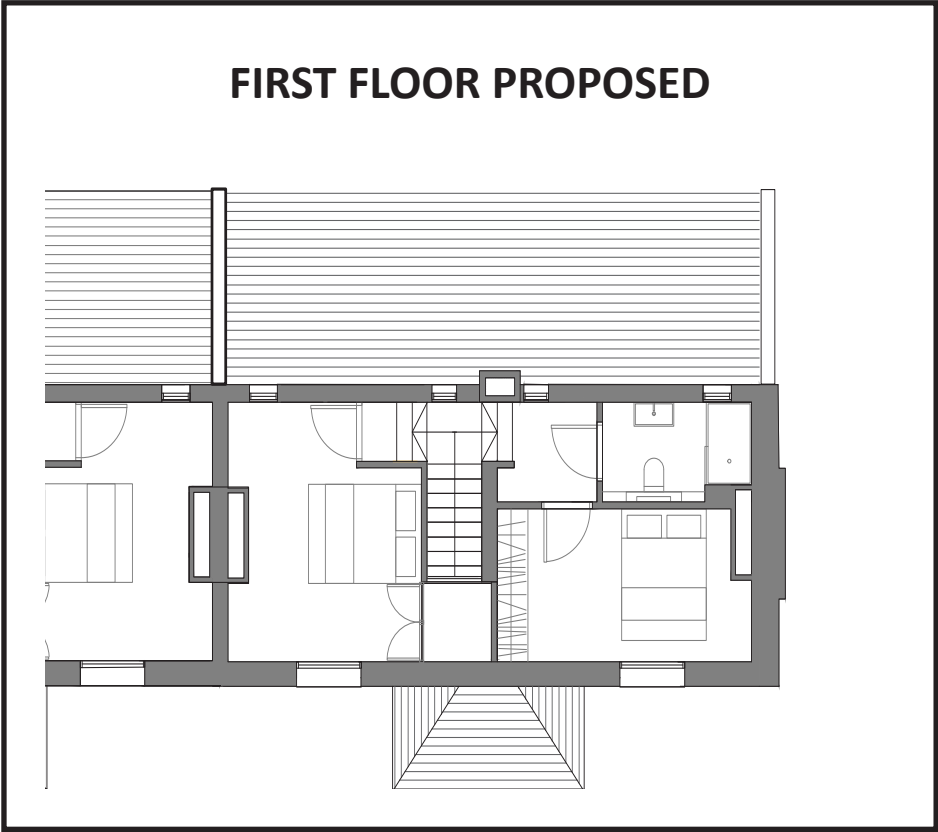
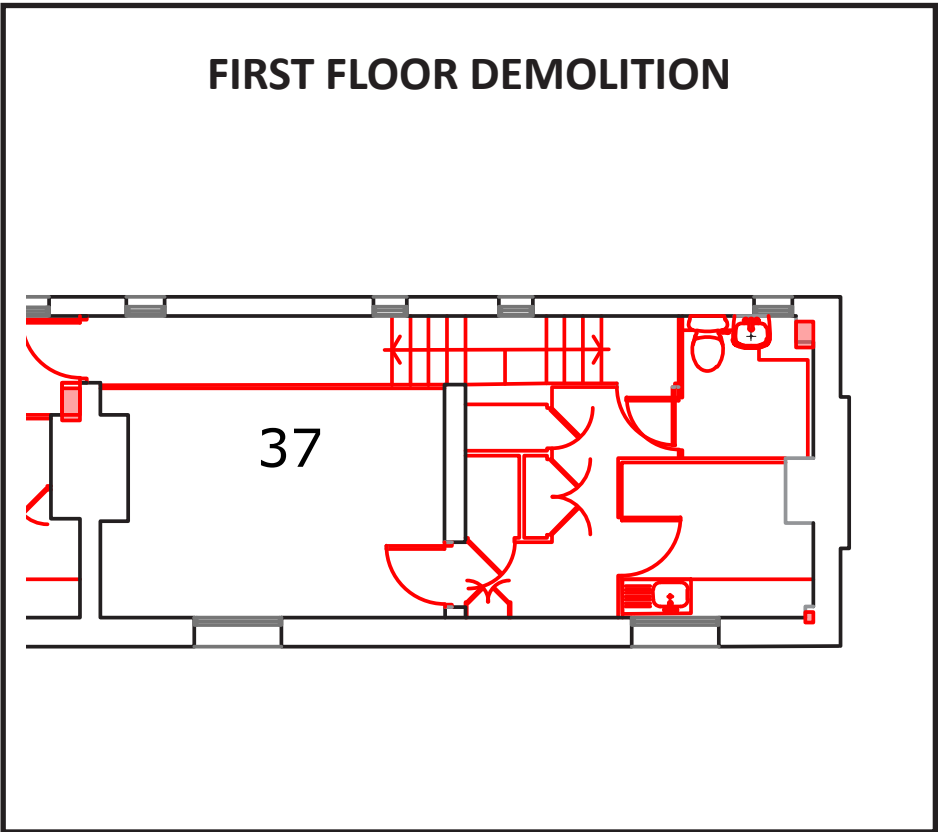
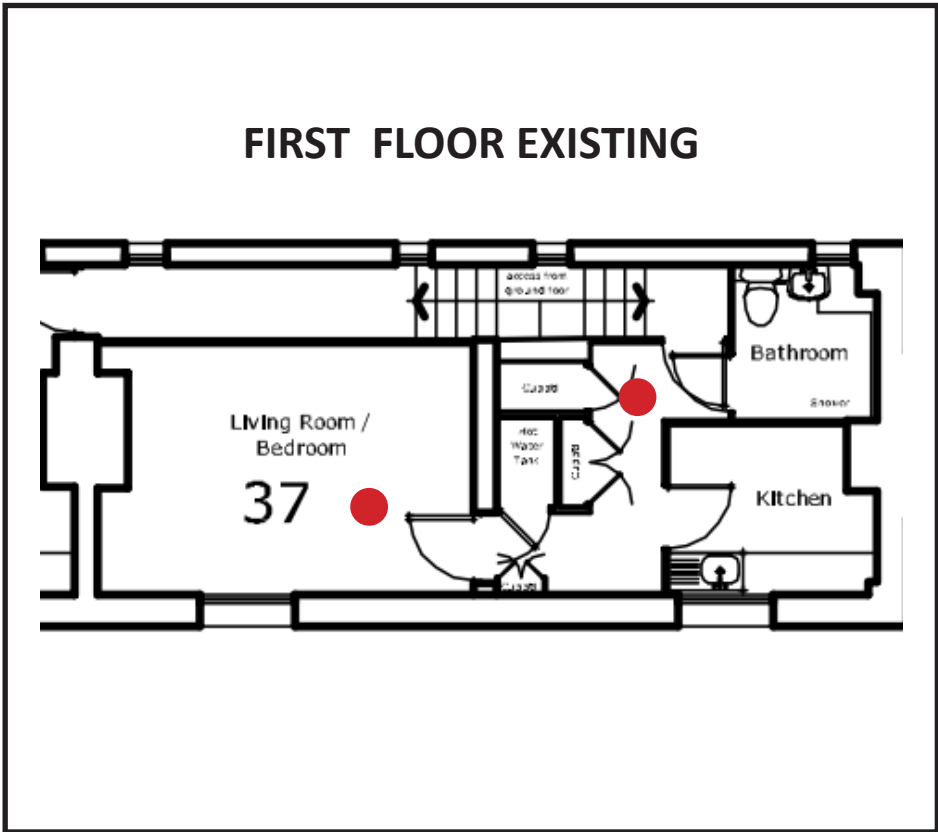
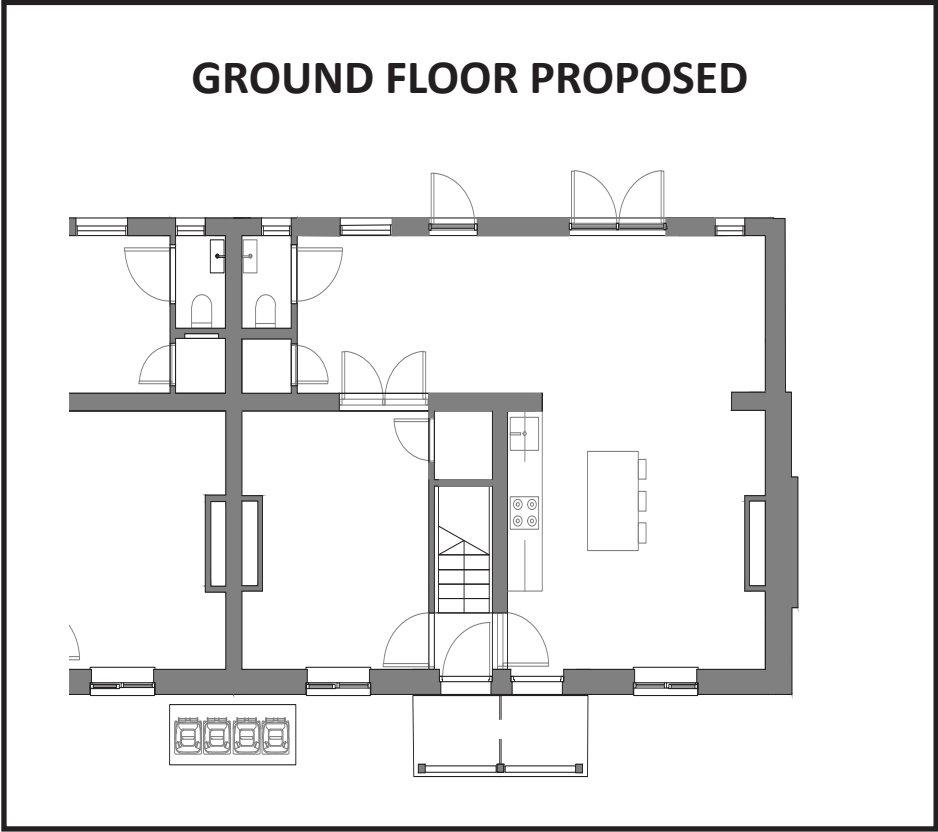
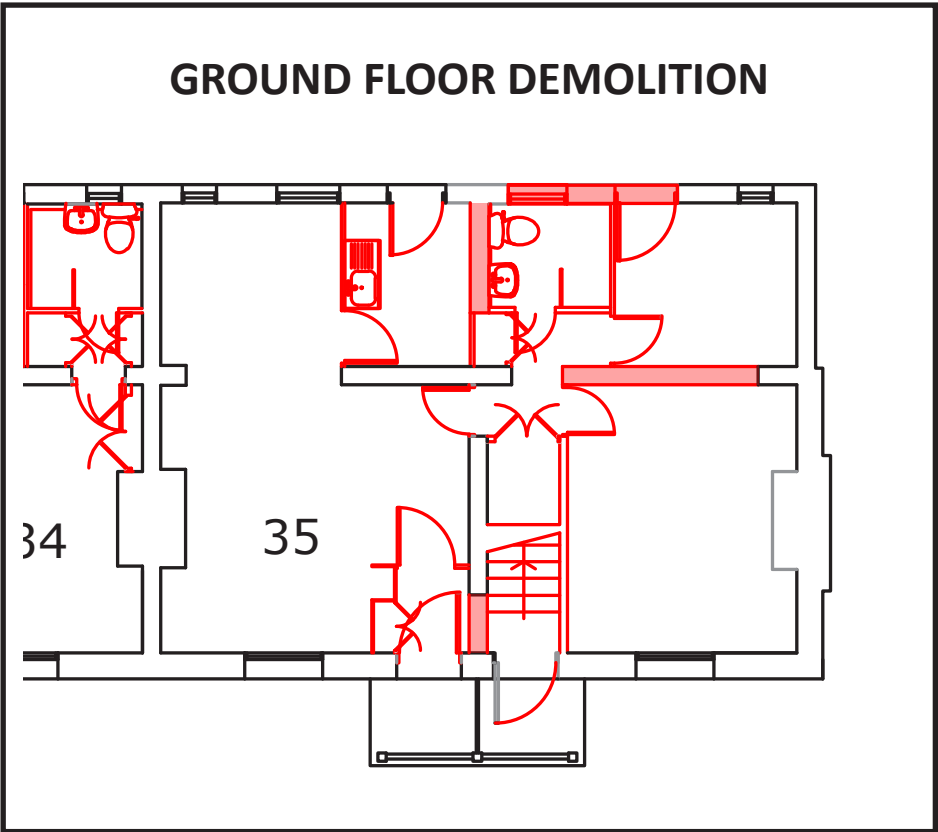
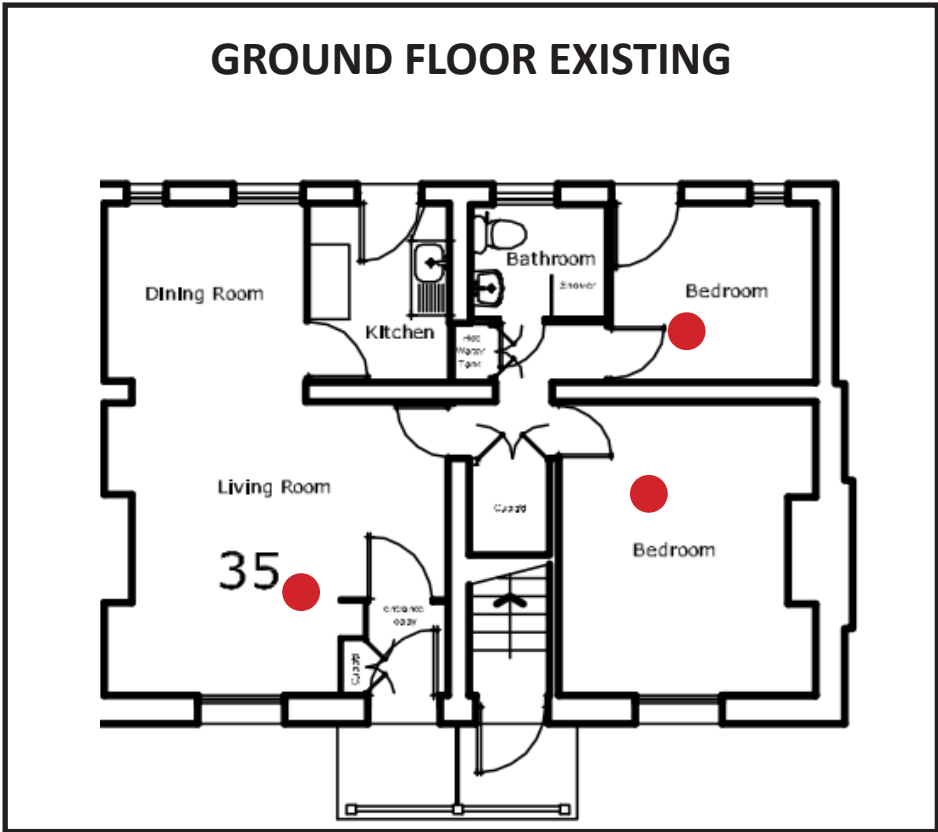


