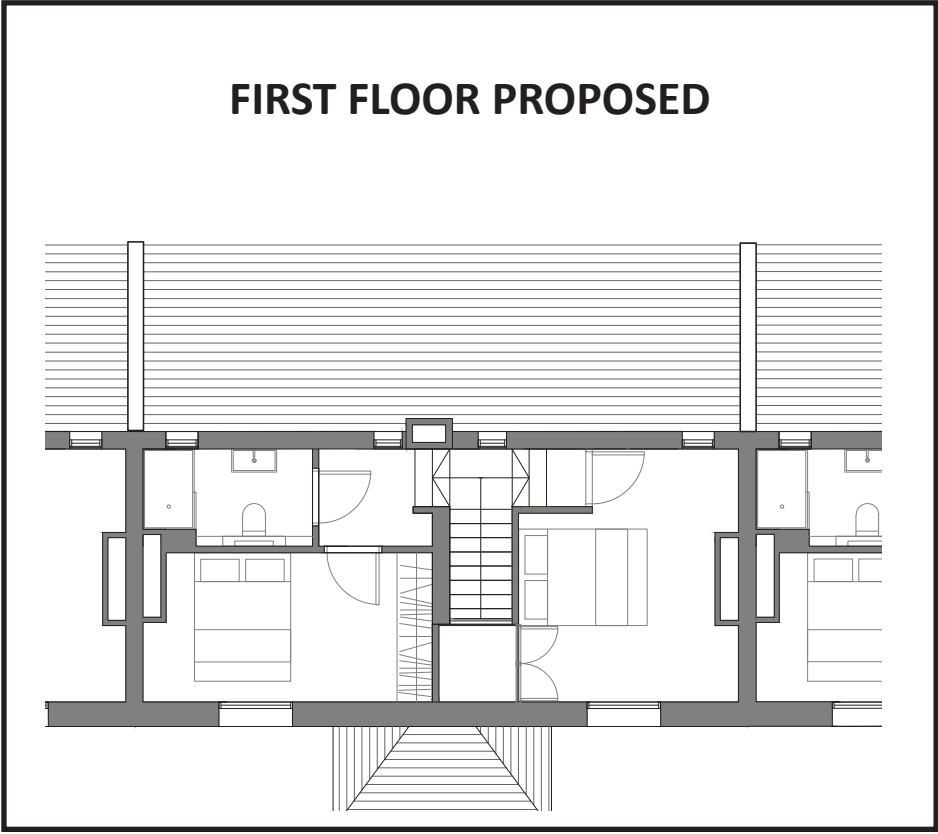
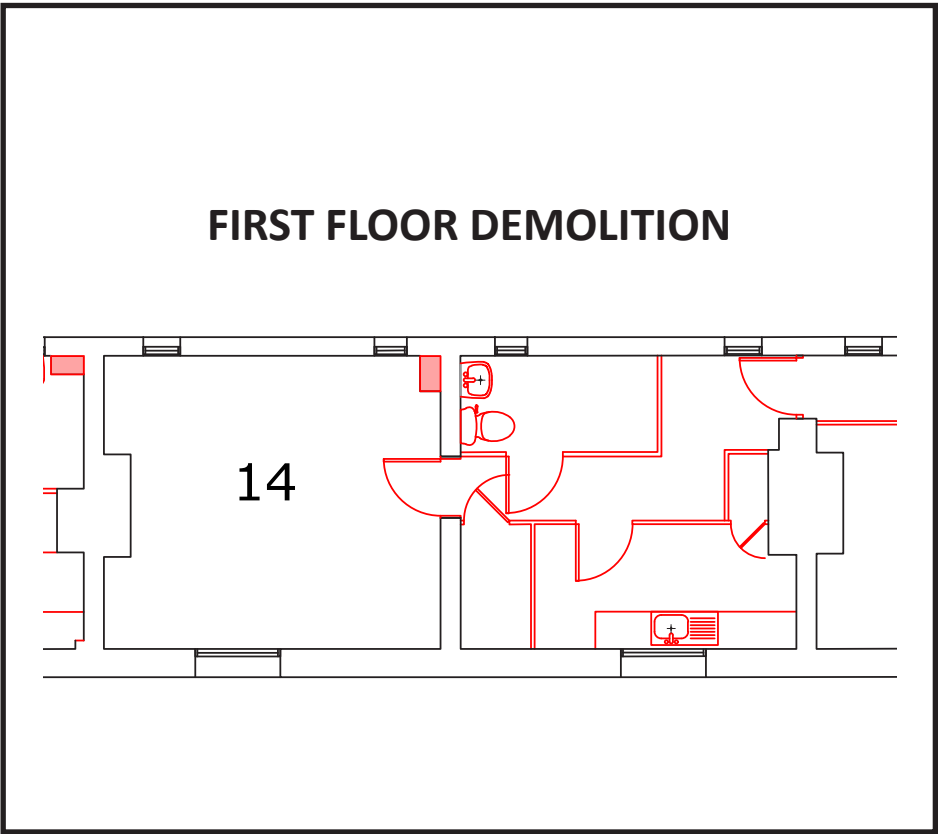
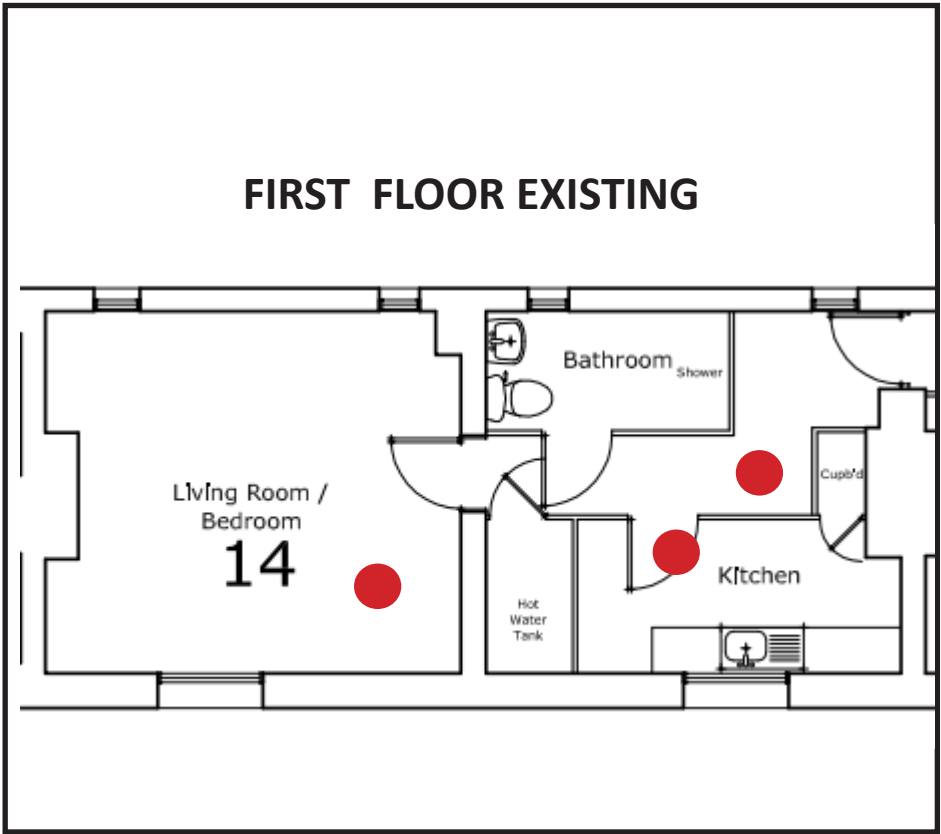
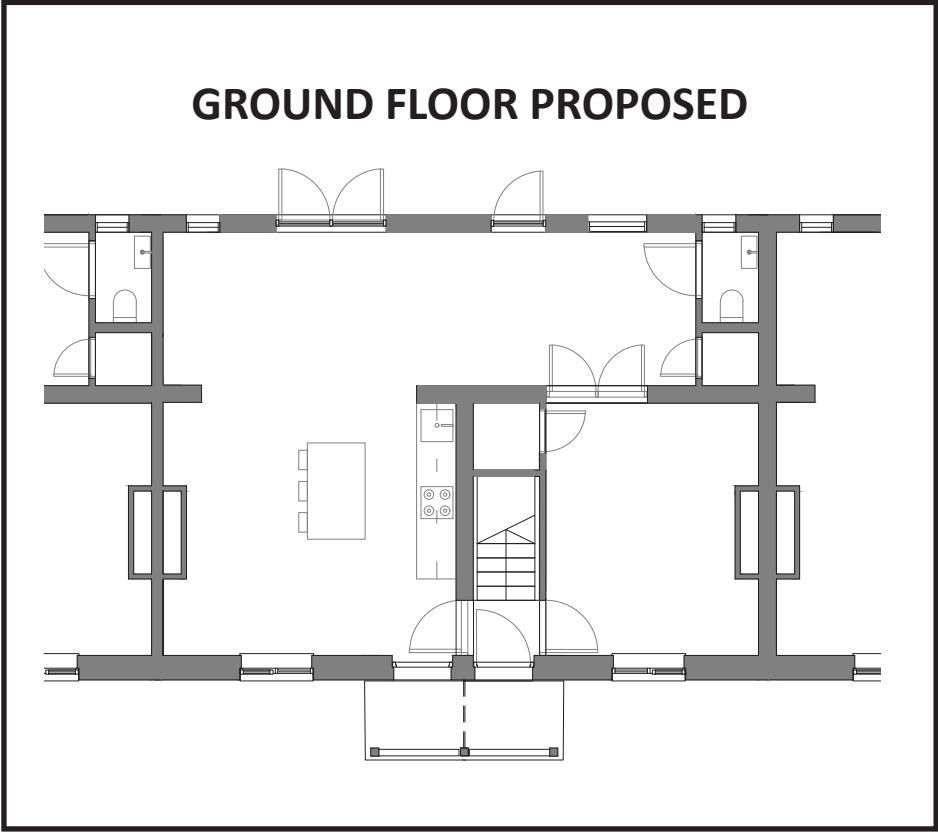
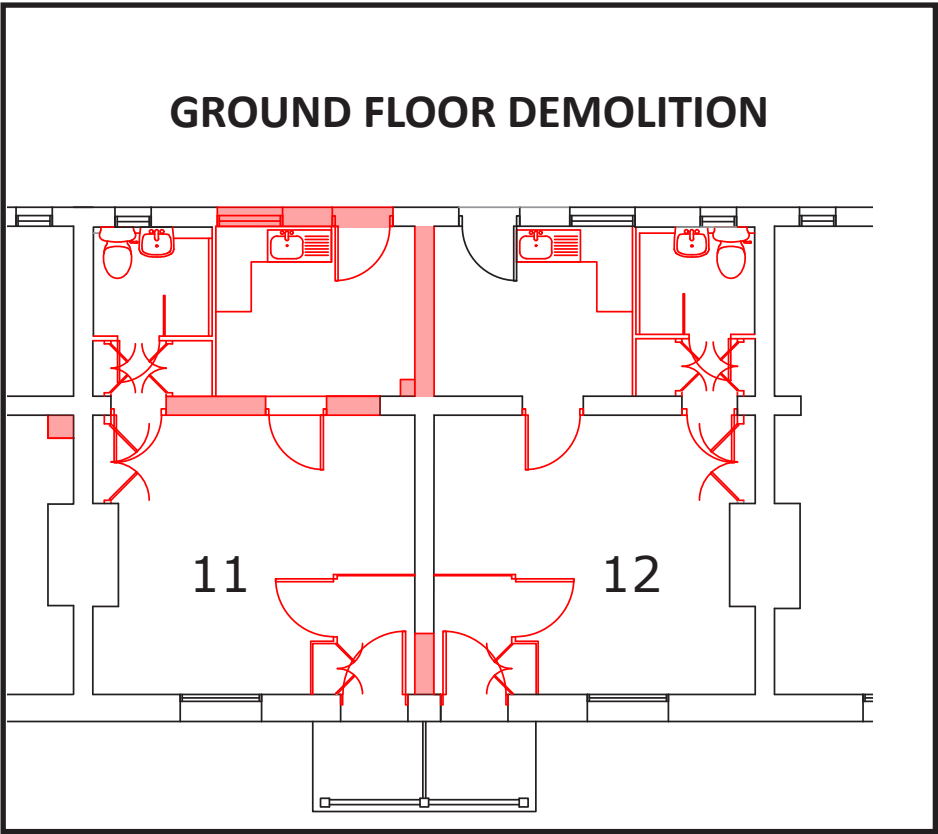
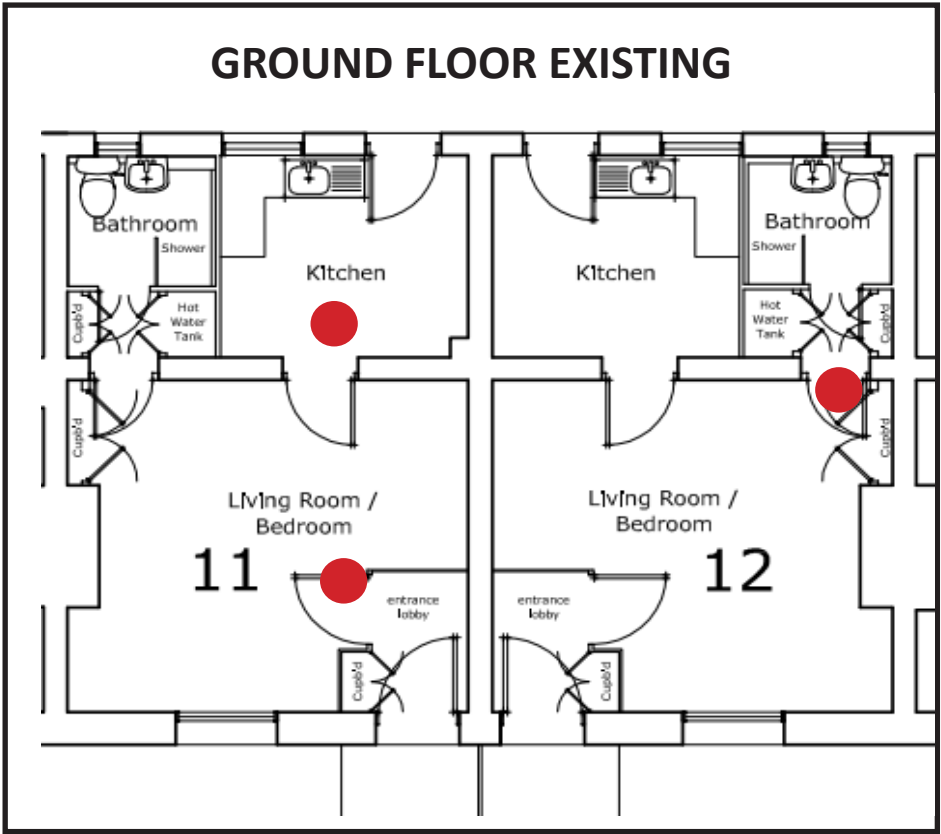
The effect of the proposals on building E

