

EXISTING

DEMOLITION

PROPOSED

FRONT ELEVATION EXISTING



FRONT ELEVATION DEMOLITION



FRONT ELEVATION PROPOSED



REAR ELEVATION EXISTING



REAR ELEVATION DEMOLITION



REAR ELEVATION PROPOSED



BUILDING I



Significance

Building I comprises of units 21 and 22 at ground floor level and unit 23 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 I 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

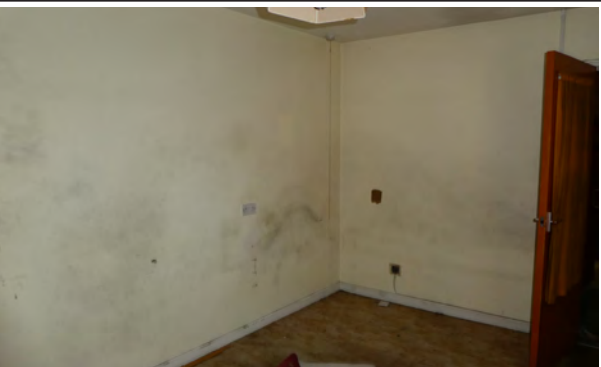
- Finishes are dated throughout and require overhaul. Existing M&E installations are dated - we anticipated rewiring will be required to bring up to modern standards.
- Historical water staining observed to reception room ceiling of unit 21 and 22.
- Localised damp staining observed within first floor corridor, likely resulting from condensation. Tide marking to master bedroom walls.