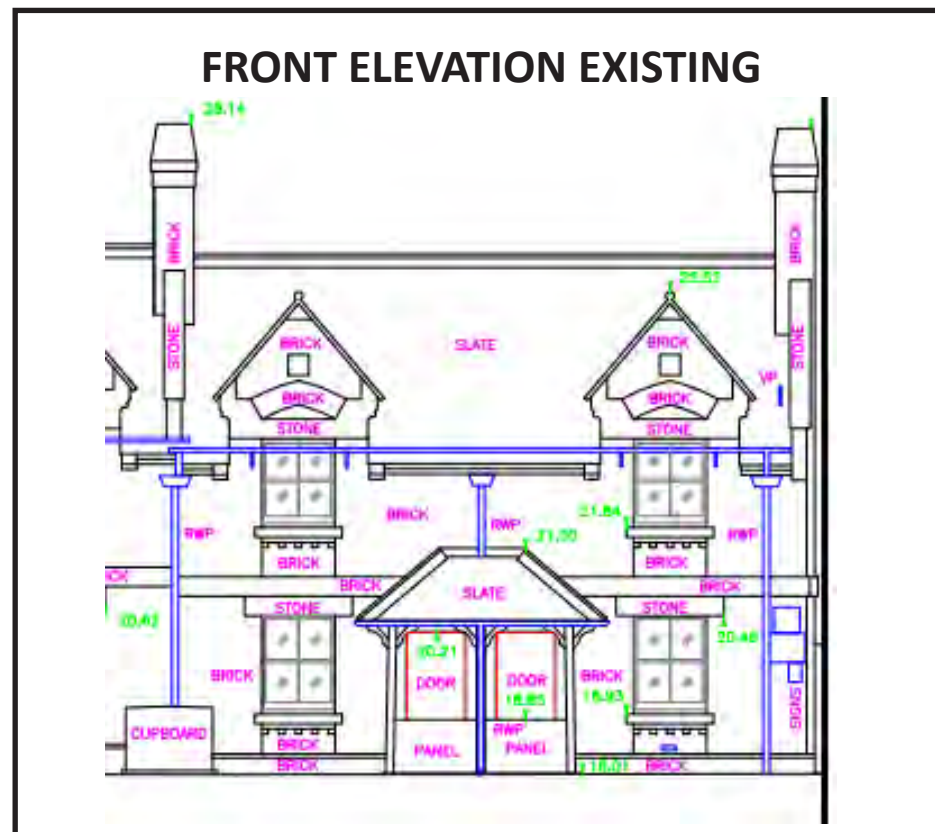
EXISTING

DEMOLITION

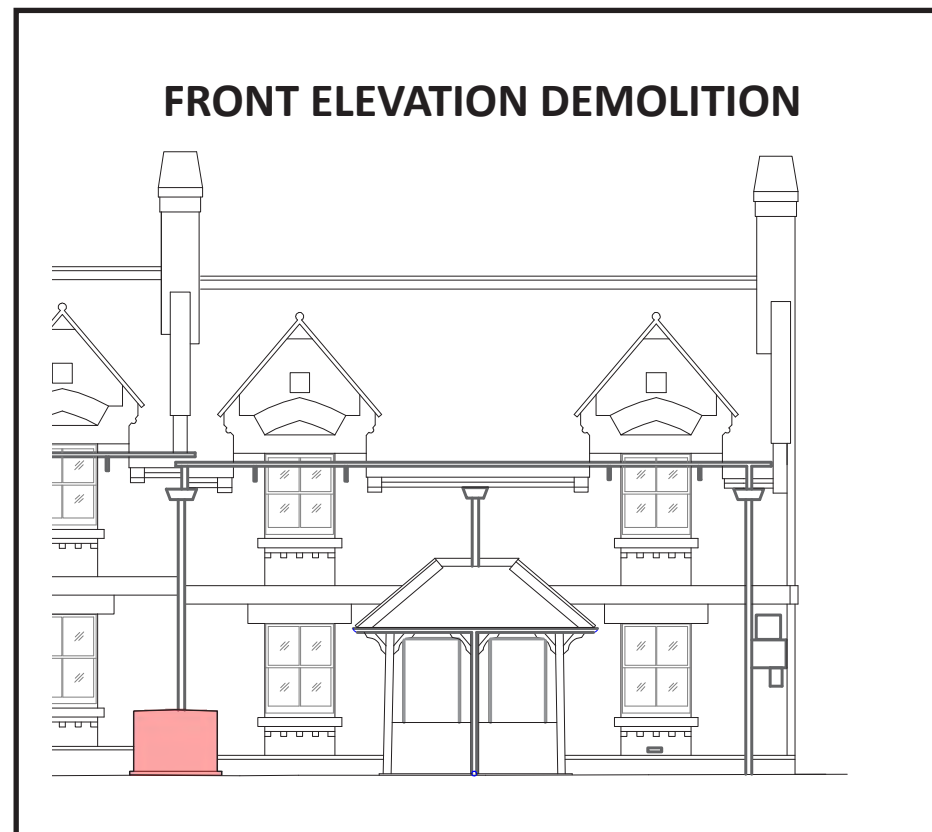
PROPOSED



EXISTING



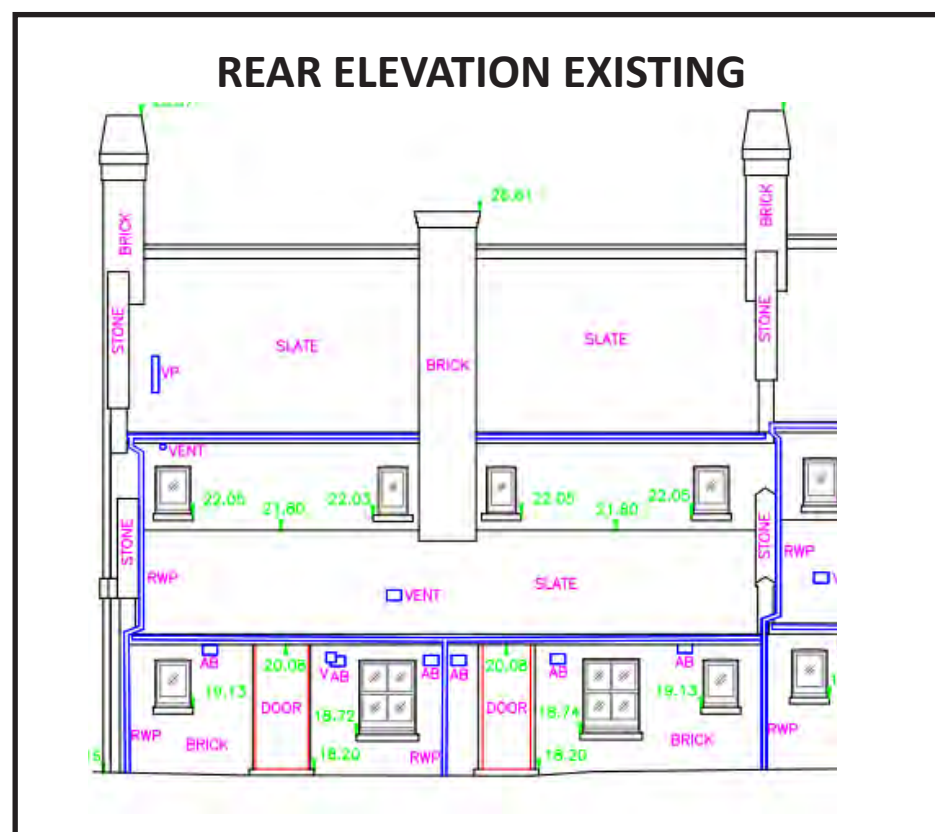
DEMOLITION



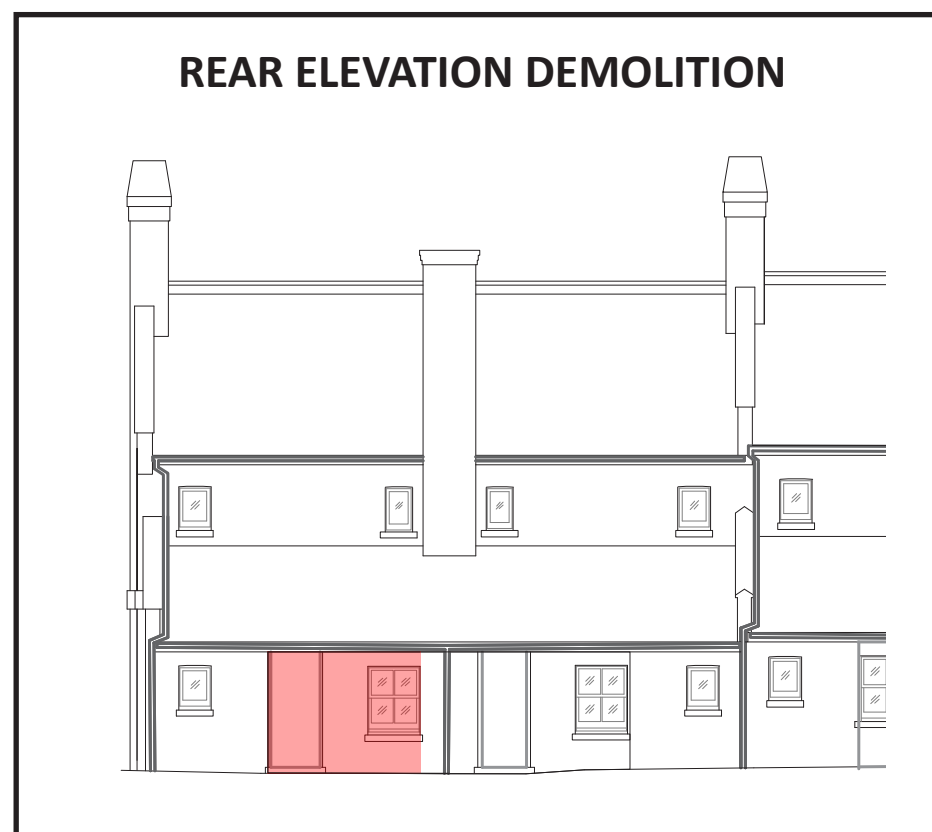
PROPOSED



REAR ELEVATION EXISTING



REAR ELEVATION DEMOLITION



REAR ELEVATION PROPOSED



BUILDING Q



Significance

Building Q comprises of units 40 at ground floor level and unit 38 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 Q 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.
- Rear damp staining noted towards lean-to roof area of unit 40.