- 5.52 In respect of Buildings C to I, these will be converted into single dwellings, combining the right hand and left hand existing units into one. The approach to these is to follow the overall approach to refurbishment and to also maintain the appearance of the front elevation so that the symmetry of the front elevation is not affected.
- 5.53 Internally, the proposals involve the loss of parts of the wall between the front and rear room to the right hand unit to provide an open plan living space. In comparison to the other units, the change of fabric is much less than in other units as the rear wall is already open. 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.
- 5.54 A new stair will be added to the left hand unit to provide access to the upper floors. This will be in a similar place to the historic stair removed as part of the 1980s works.
- 5.55 Modern partitions will also be removed in the right 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.
- 5.56 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.
- 5.57 Overall, and on balance, the proposals would preserve the significance of the building.

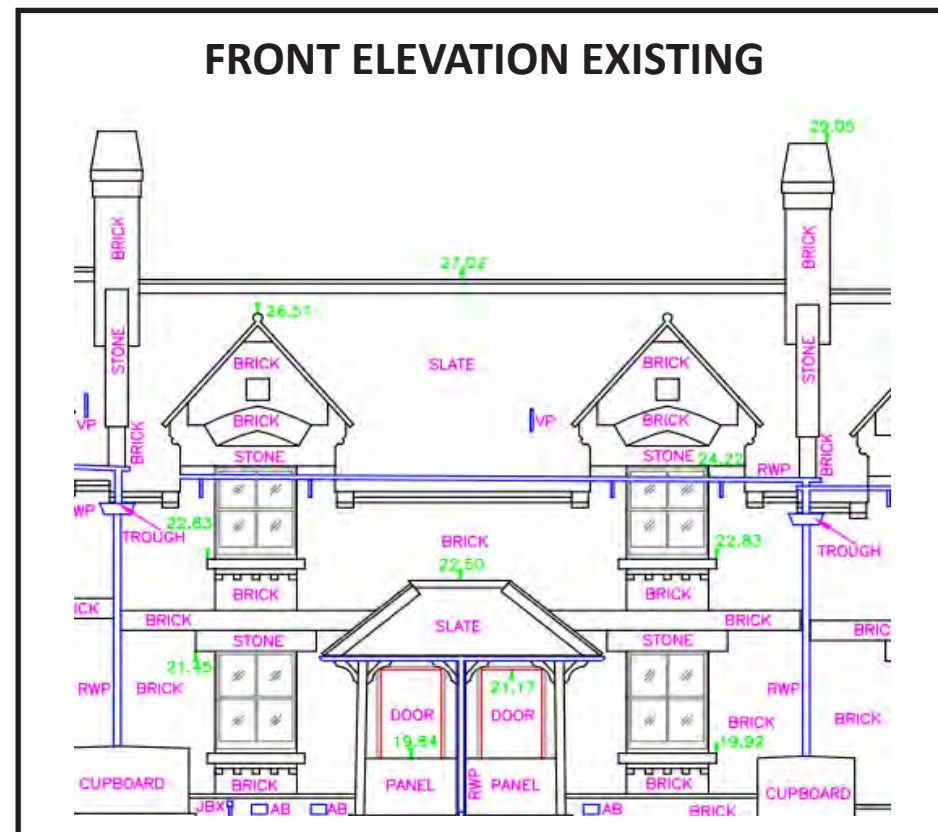
EXISTING

DEMOLITION

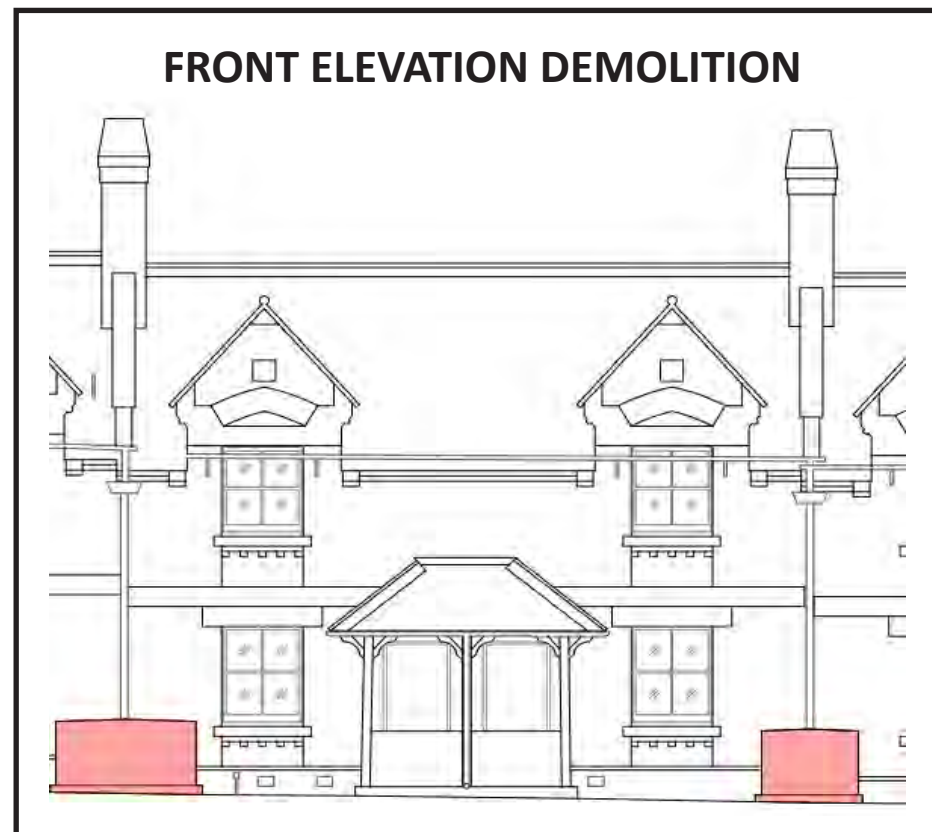
PROPOSED



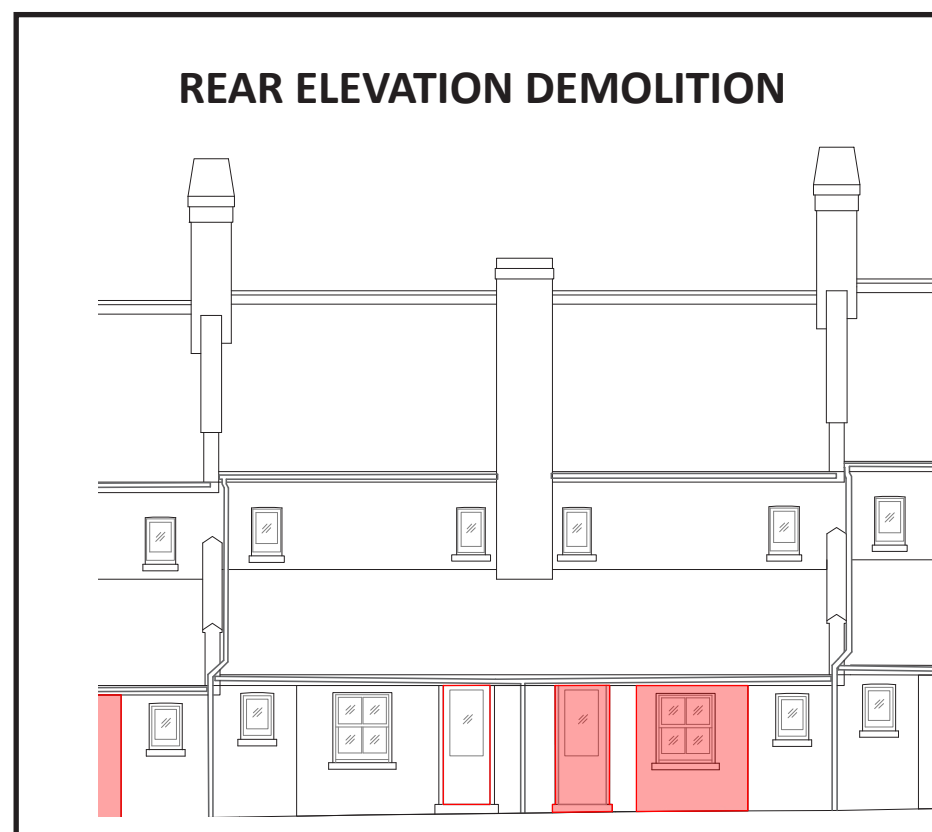
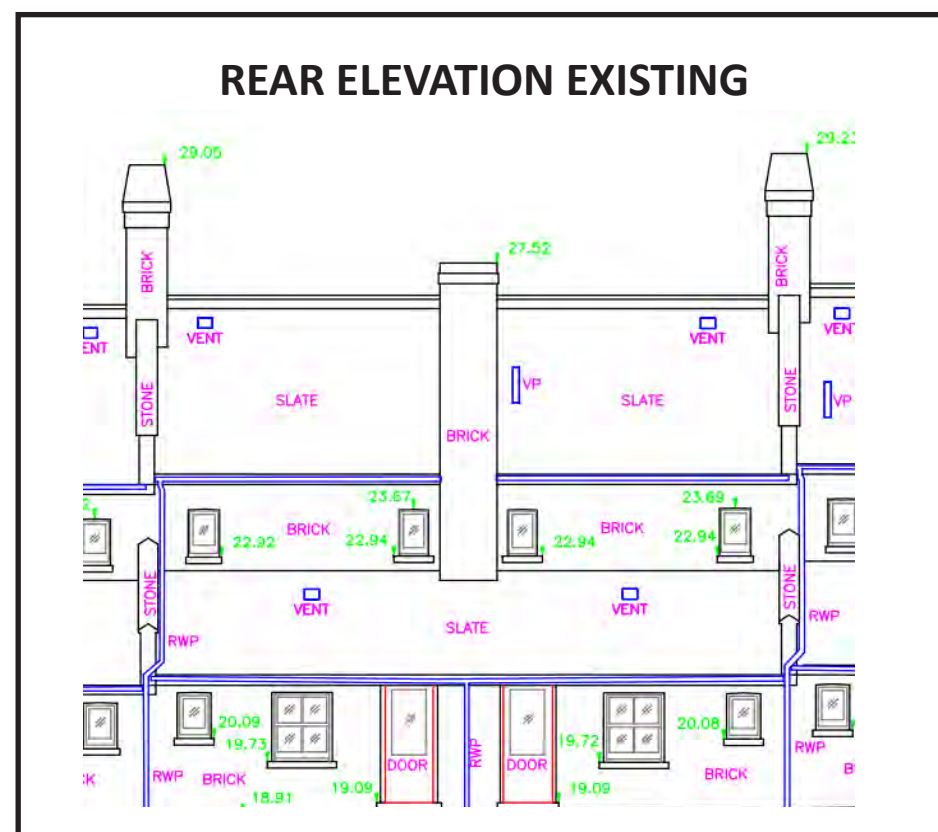
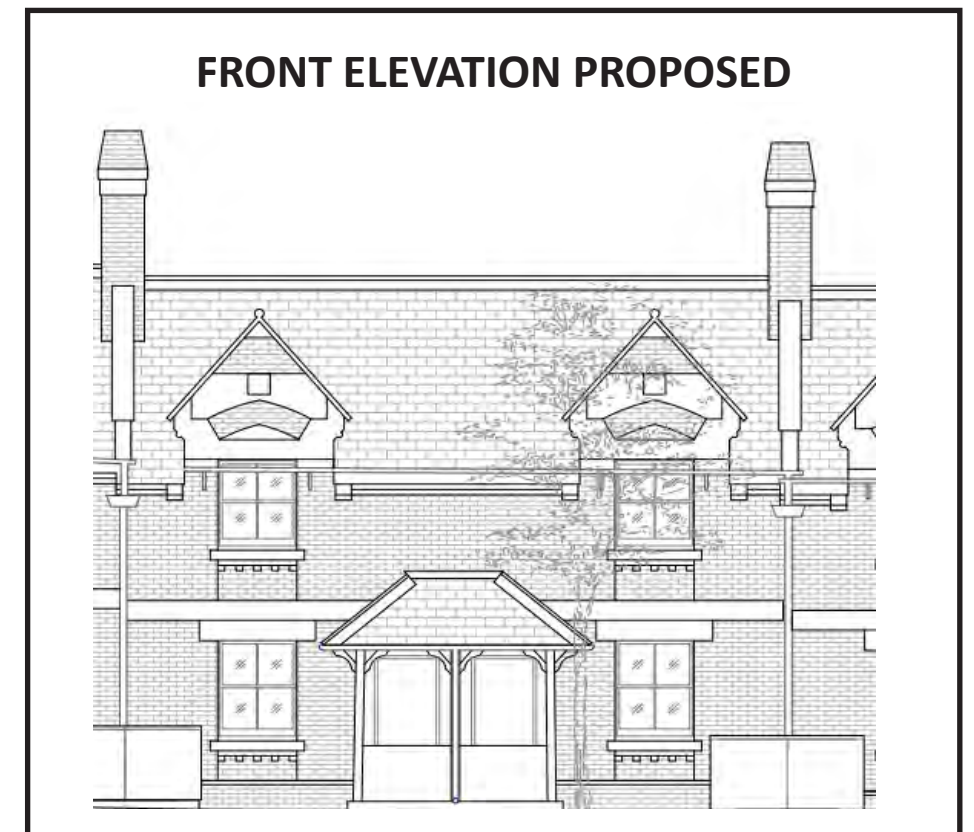
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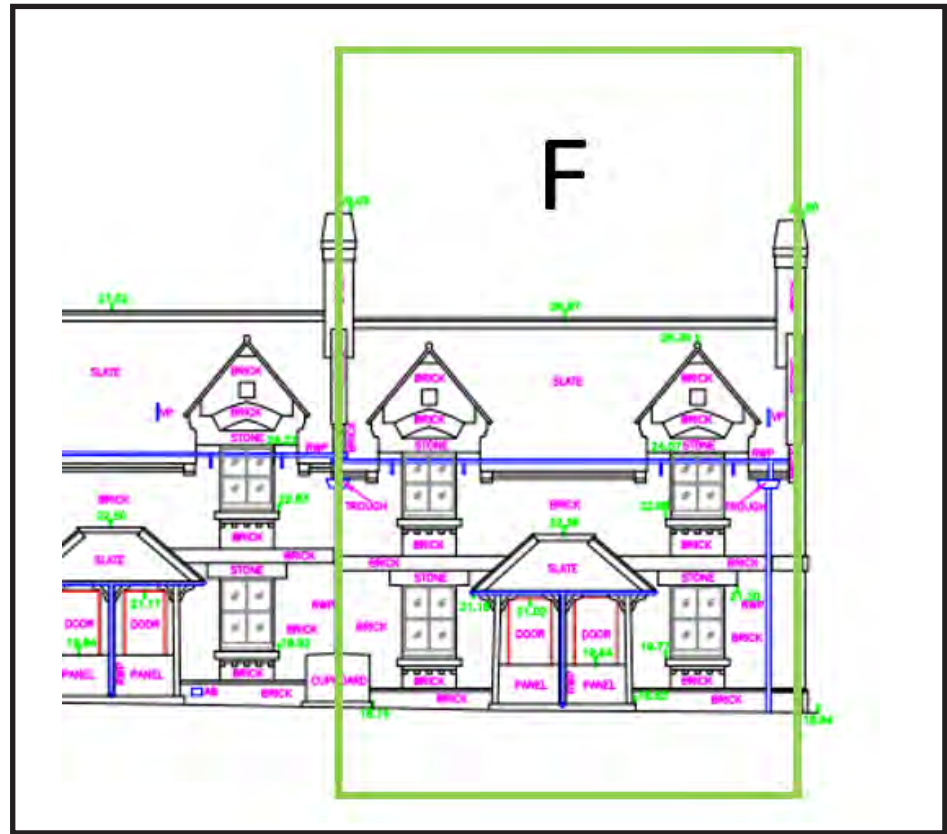
DEMOLITION



PROPOSED



BUILDING F



Significance

Building F comprises of units 13 at ground floor level and unit 15 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 F 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.