G-21



G-22



G-23



G-21



G-22



G-23

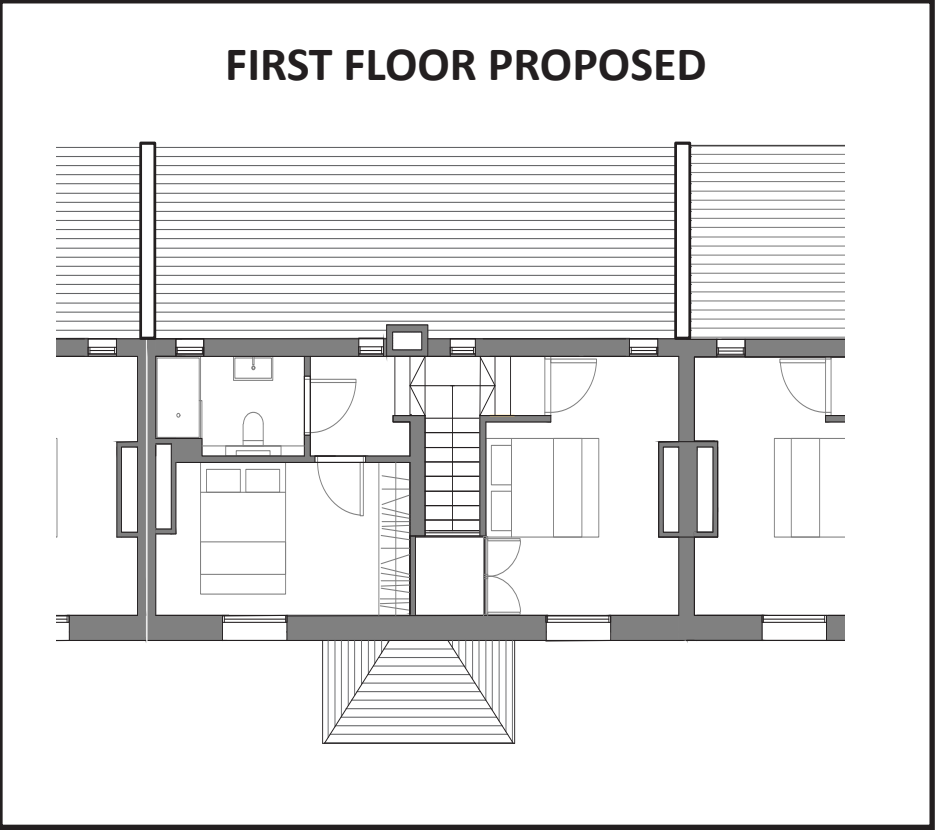
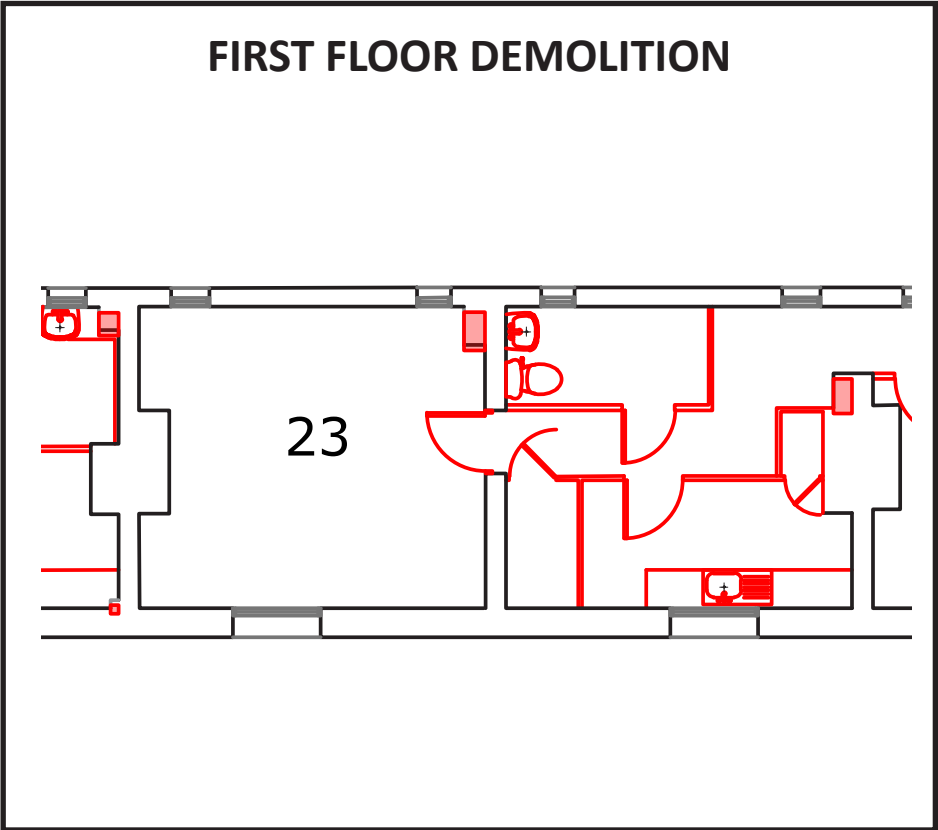
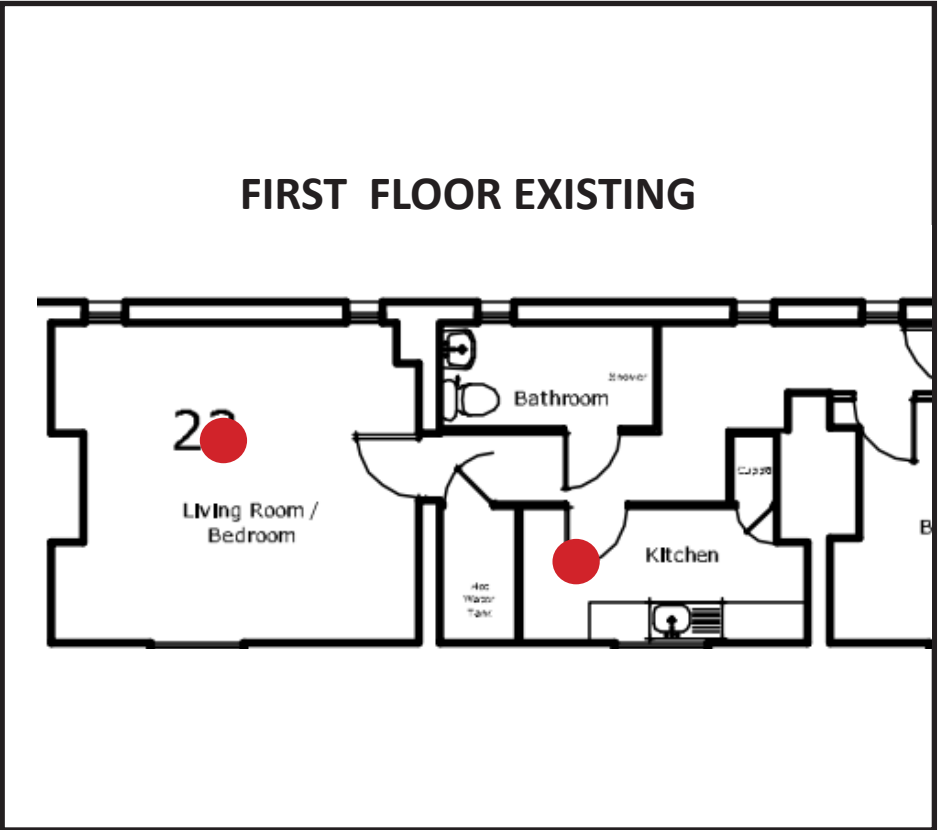