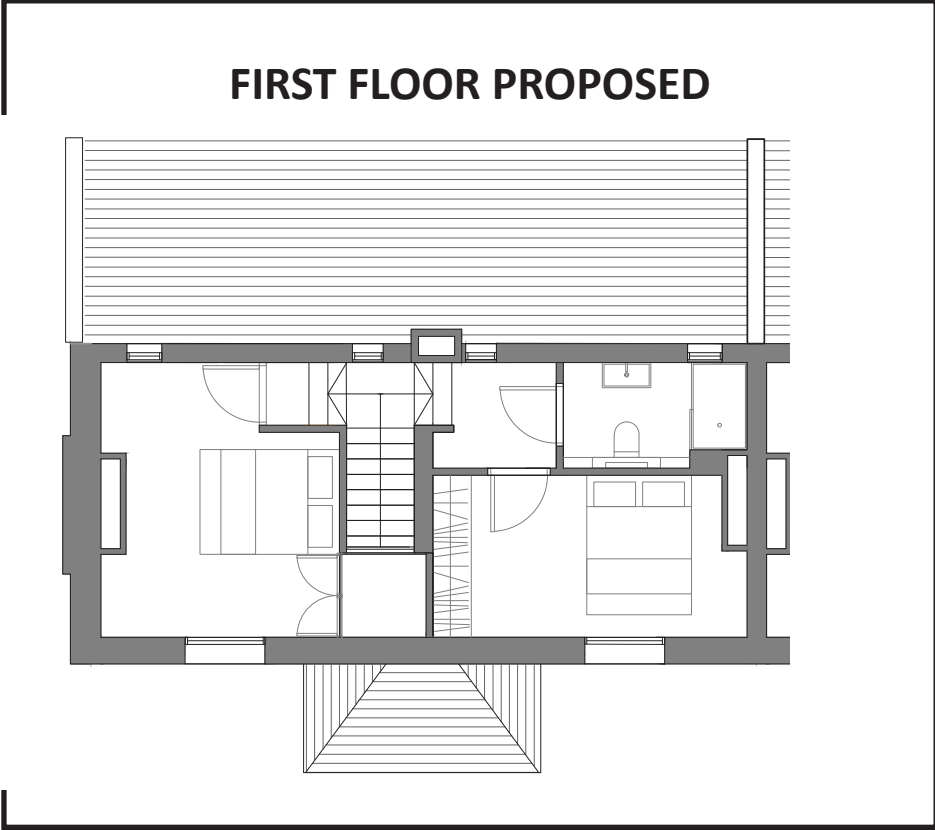
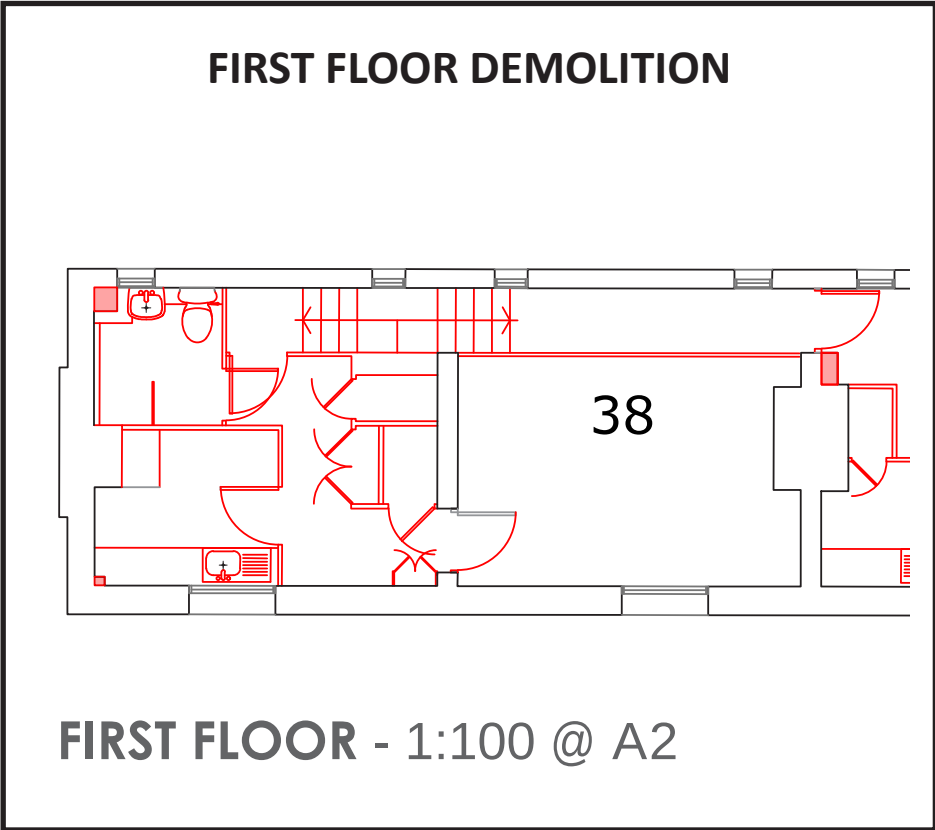
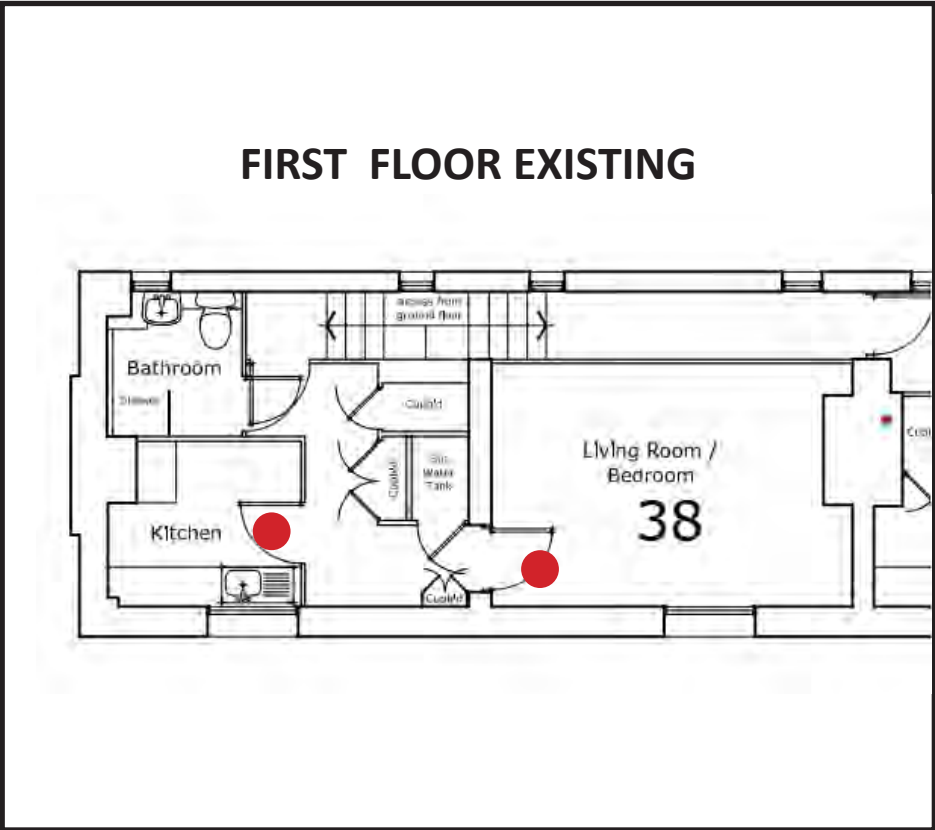
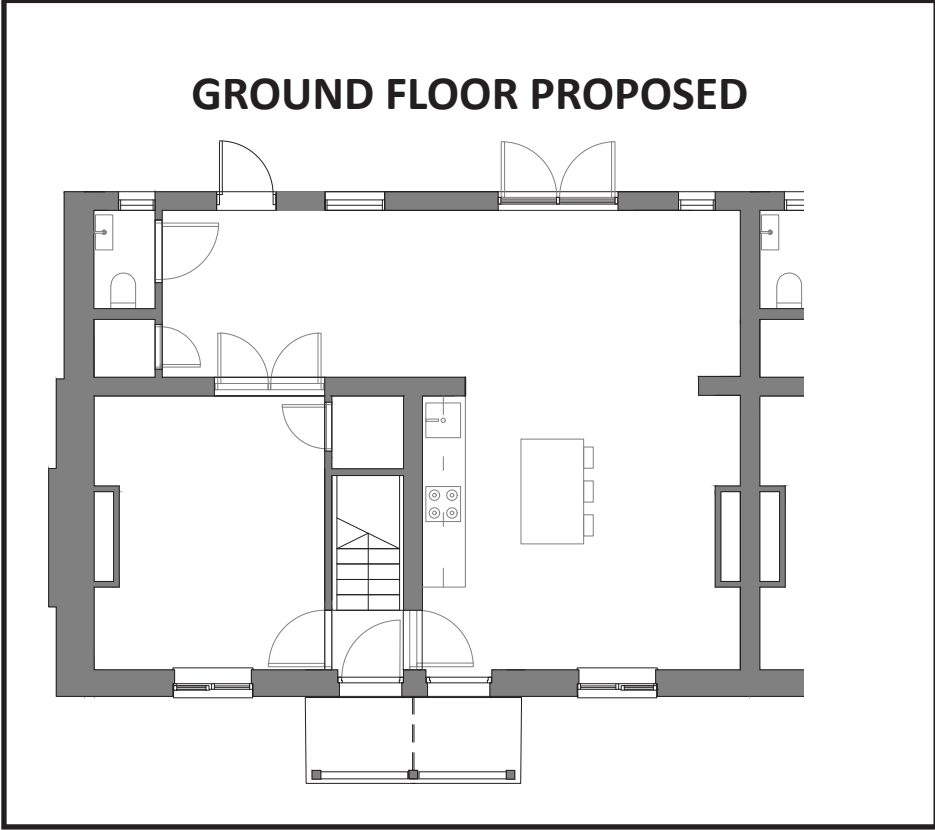
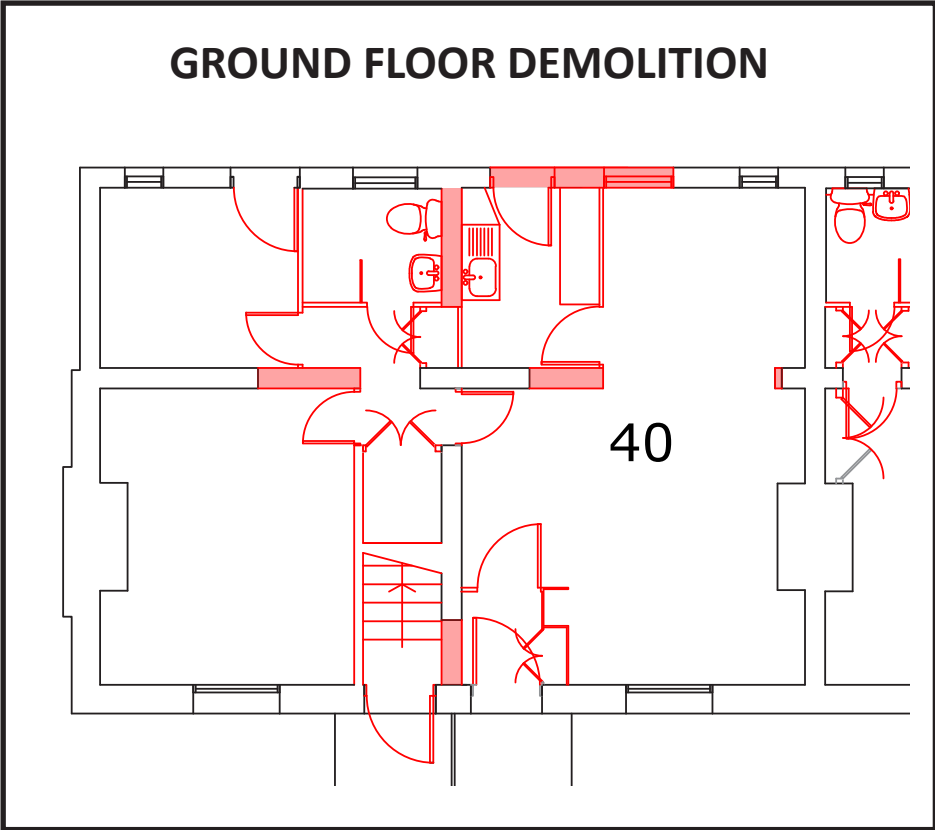
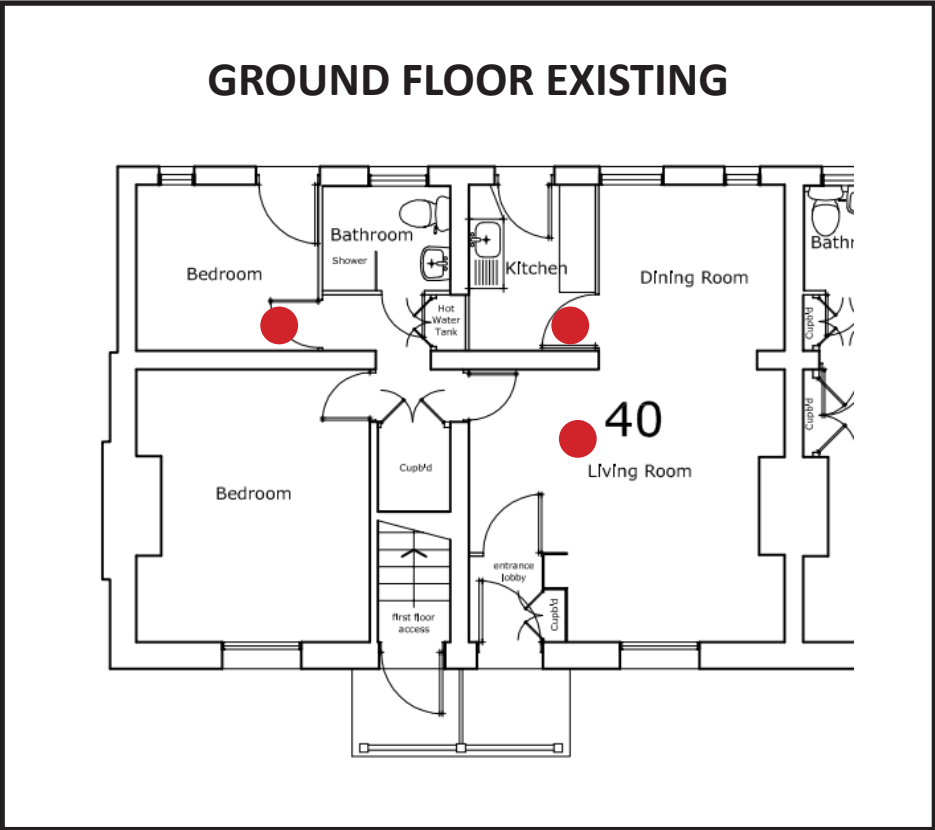
The effect of the proposals on building Q

- 5.137 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. 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.
- 5.138 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.
- 5.139 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.
- 5.140 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.
- 5.141 Overall, and on balance, the proposals would preserve the significance of the building.