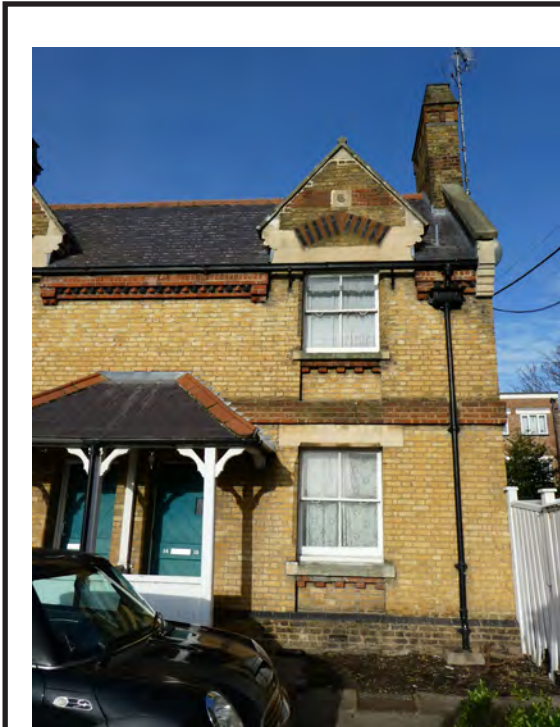
Condition Survey

Materials

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

Condition

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



F-13



F-13



F-15



F-13



F-15

The effect of the proposals on building F

5.63 Overall, and on balance, the proposals would preserve the significance of the building.

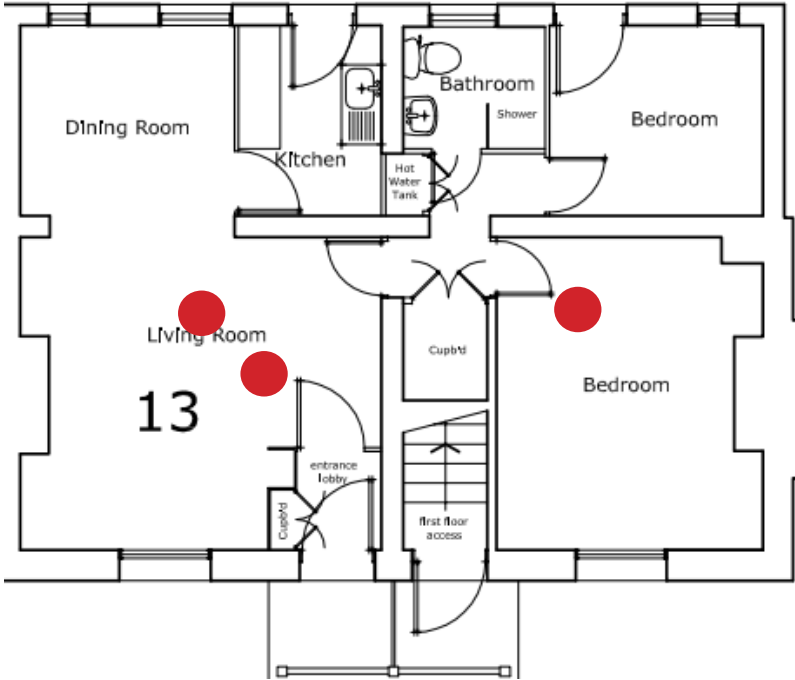
- 5.58 In respect of Buildings C to I, these will be converted into single dwellings, combining the right hand and left hand existing units into one. The approach to these is to follow the overall approach to refurbishment and to also maintain the appearance of the front elevation so that the symmetry of the front elevation is not affected.
- 5.59 Internally, the proposals involve the loss of parts of the wall between the front and rear room to the right hand unit to provide an open plan living space. In comparison to the other units, the change if fabric is much less than in other units as the rear wall is already open. 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.
- 5.60 The existing stair from ground to first floor would be removed and would be moved slightly further within the building to provide access to the first floor. The stair is 1980s fabric and so its loss would not involve the loss of any historic fabric. The proposals would reinstate the stair to its original position,.
- 5.61 Modern partitions will also be removed in the right 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.
- 5.62 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.