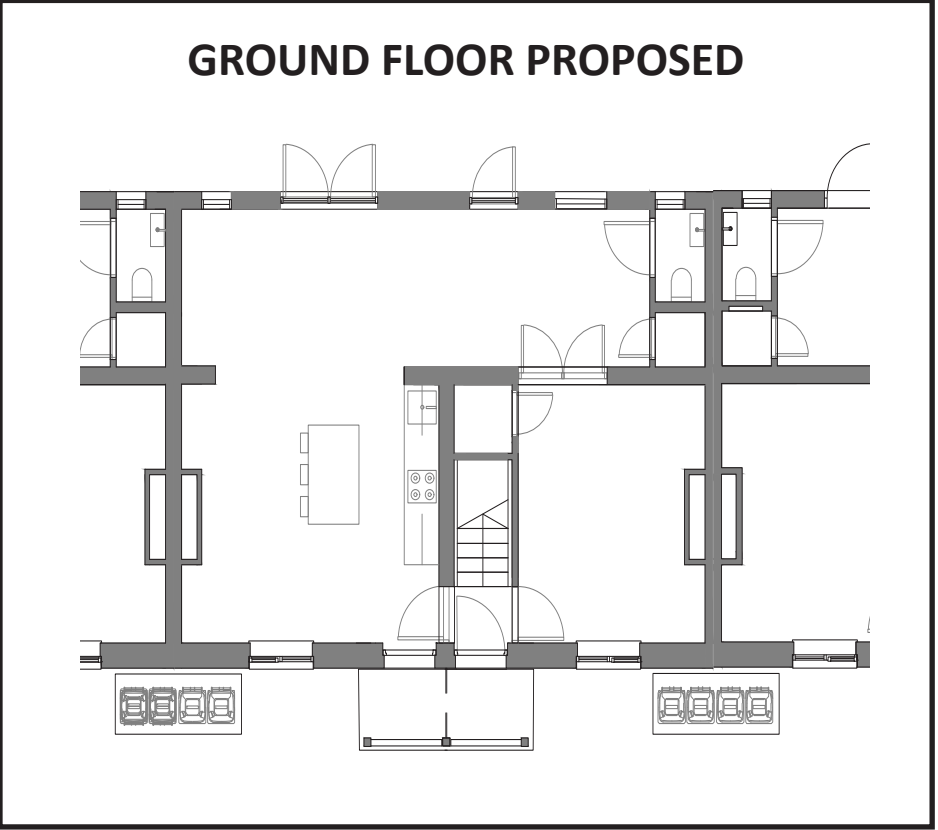
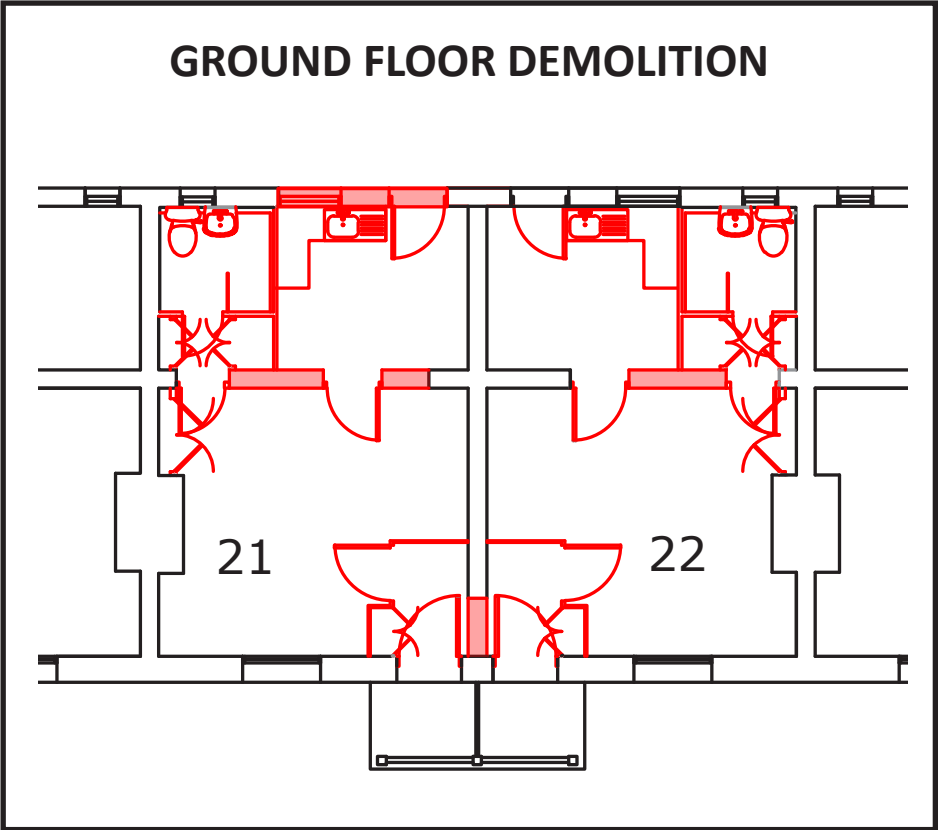
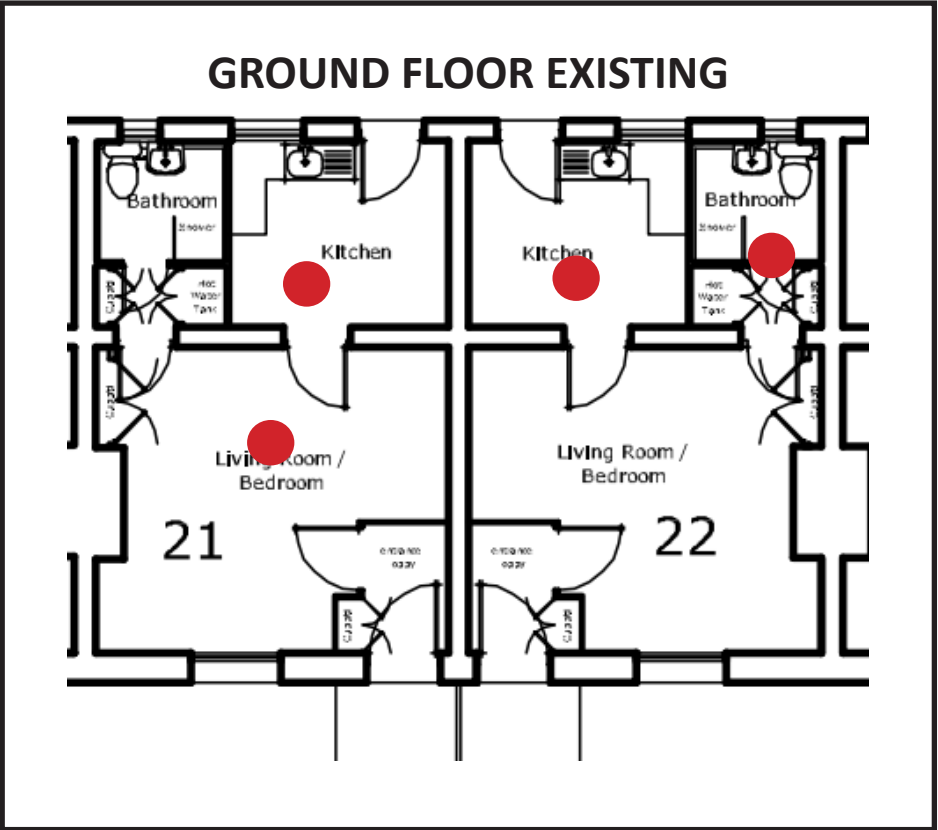
The effect of the proposals on building I