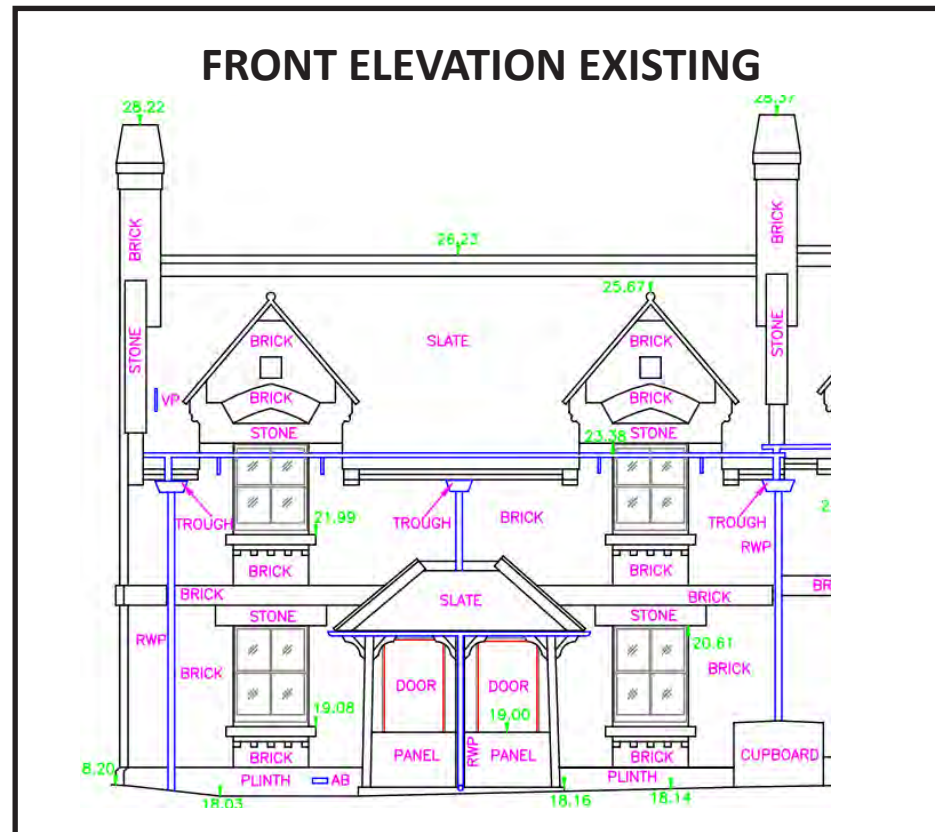
EXISTING

DEMOLITION

PROPOSED



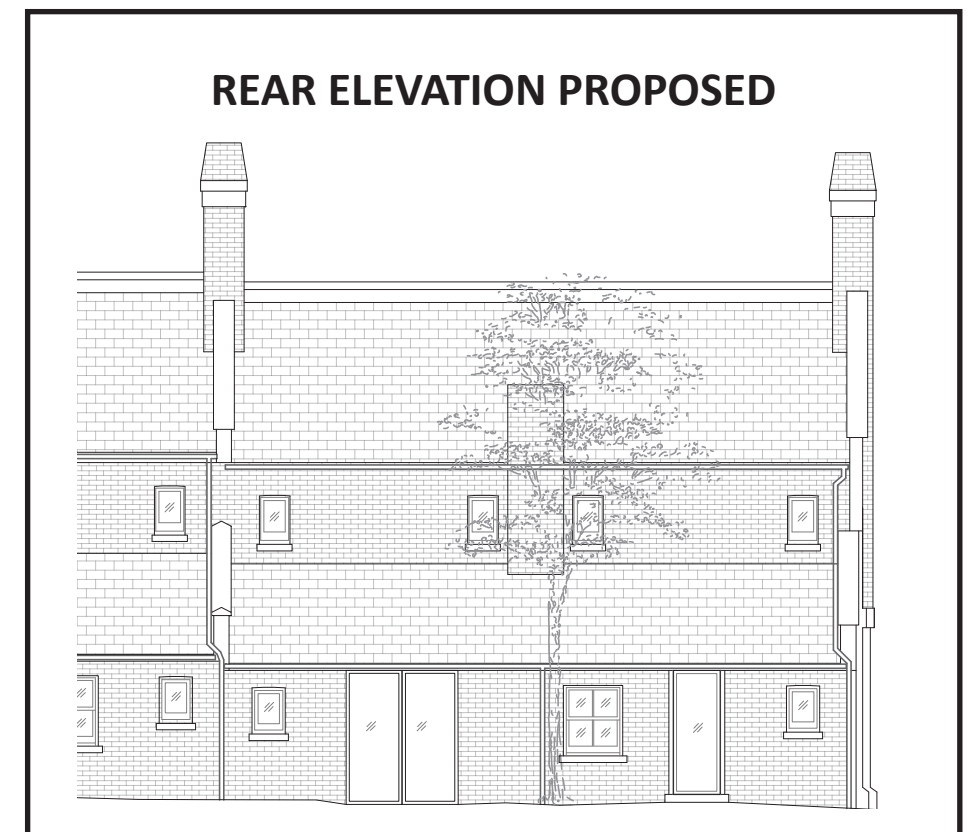
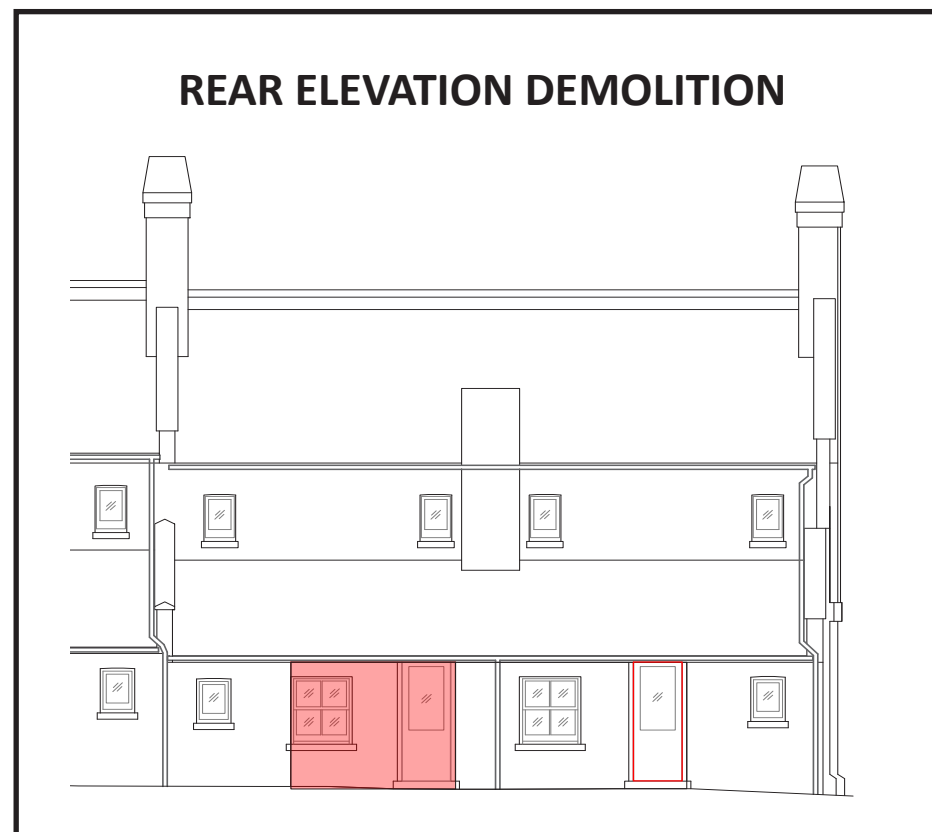
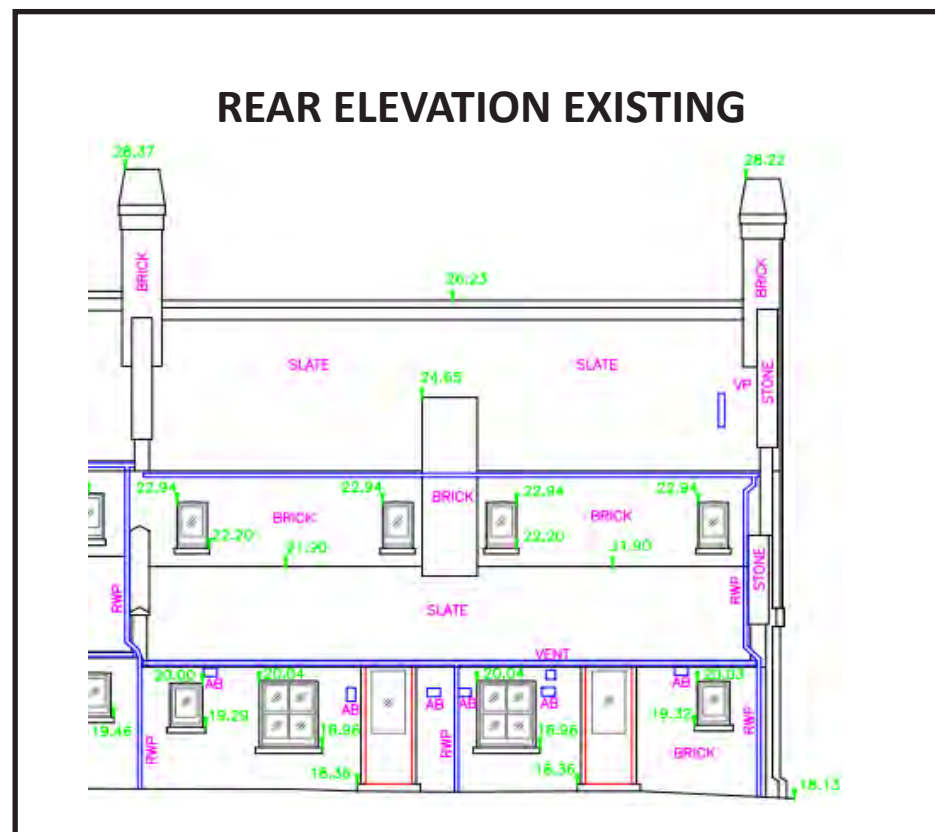
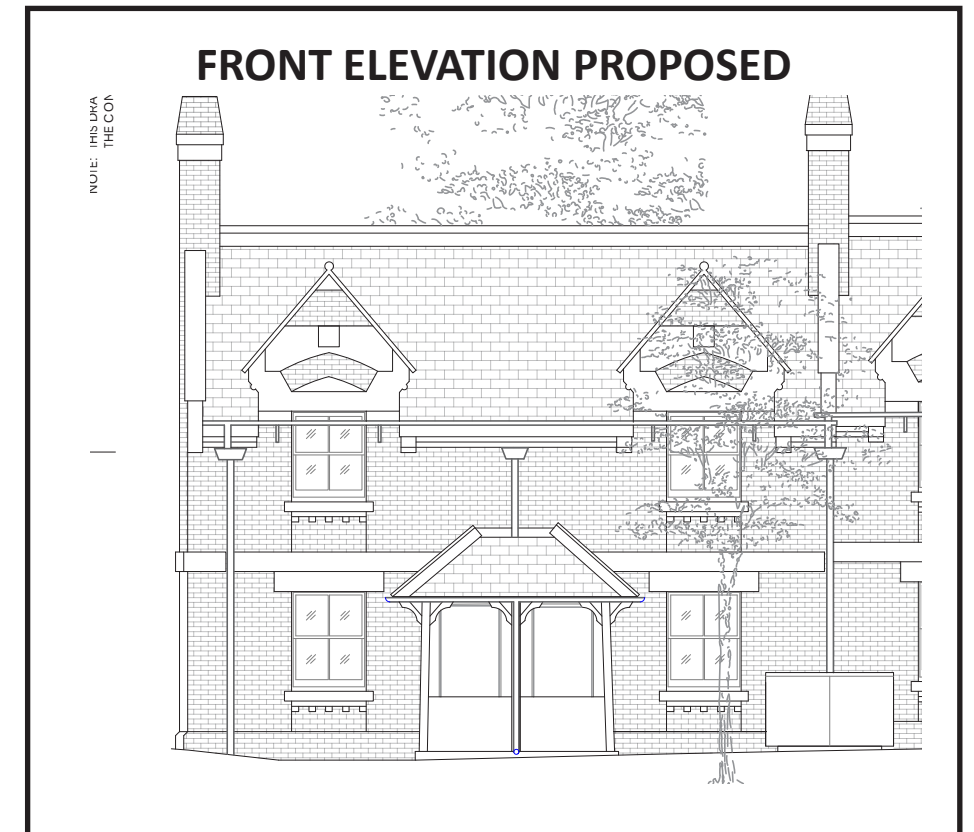
EXISTING