EXISTING

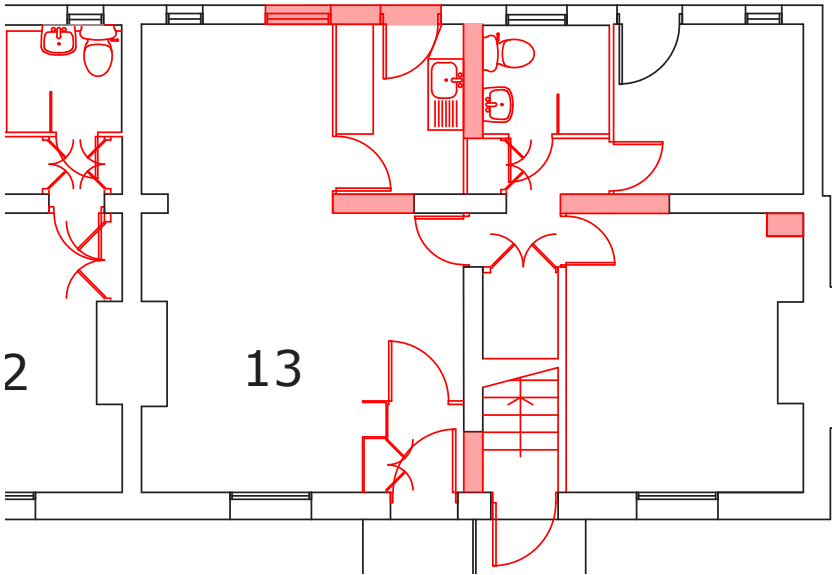
DEMOLITION

PROPOSED

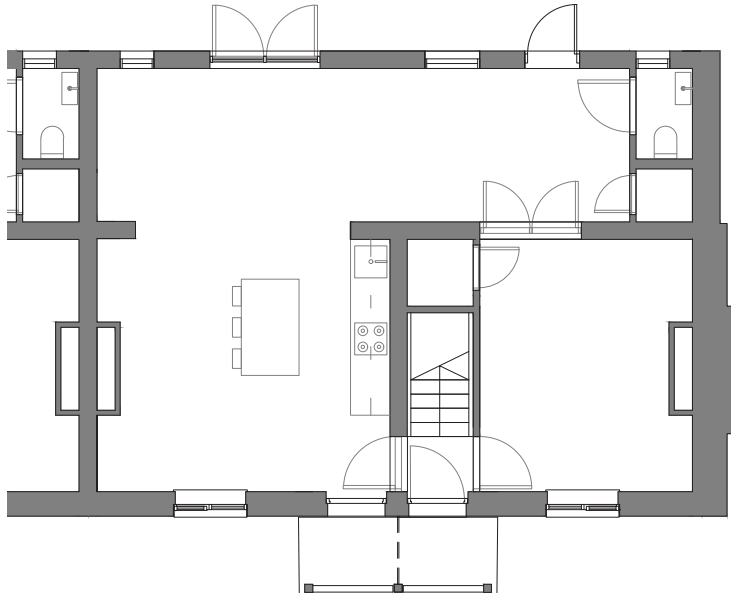
GROUND FLOOR EXISTING



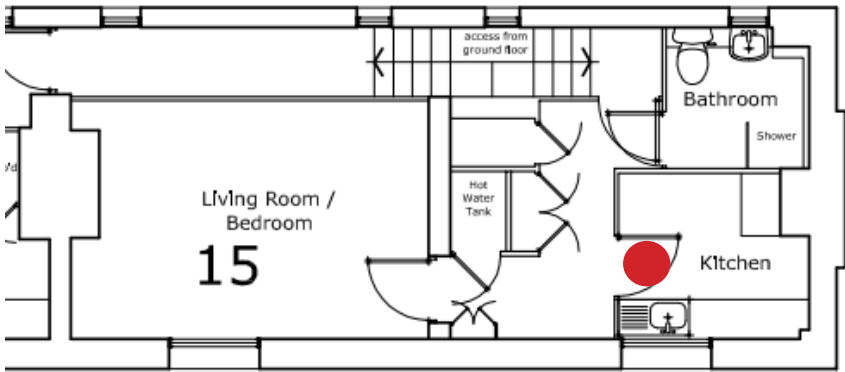
GROUND FLOOR DEMOLITION



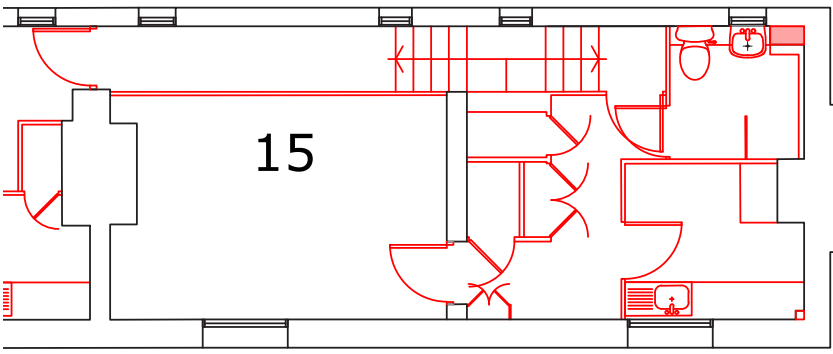
GROUND FLOOR PROPOSED



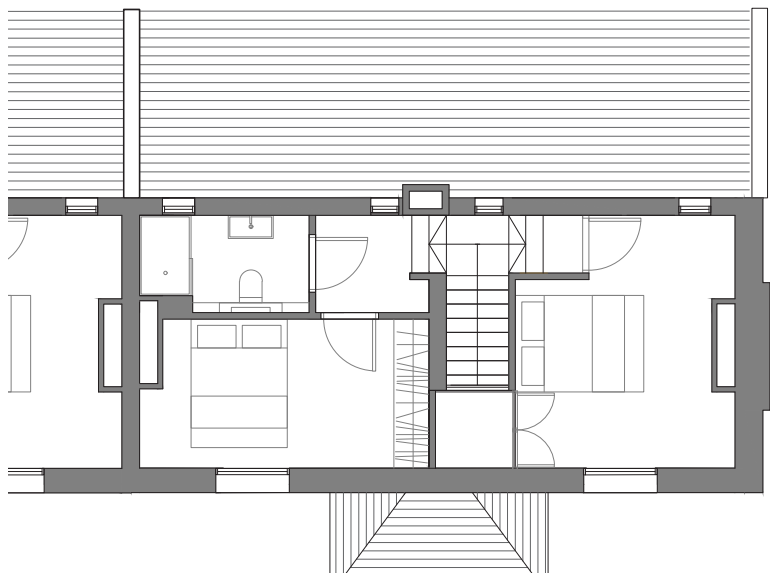
FIRST FLOOR EXISTING



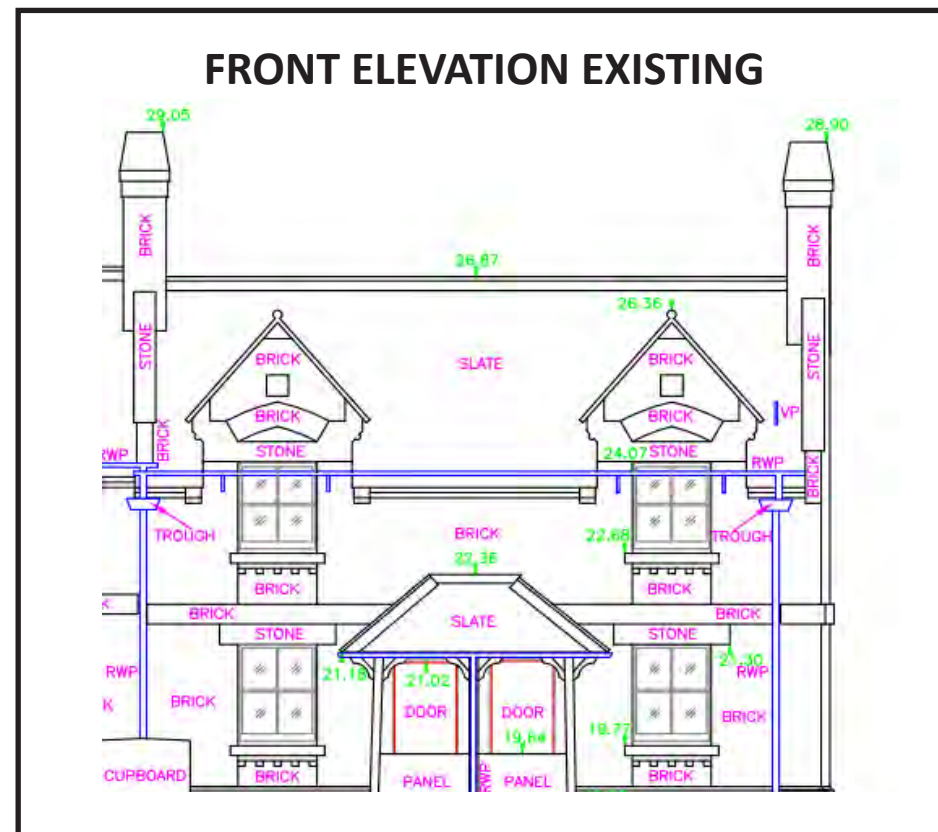
FIRST FLOOR DEMOLITION



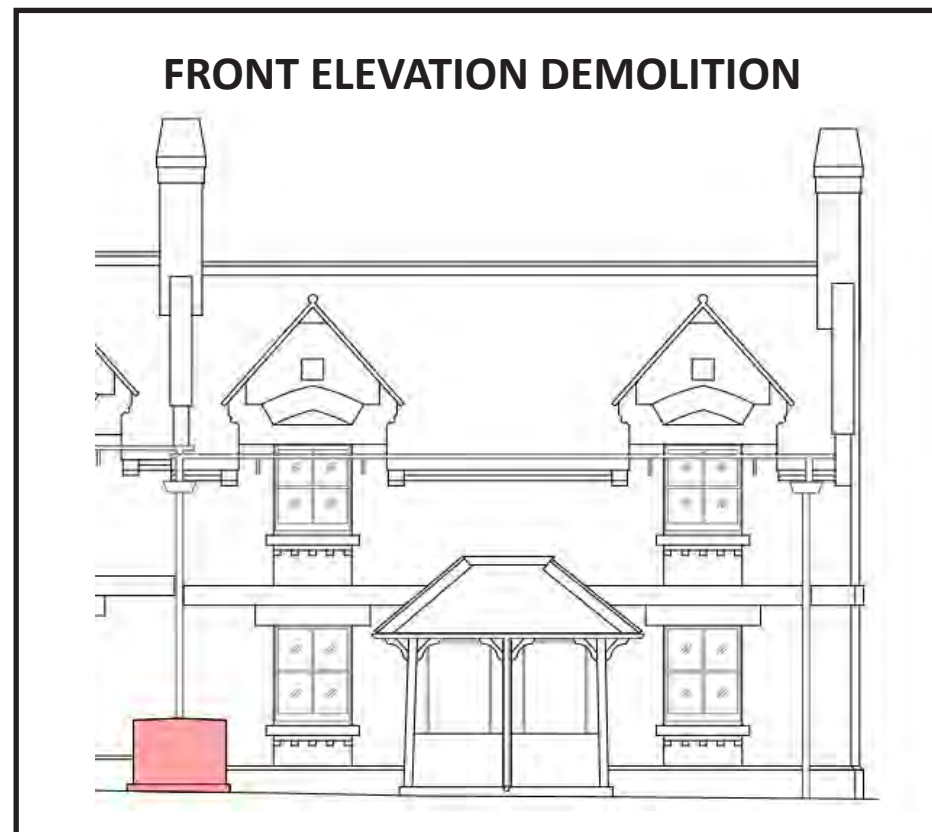
FIRST FLOOR PROPOSED



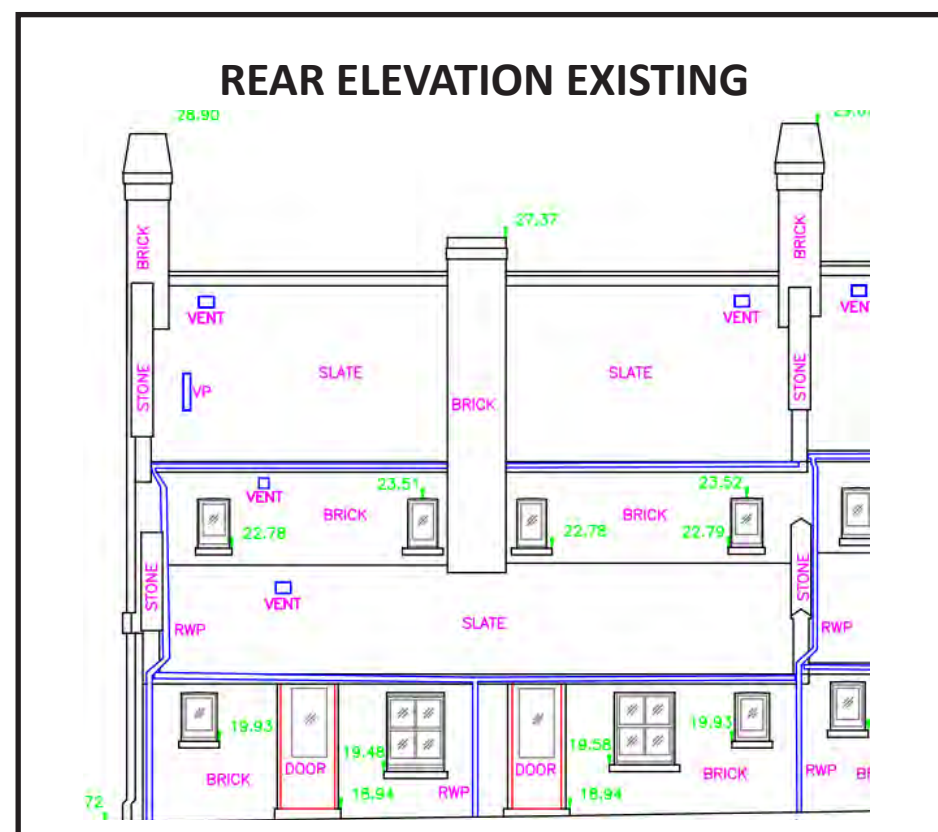
EXISTING



DEMOLITION



PROPOSED



BUILDING G



Significance

Building G comprises of units 16 and 17 at ground floor level and unit 19 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 G 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 dated throughout and require overhaul. Existing M&E installations are dated - we anticipated rewiring will be required to bring up to modern standards.
- Historical water staining observed to reception room ceiling in unit 17.
- Localised damp staining observed within corridor, likely resulting from condensation in unit 19.
- The presence of traps and significant droppings within unit 19, likely indicate severe rodent infestation.