- 5.76 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.
- 5.77 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.
- 5.78 A new stair will be added to replicate the location of the stair that was removed as part of the 1980s works. This will allow the creation of a ground and first floor unit.
- 5.79 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 and there would be the closure of the opening to the right hand unit with the neighbouring property. 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.
- 5.80 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.
- 5.81 Overall, and on balance, the proposals would preserve the significance of the building.

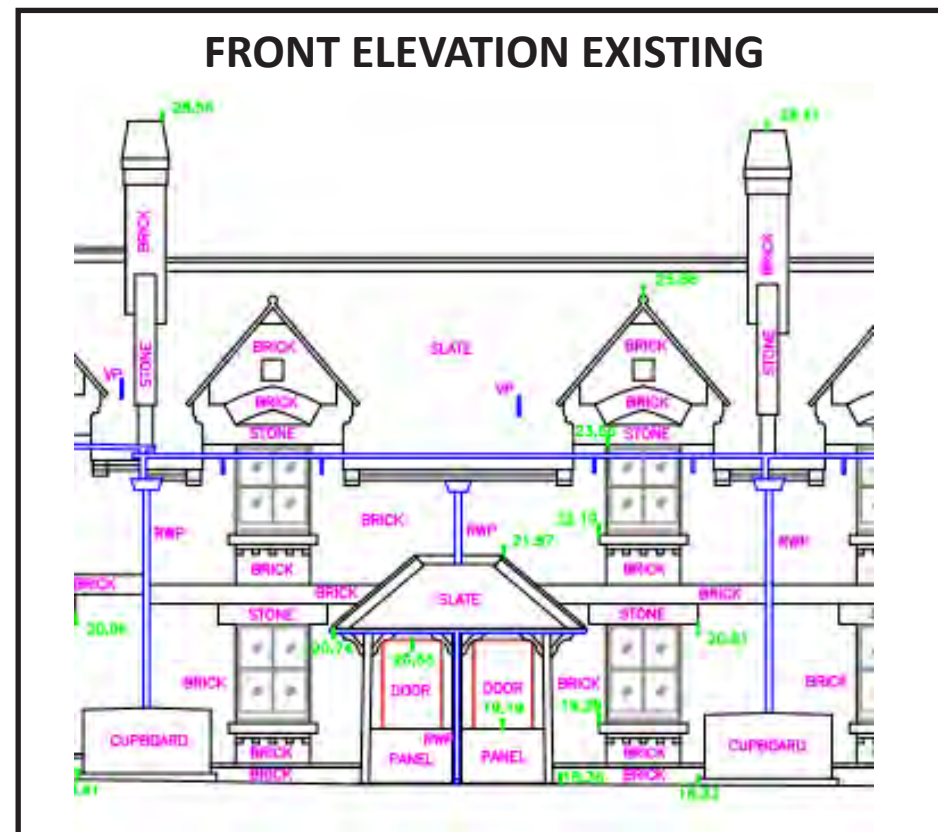