DEMOLITION



PROPOSED



BUILDING R



Significance

Building R comprises of units 41 and 42 at ground floor level and unit 39 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 R 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.
- No access provided internally due to unit 41 being inhabited. Finishes will require overhaul.
- Damp staining observed within first floor corridor due to plumbing leaks.



R-39



R-42



R-39



R-42

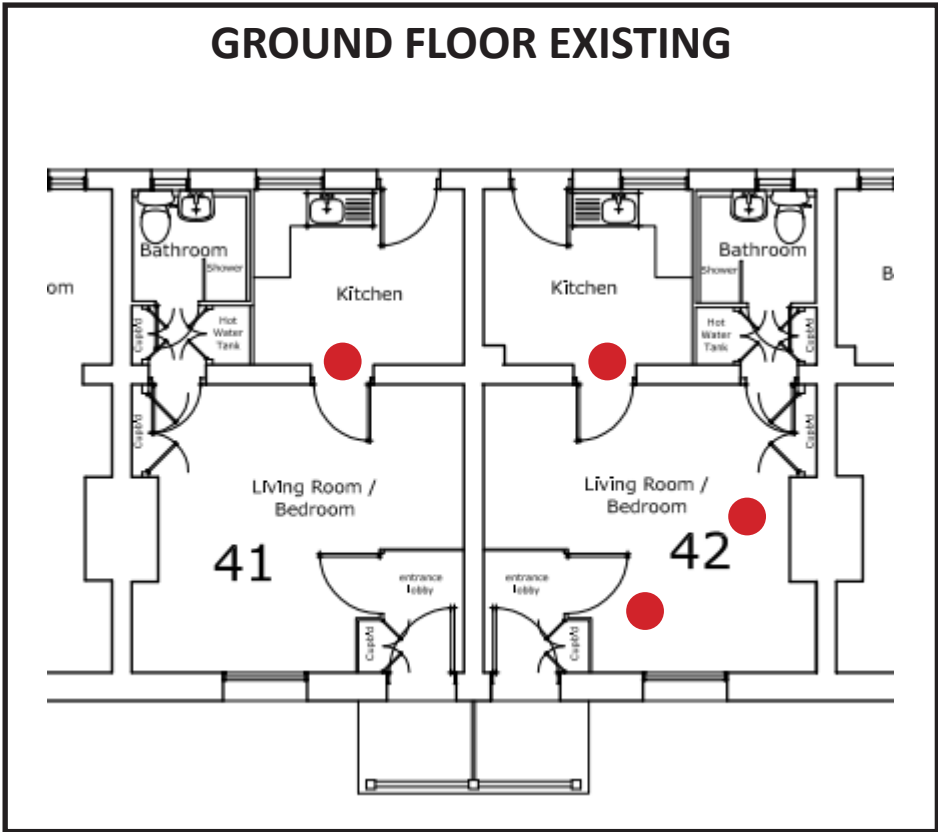


R-41

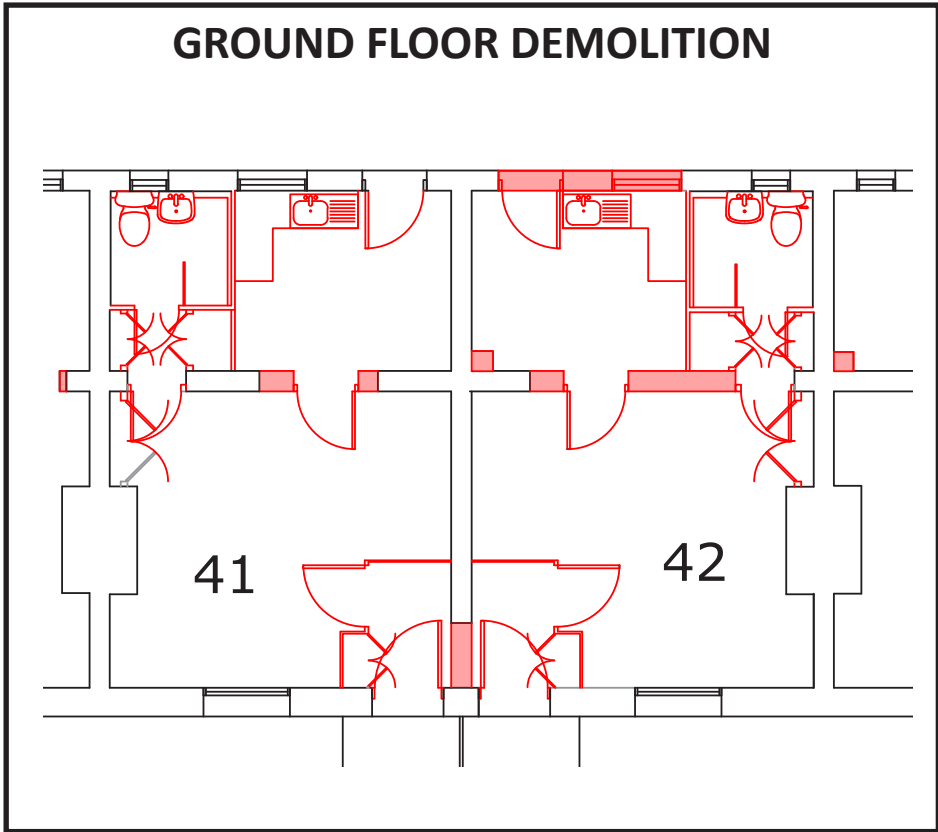
The effect of the proposals on building R

- 5.142 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.
- 5.143 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.
- 5.144 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. The corridor providing access to the first floor flats elsewhere in the Almshouses would be removed which would reinstate the historic plan form.
- 5.145 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.
- 5.146 Overall, and on balance, the proposals would preserve the significance of the building.