G-17



G-17



G-19



G-17



G-17



G-19

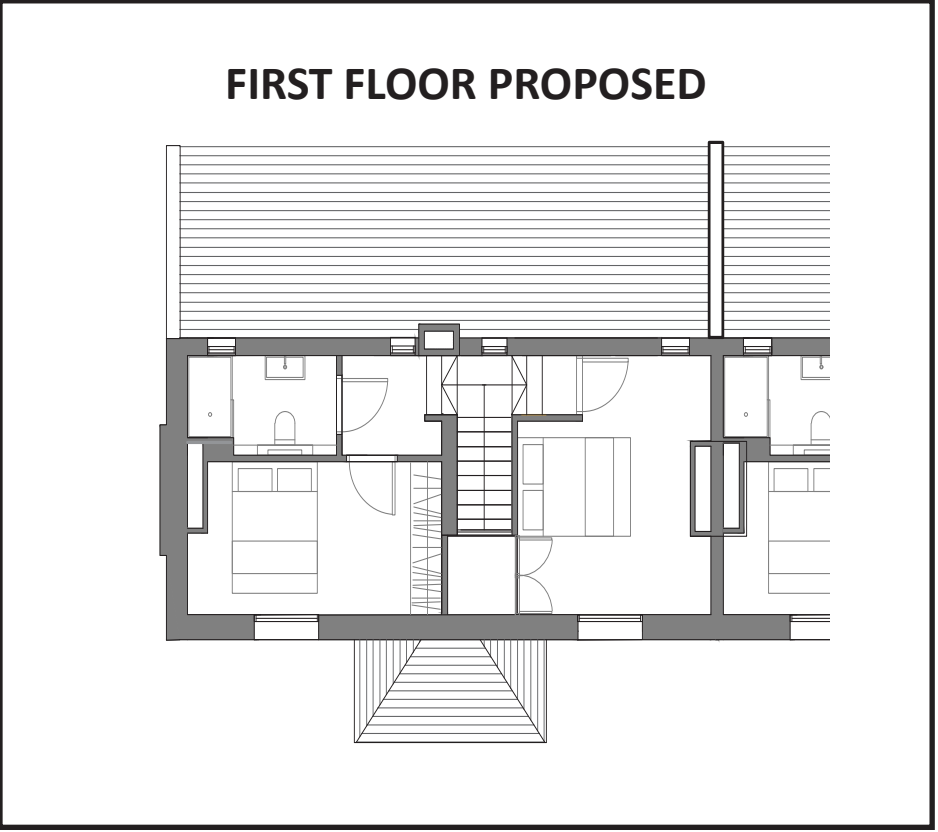
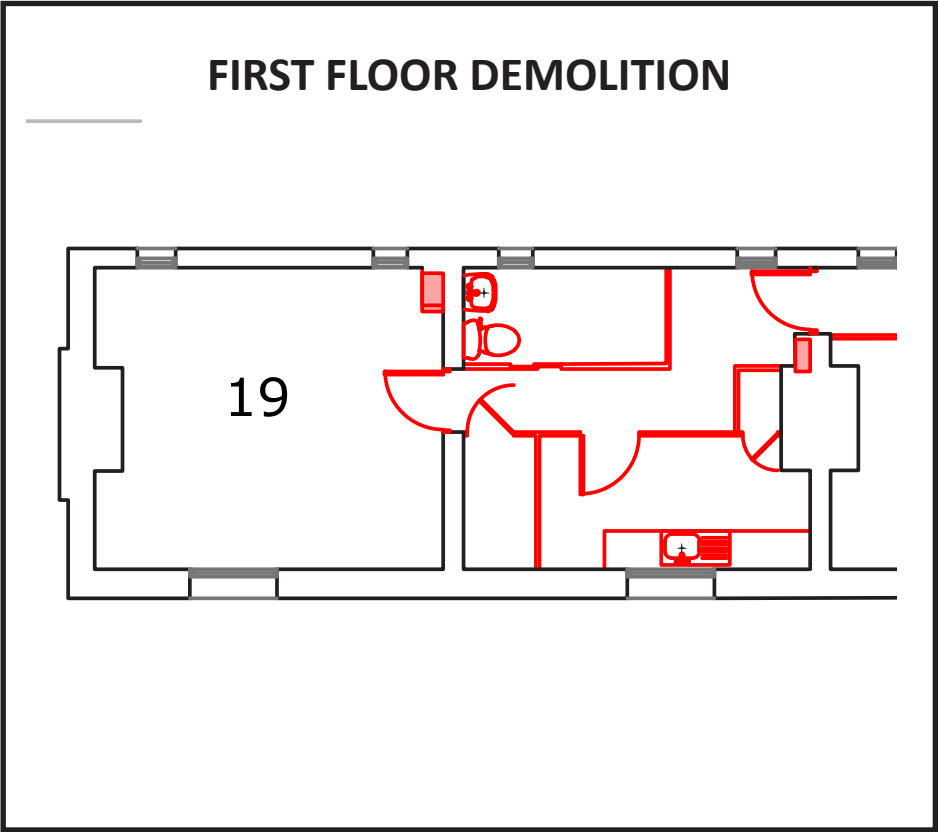
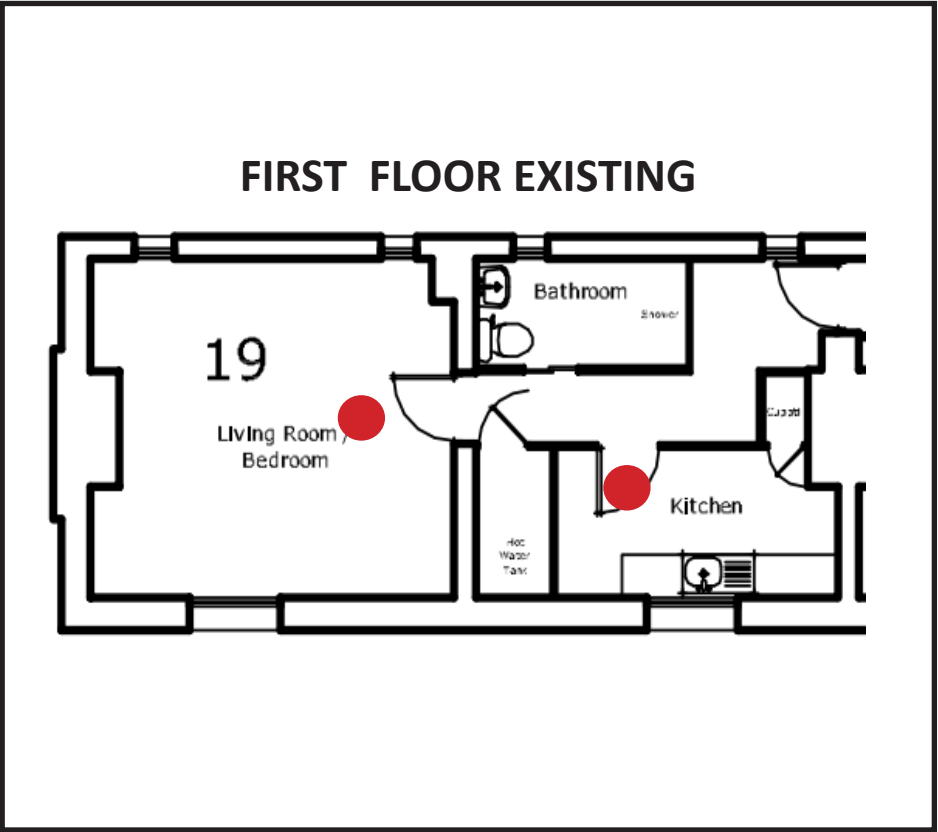