EXISTING

DEMOLITION

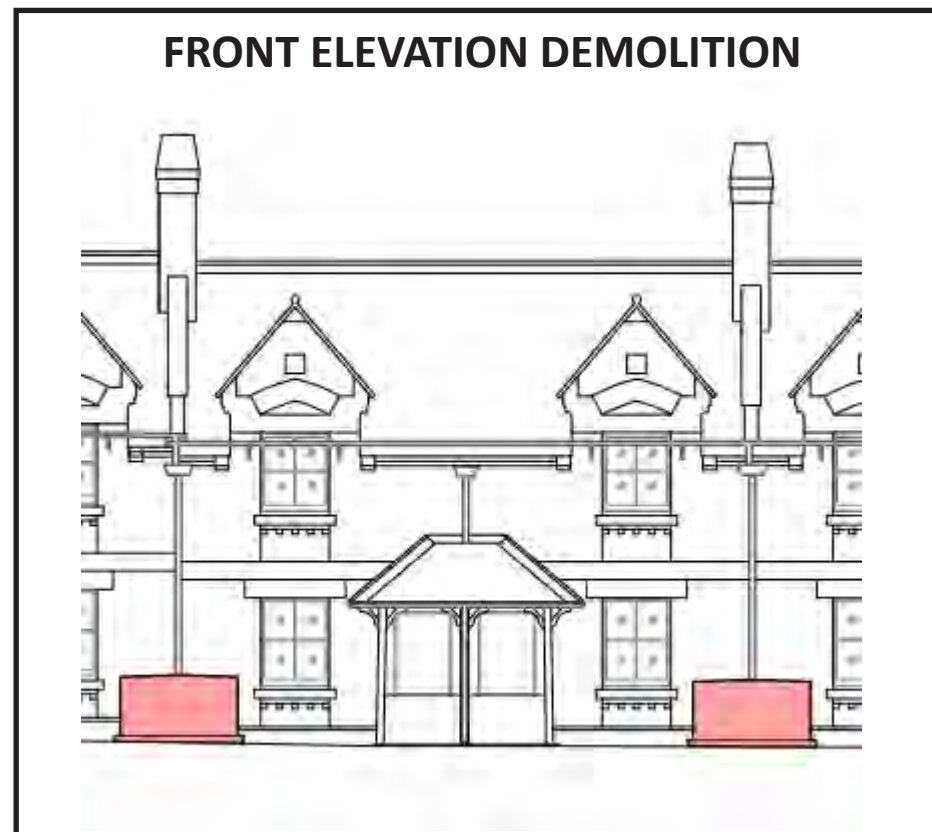
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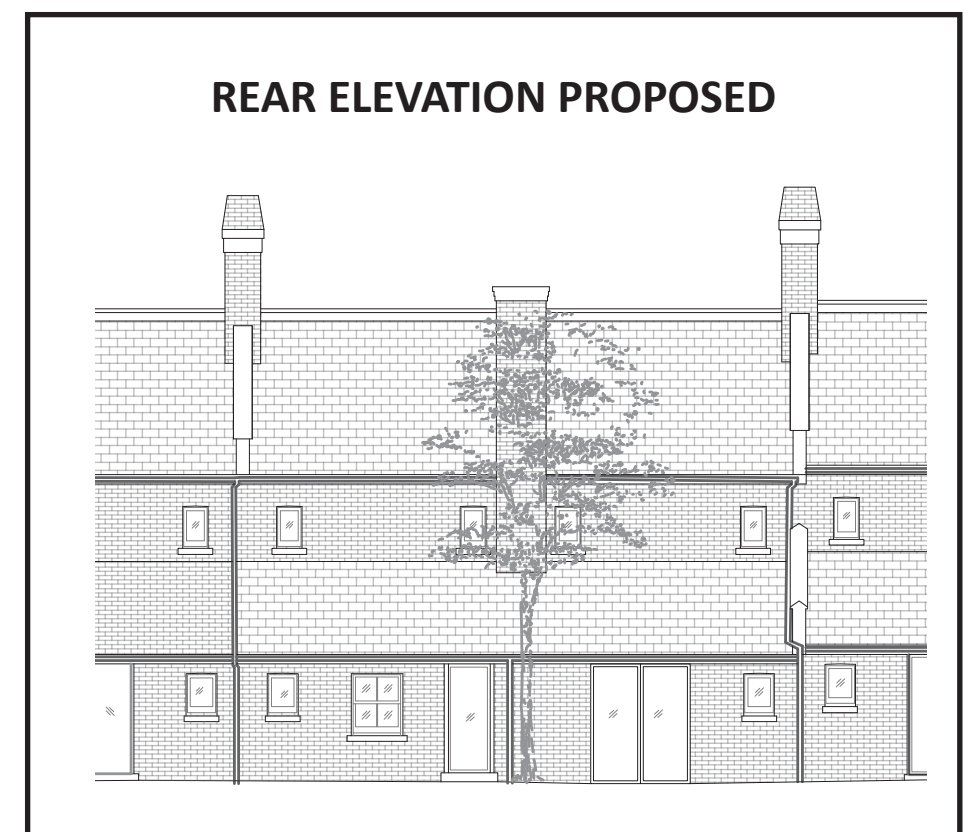
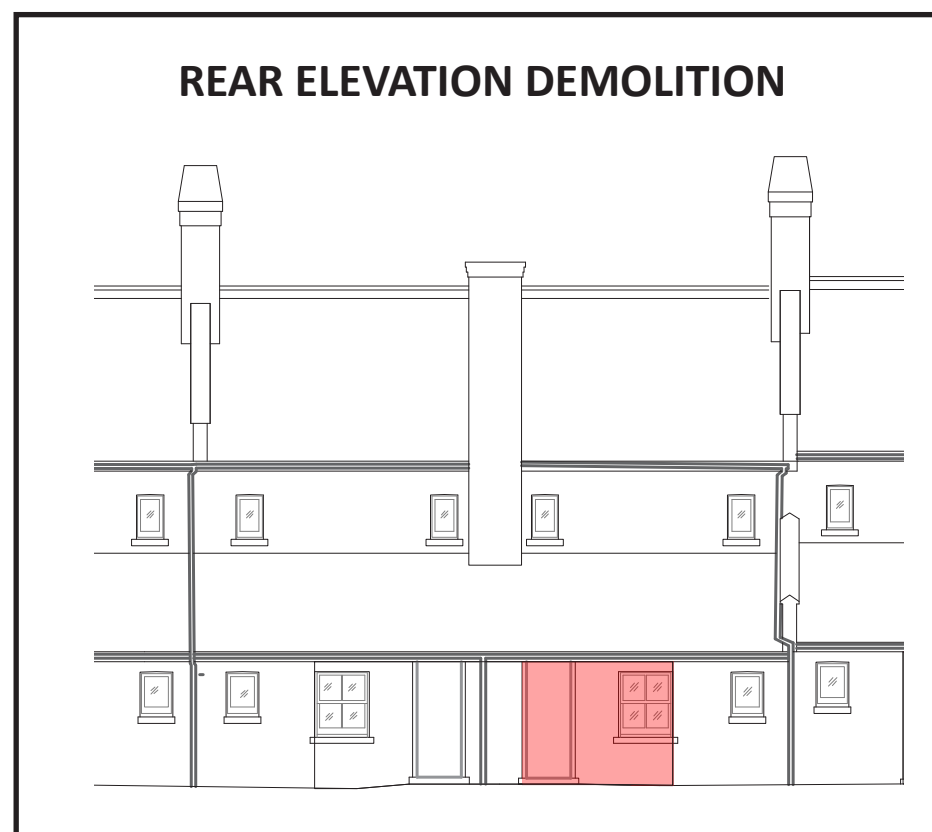
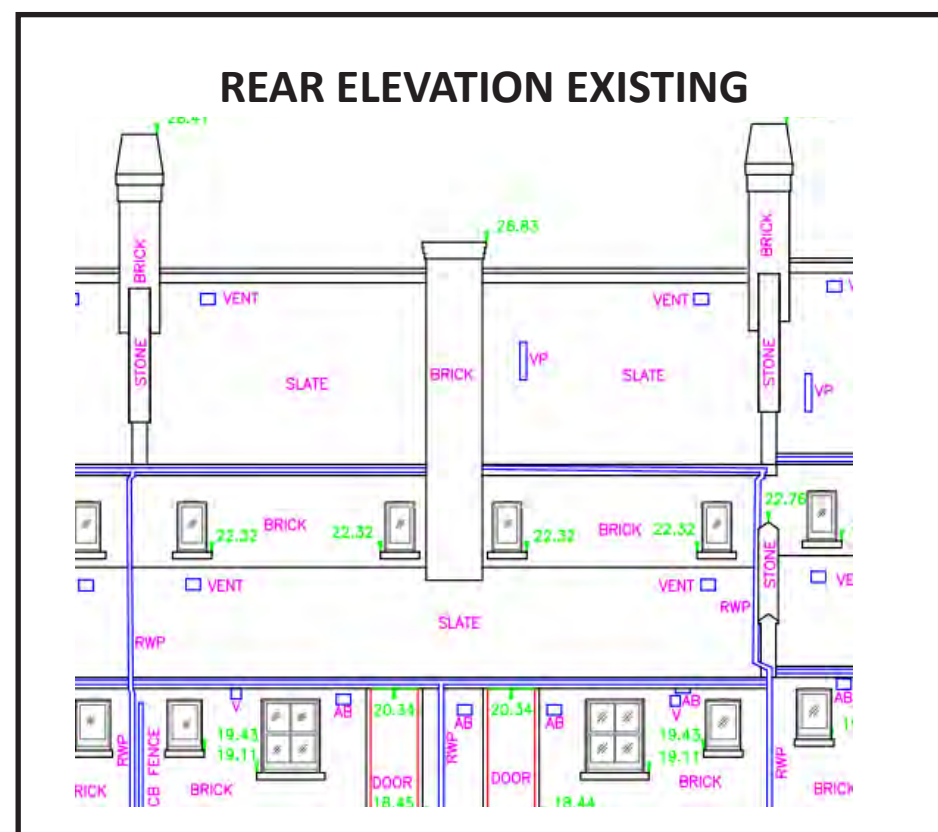
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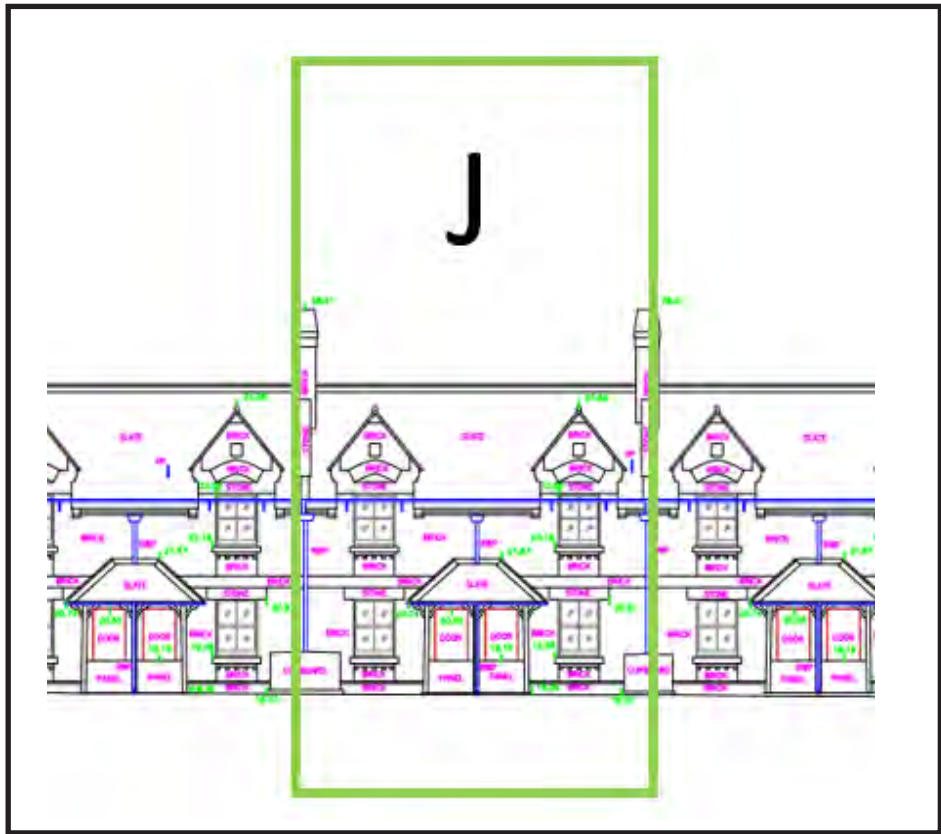
DEMOLITION