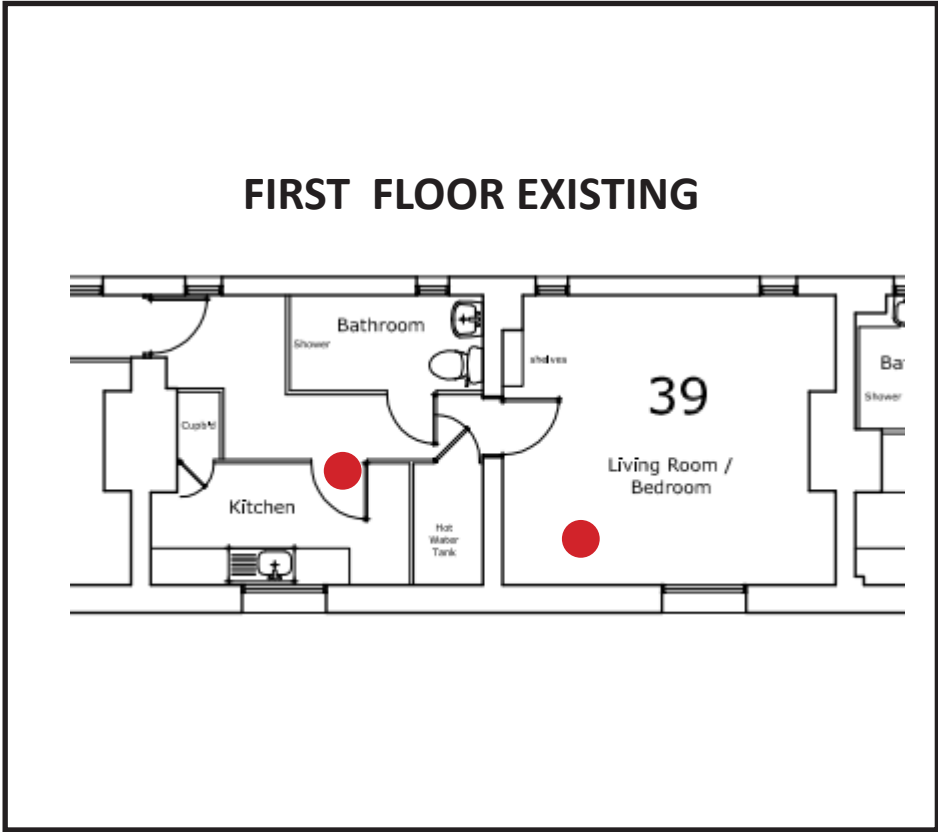
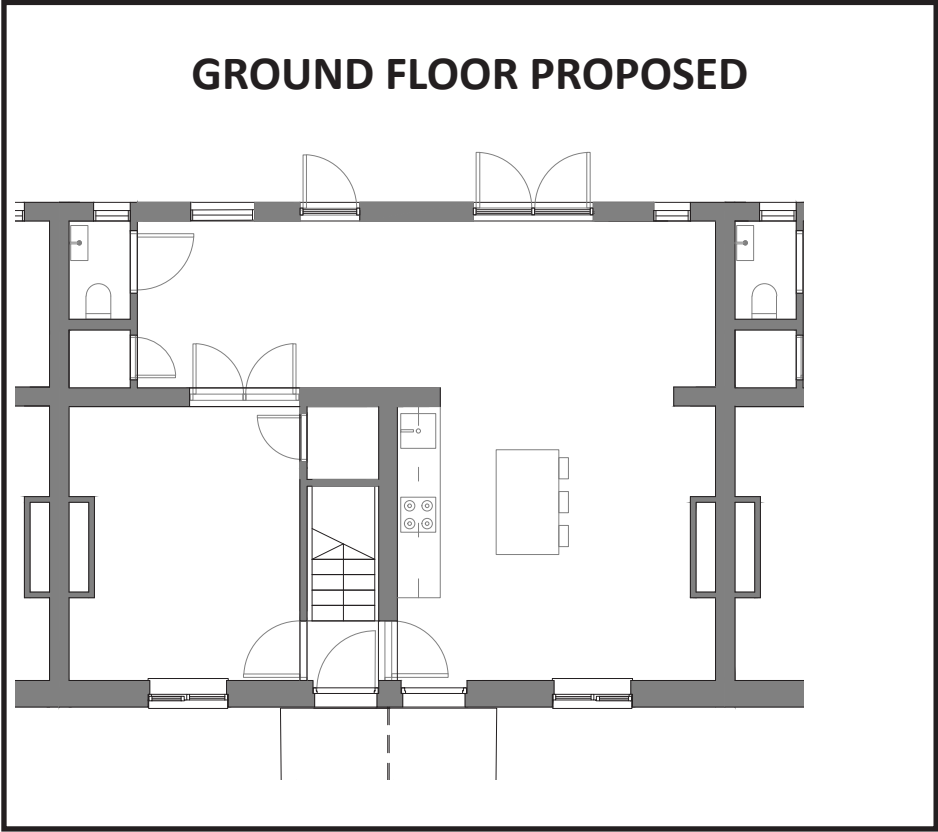
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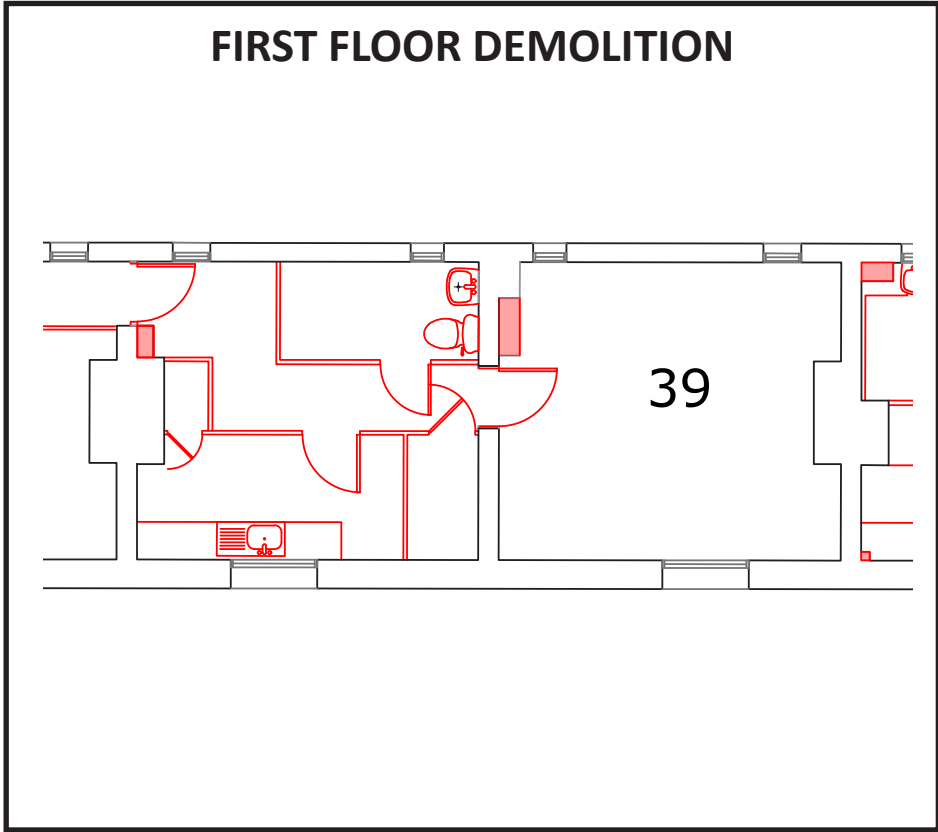
DEMOLITION



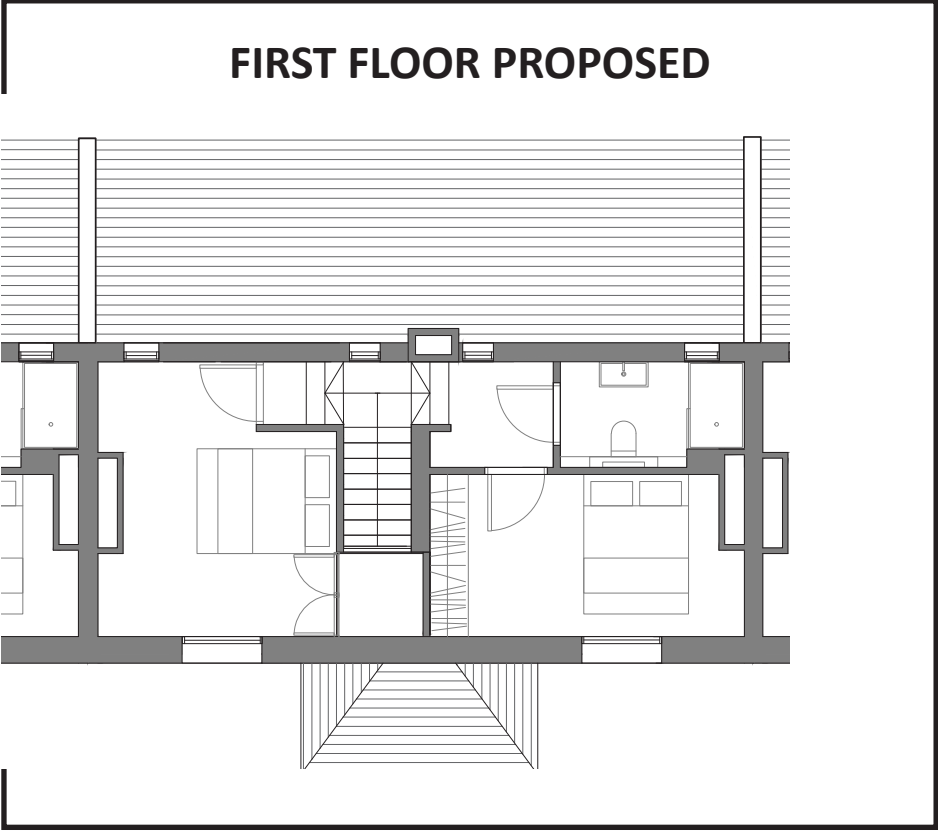
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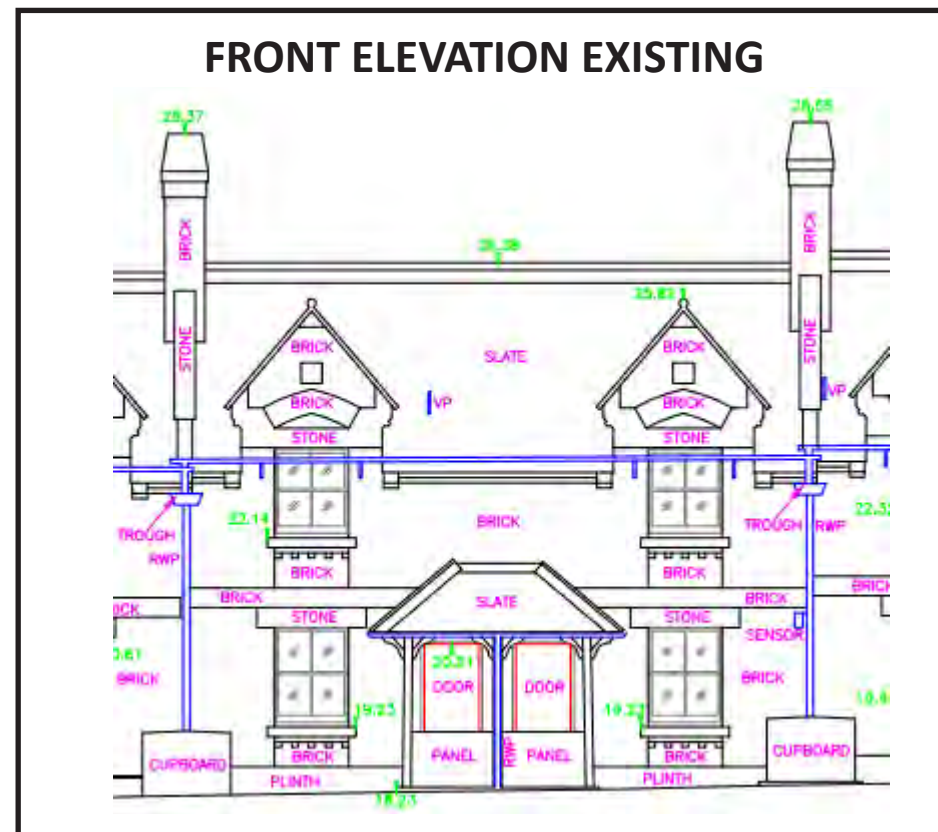
FIRST FLOOR DEMOLITION