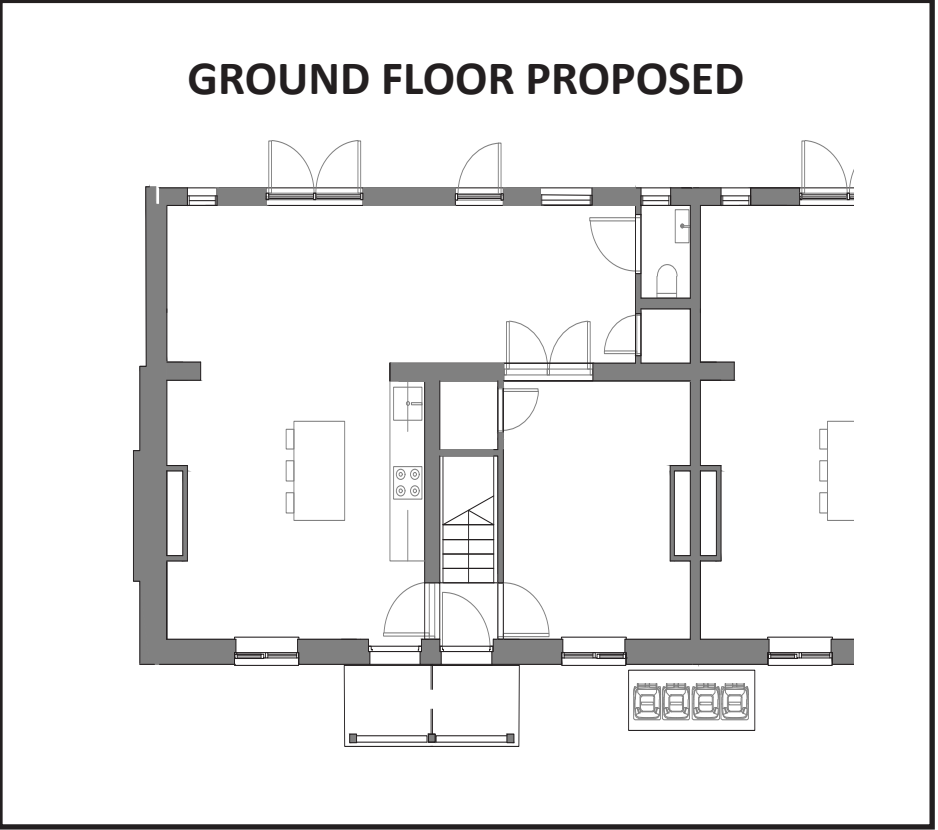
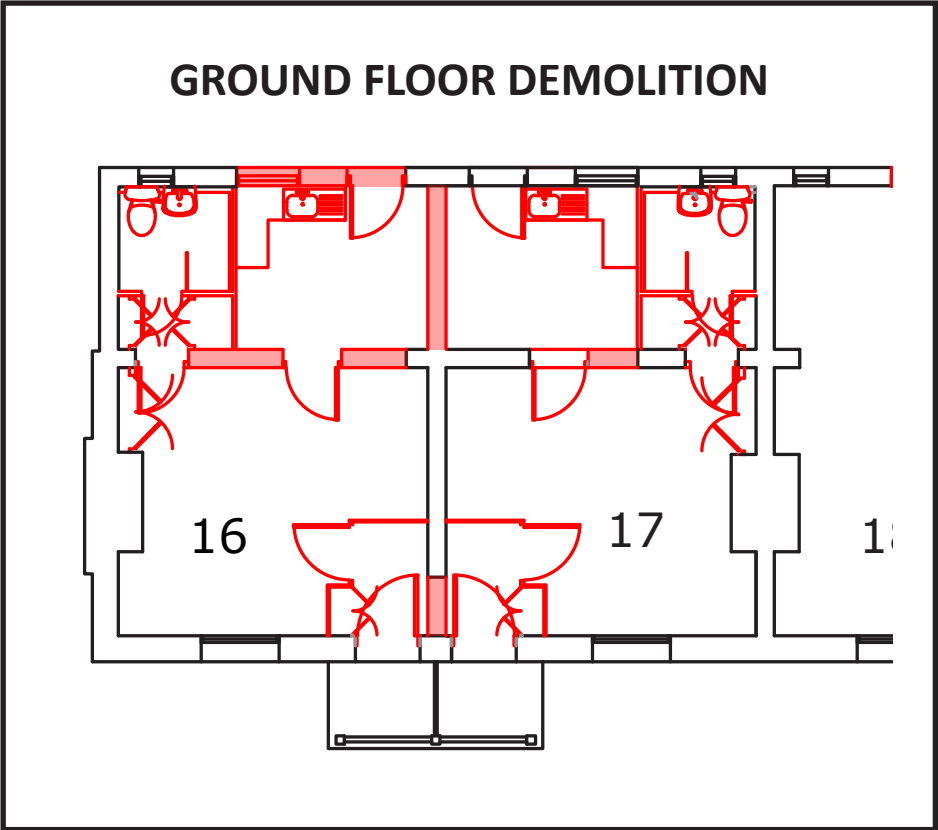
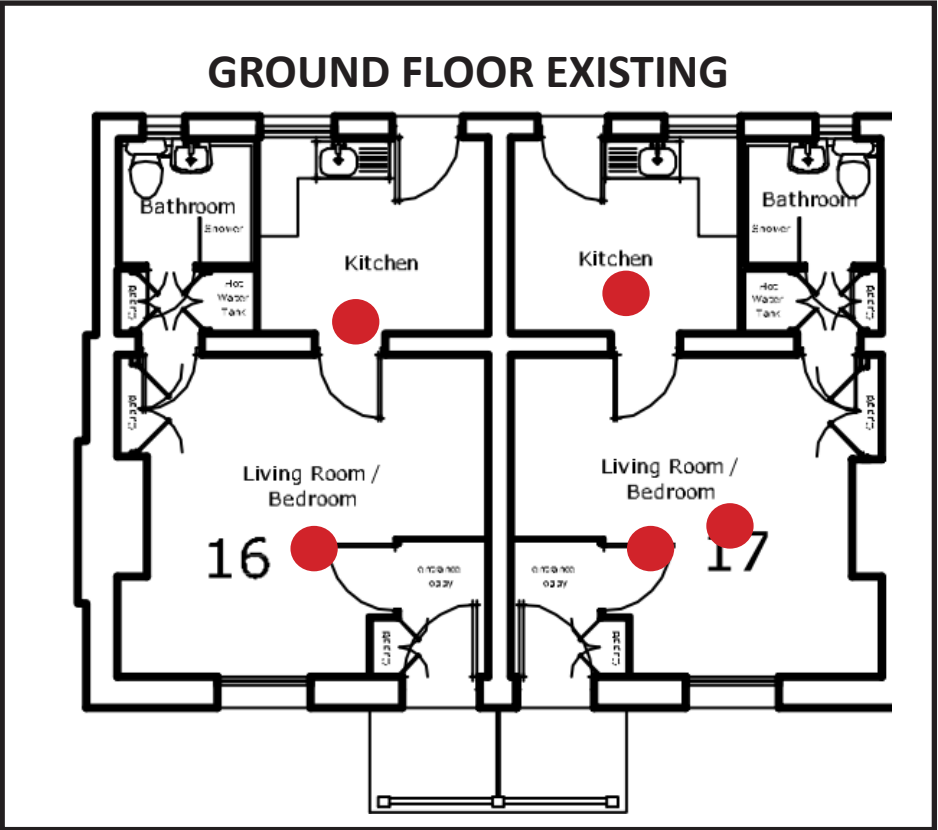
The effect of the proposals on building G