PROPOSED



BUILDING J



Significance

Building J comprises of units 25 at ground floor level and unit 24 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 J 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 25.
- Localised damp staining observed within first floor corridor, likely resulting from condensation. Tide marking to master bedroom walls.



J-25



J-25



J-25



J-25



J-24

The effect of the proposals on building I

- 5.82 The works to buildings K to P involve the creation of family units with an extension added to the rear to provided additional accommodation. This would involve a two storey extension to the rear.
- 5.83 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 and to integrate the proposed extension with the house. Some limited further opening would make a significant improvement to the living standards. The loss of fabric within the existing rear extensions is of modern date and has not heritage value. 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.
- 5.84 At first floor, there would be some loss of fabric as a result of the access to the first floor of the proposed extension. This fabric is in a relatively good condition and dates from the original period of construction. Whilst there would be an element of harm, this has been minimised through design and is considered to be required to provide a range of house sizes within the site.
- 5.85 The existing stair would be removed and replaced with a new stair to replicate the location of the stair that was removed as part of the 1980s works. This will allow the creation of a ground and first floor unit.
- 5.86 Modern partitions will also be removed at first floor. These are of no historic value. 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.
- 5.87 The proposed rear extension is limited to the properties on the eastern run of the Almshouses which are largely obscured from view by interposing development and would be seen as a discrete addition to the listed buildings. The extensions are designed in a sympathetic manner to the host building. The proposed rear extension would allow the original plan form of the building to be discerned. The width of the extension only extends to one part of the building which reflects the original design of these being two units in place.
- 5.88 Whilst there may be some loss of historic fabric through the loss of fabric at