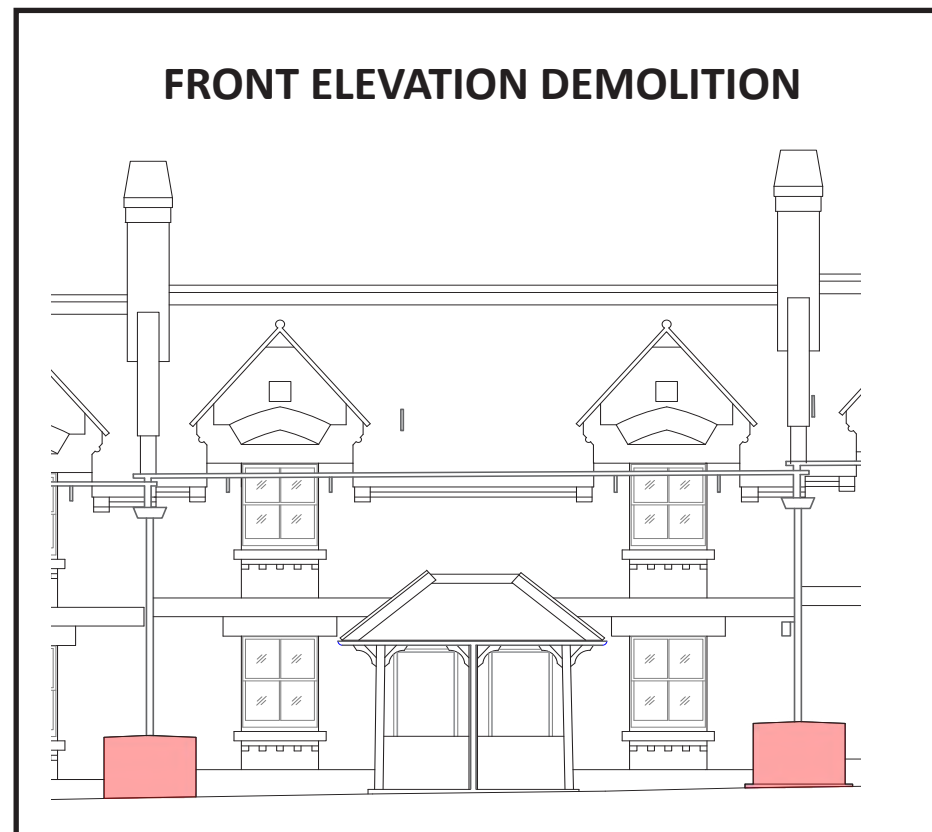
FIRST FLOOR PROPOSED



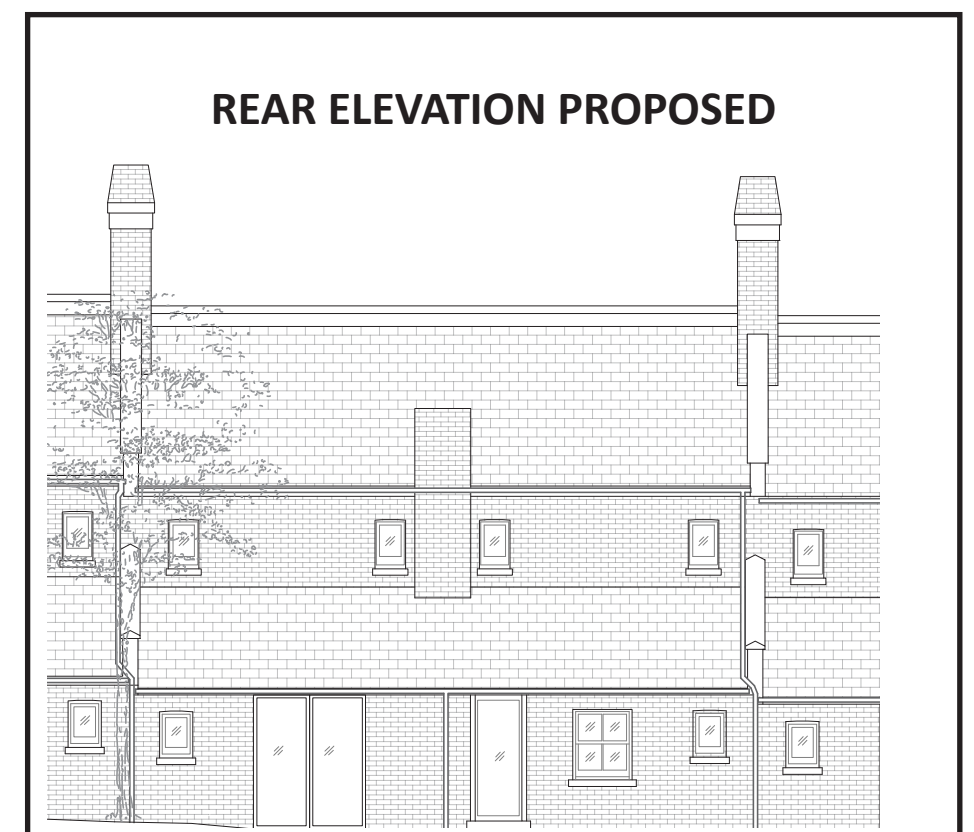
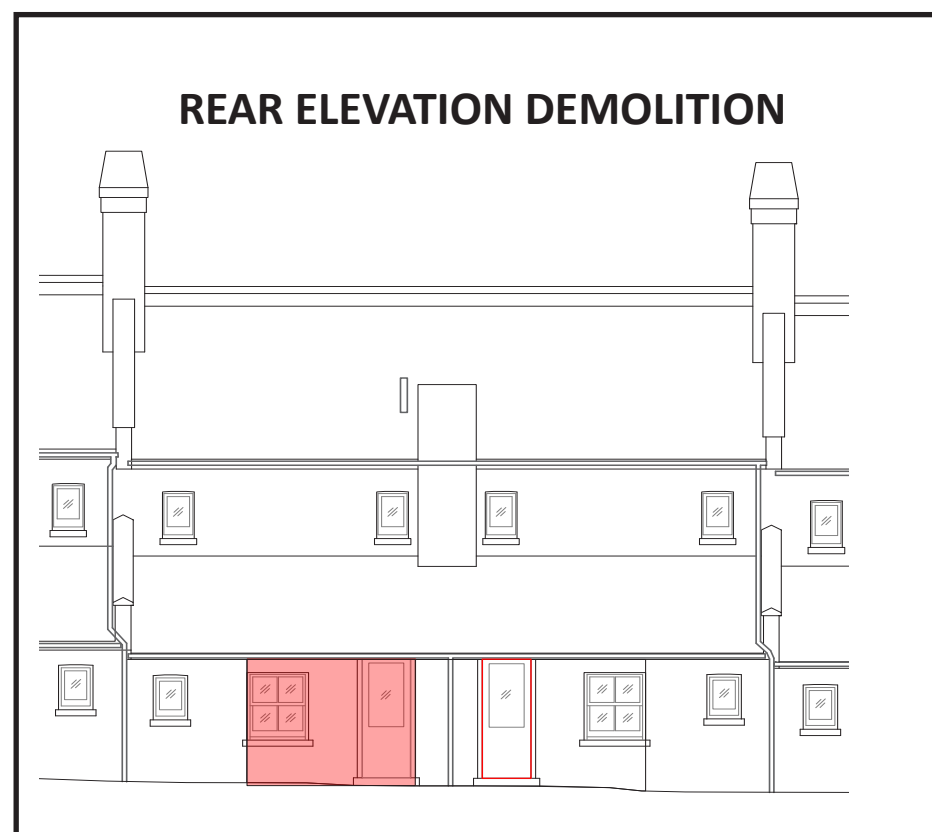
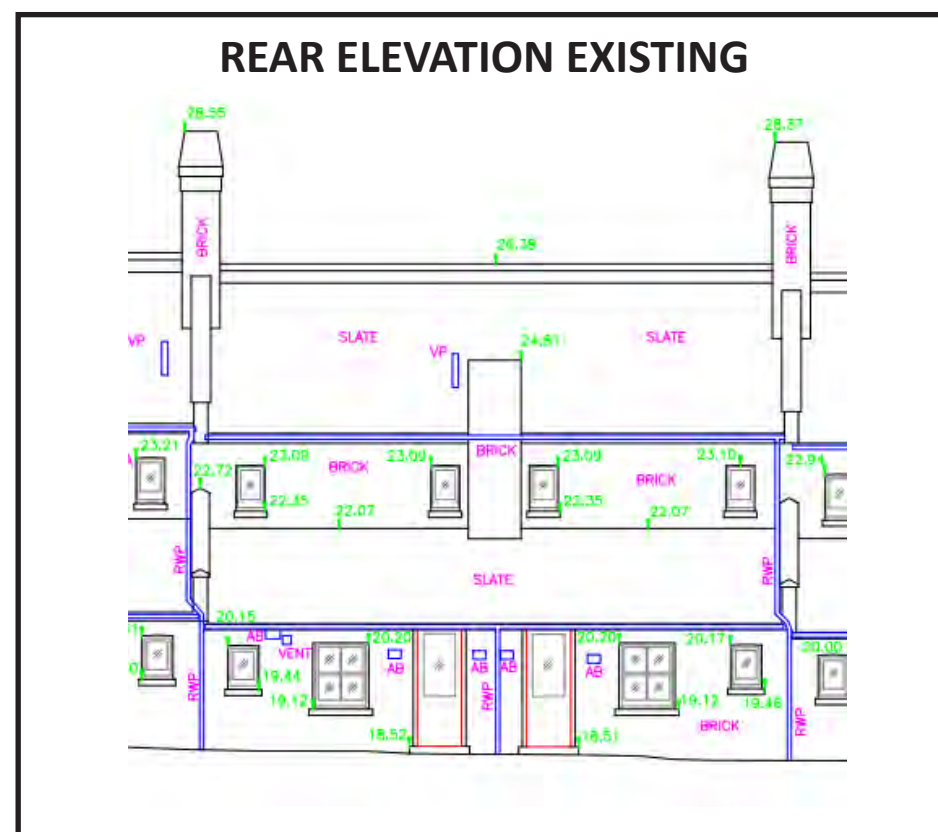
EXISTING



DEMOLITION



PROPOSED



BUILDING S



Significance

Building S comprises of units 45 at ground floor level and unit 43 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 R 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.
- Damp staining noted towards rear lean-to to right hand corner to unit 45.
- Damp staining observed within first floor corridor due to plumbing leaks.



The effect of the proposals on building S

- 5.147 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. 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.
- 5.148 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.
- 5.149 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.
- 5.150 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.
- 5.151 Overall, and on balance, the proposals would preserve the significance of the building.

EXISTING

DEMOLITION

PROPOSED