- 5.64 In respect of Buildings C to I, these will be converted into single dwellings, combining the right hand and left hand existing units into one. The approach to these is to follow the overall approach to refurbishment and to also maintain the appearance of the front elevation so that the symmetry of the front elevation is not affected.
- 5.65 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. In comparison to the other units, the change of fabric is much less than in other units as the rear wall is already open. 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.
- 5.66 A new stair will be added to the right hand unit to provide access to the upper floors. This will be in a similar place to the historic stair removed as part of the 1980s works.
- 5.67 Modern partitions will also be removed in the right 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.
- 5.68 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.
- 5.69 Overall, and on balance, the proposals would preserve the significance of the building.

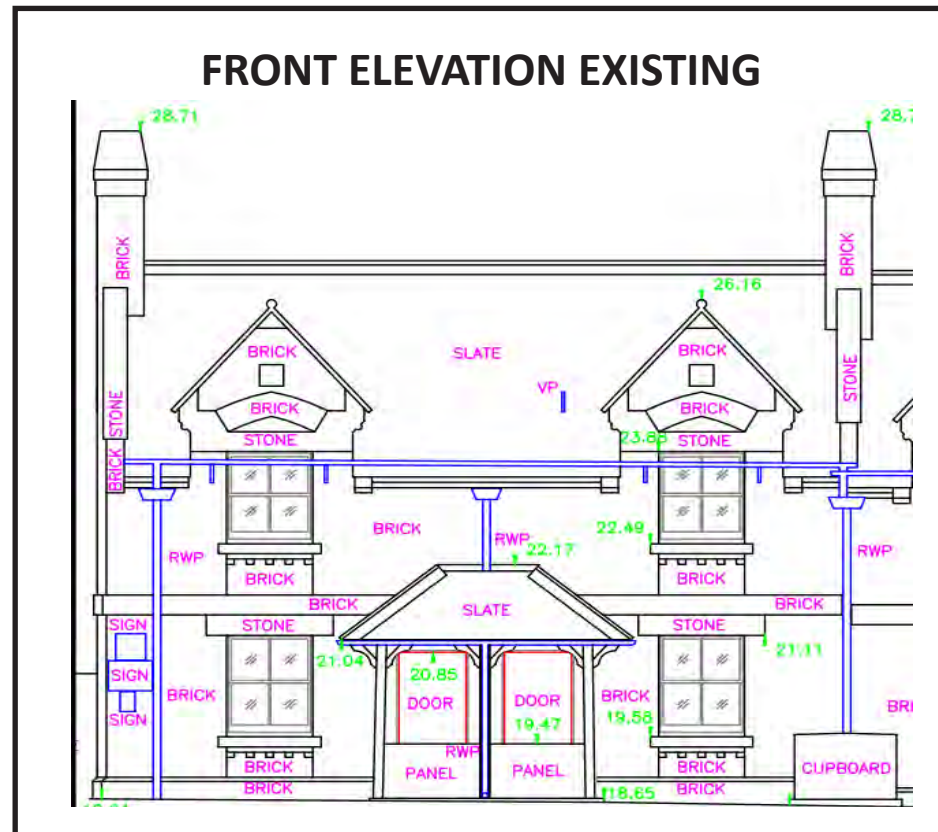
EXISTING

DEMOLITION

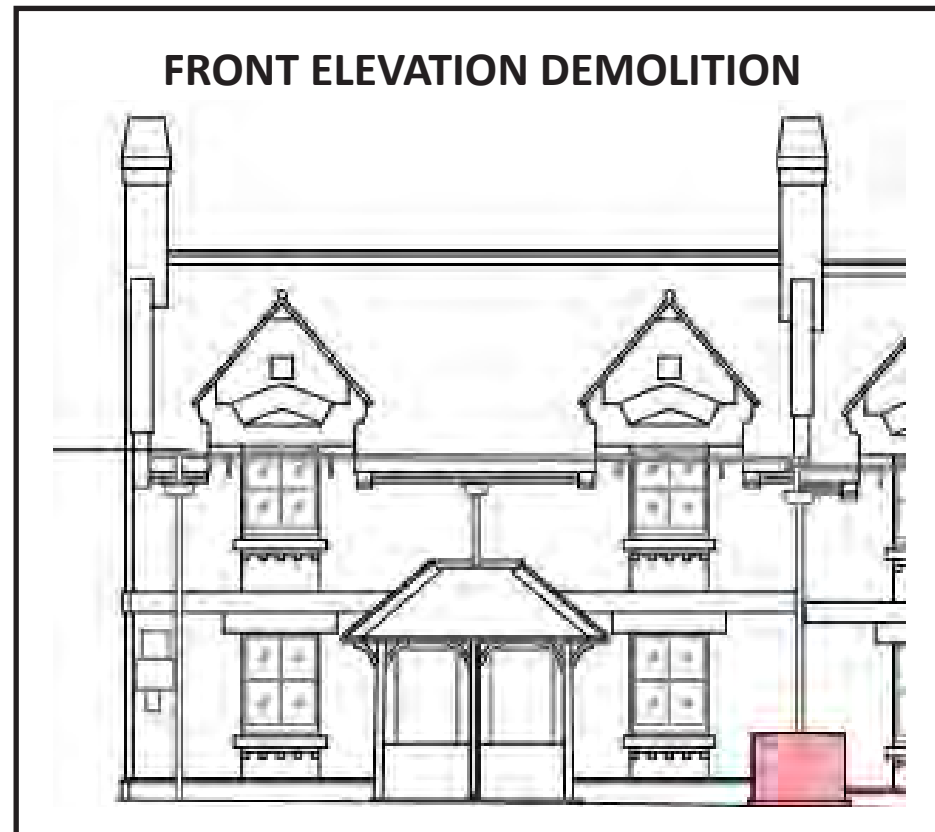
PROPOSED



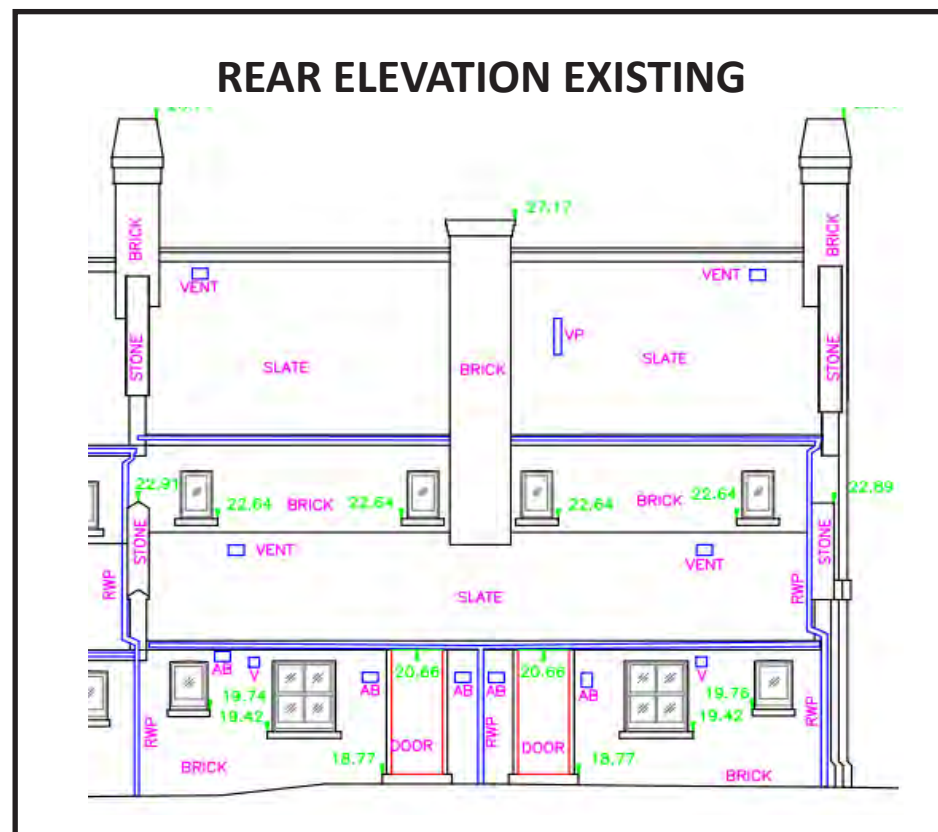
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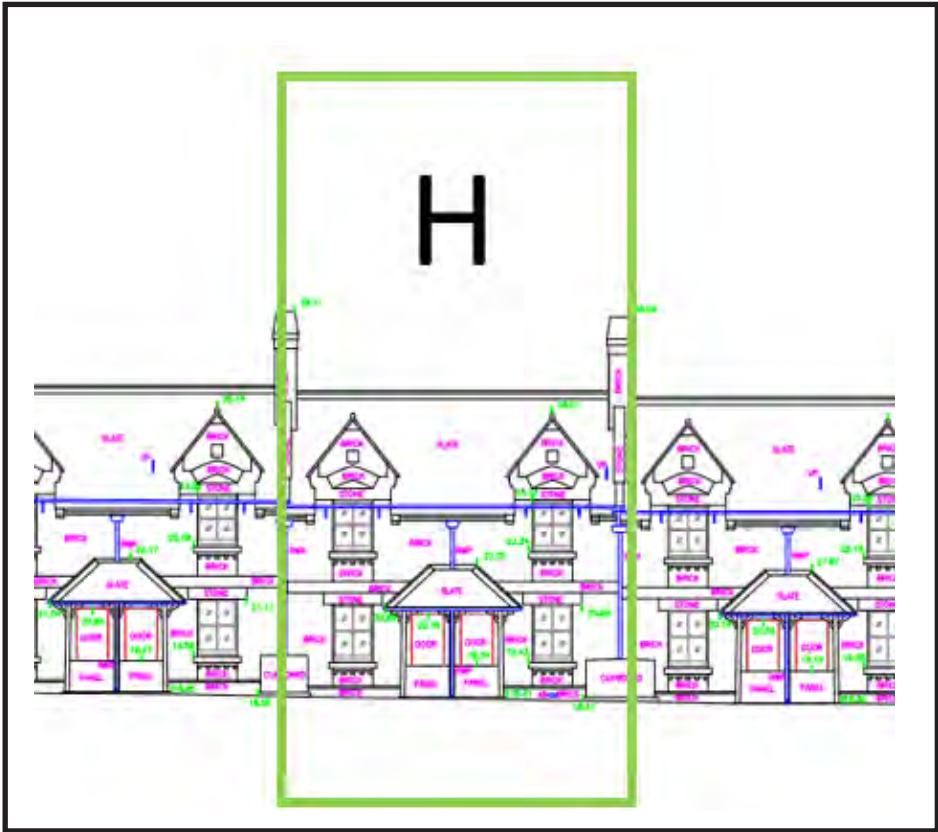
DEMOLITION



PROPOSED



BUILDING H



Significance

Building H comprises of units 18 at ground floor level and unit 20 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 H 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.

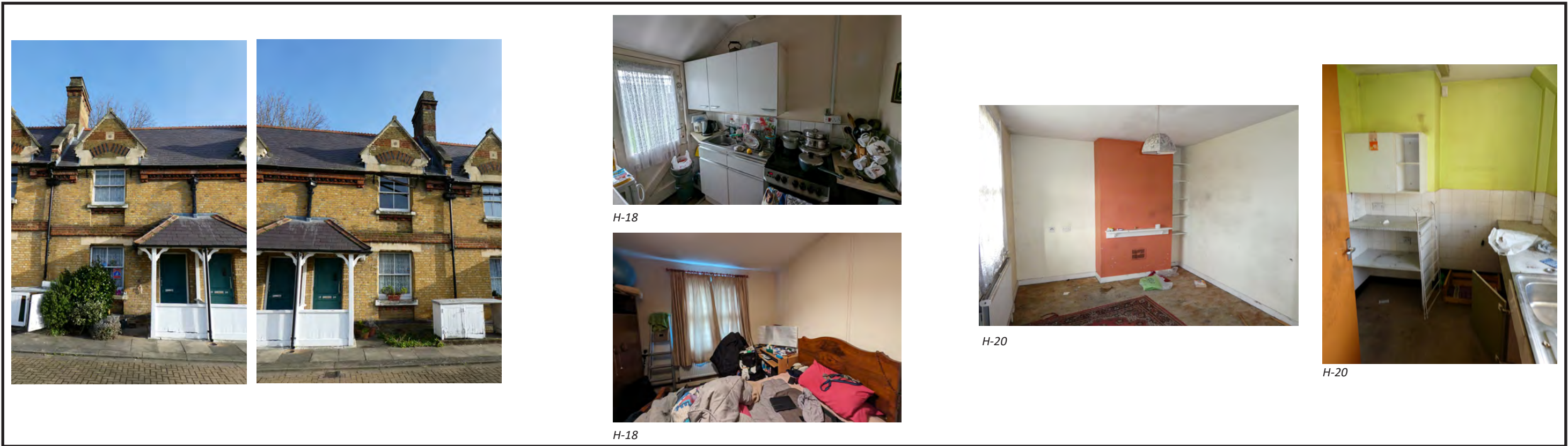
Condition Survey

Materials

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

Condition

- Finishes are dated throughout and require overhaul. Existing M&E installations are dated - we anticipated rewiring will be required to bring up to modern standards.
- Historical water staining observed to reception room ceiling of unit 18.
- Localised damp staining observed within corridor, likely resulting from condensation to unit 20.



The effect of the proposals on building H

- 5.70 In respect of Buildings C to I, these will be converted into single dwellings, combining the right hand and left hand existing units into one. The approach to these is to follow the overall approach to refurbishment and to also maintain the appearance of the front elevation so that the symmetry of the front elevation is not affected.
- 5.71 Internally, the proposals involve the loss of parts of the wall between the front and rear room to the right hand unit to provide an open plan living space. In comparison to the other units, the change if fabric is much less than in other units as the rear wall is already open. 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.
- 5.72 The existing stair from ground to first floor would be removed and would be moved slightly further within the building to provide access to the first floor. The stair is 1980s fabric and so its loss would not involve the loss of any historic fabric. The proposals would reinstate the stair to its original position.
- 5.73 Modern partitions will also be removed in the right 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.
- 5.74 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.

5.75 Overall, and on balance, the proposals would preserve the significance of the building.

EXISTING

DEMOLITION

PROPOSED