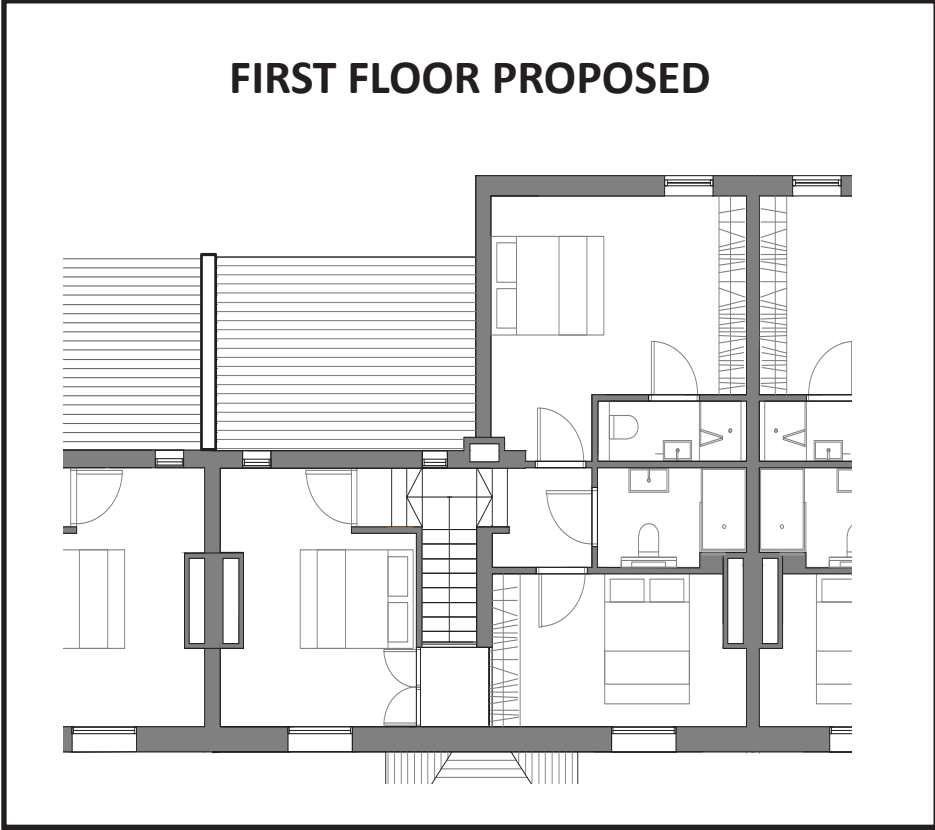
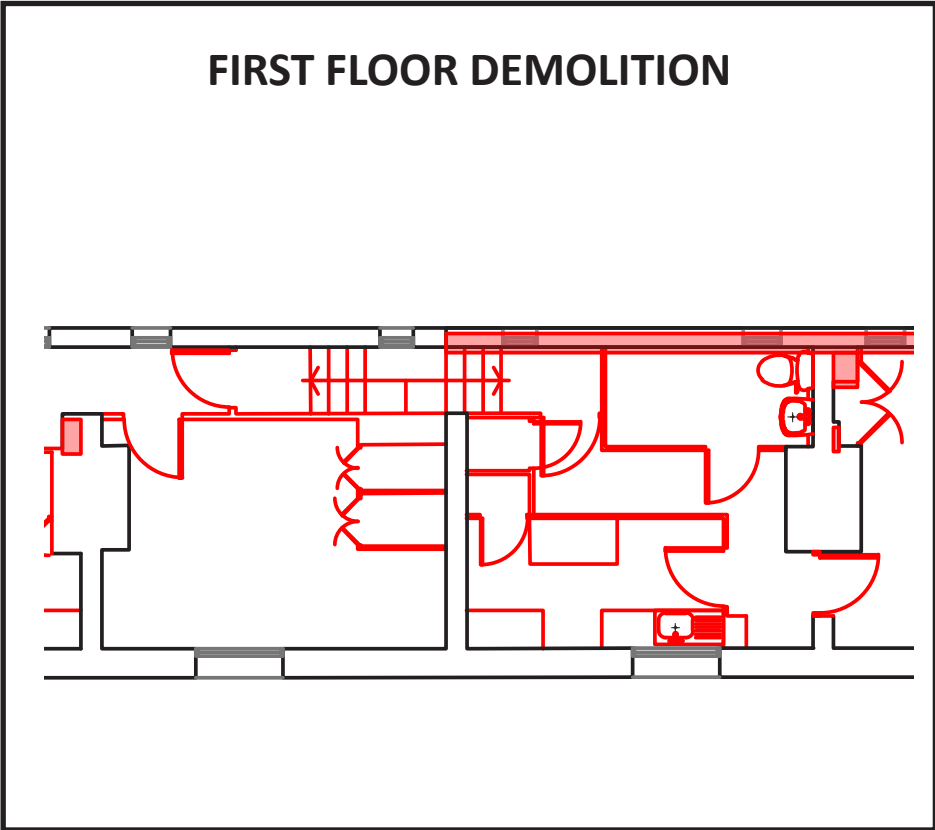
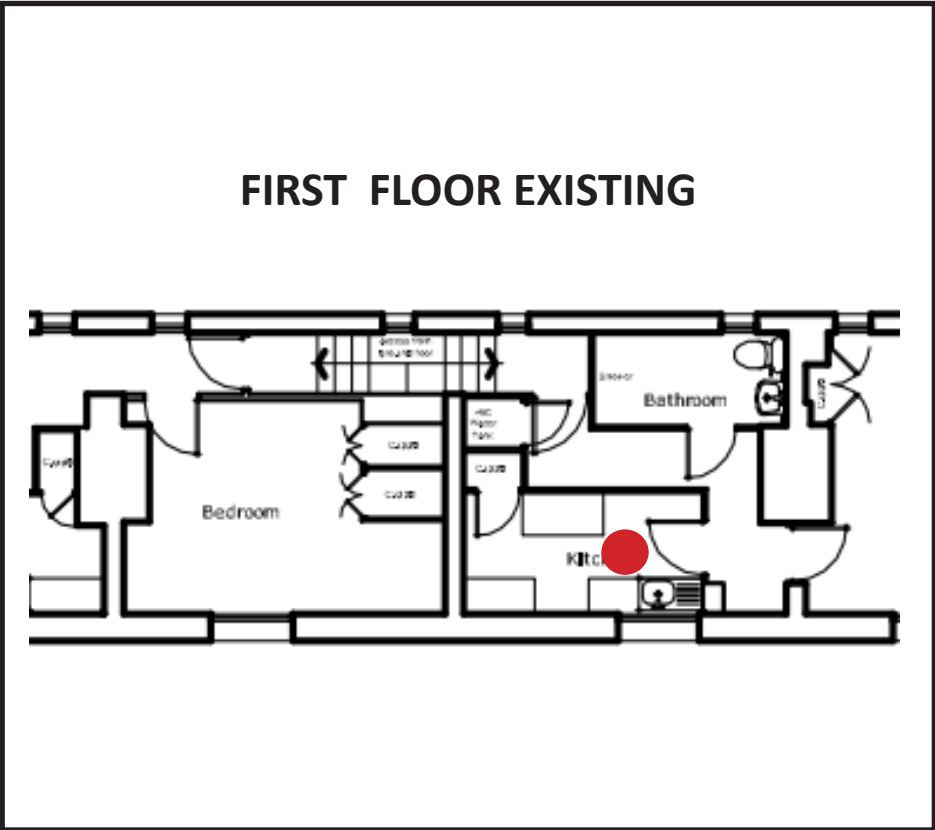
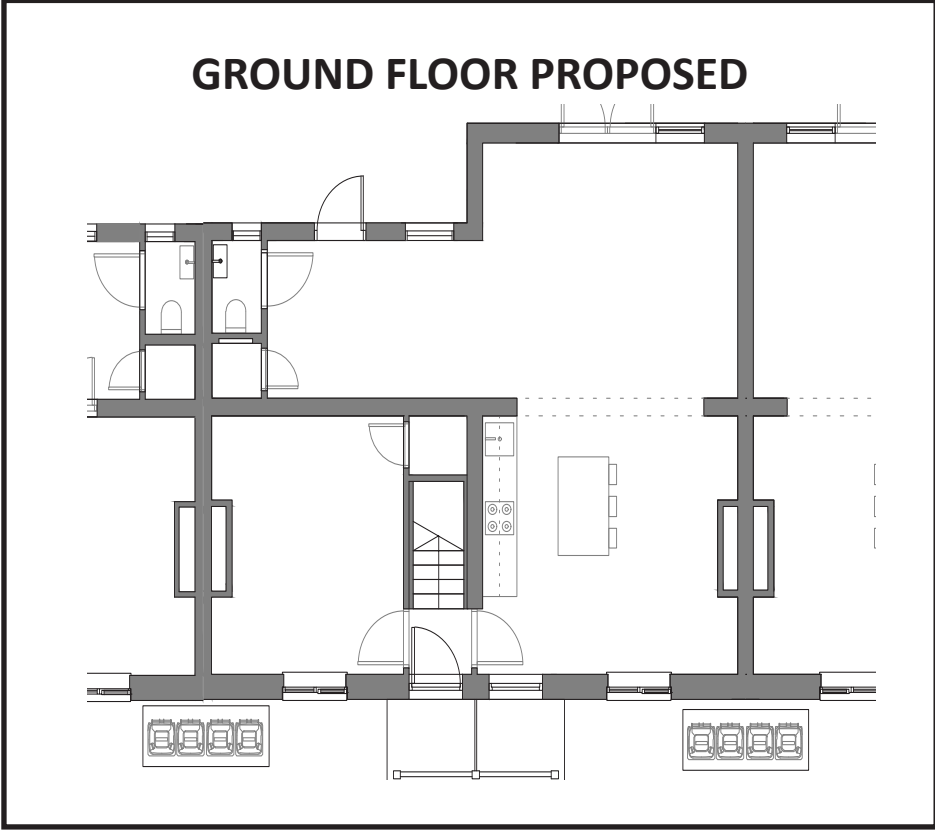
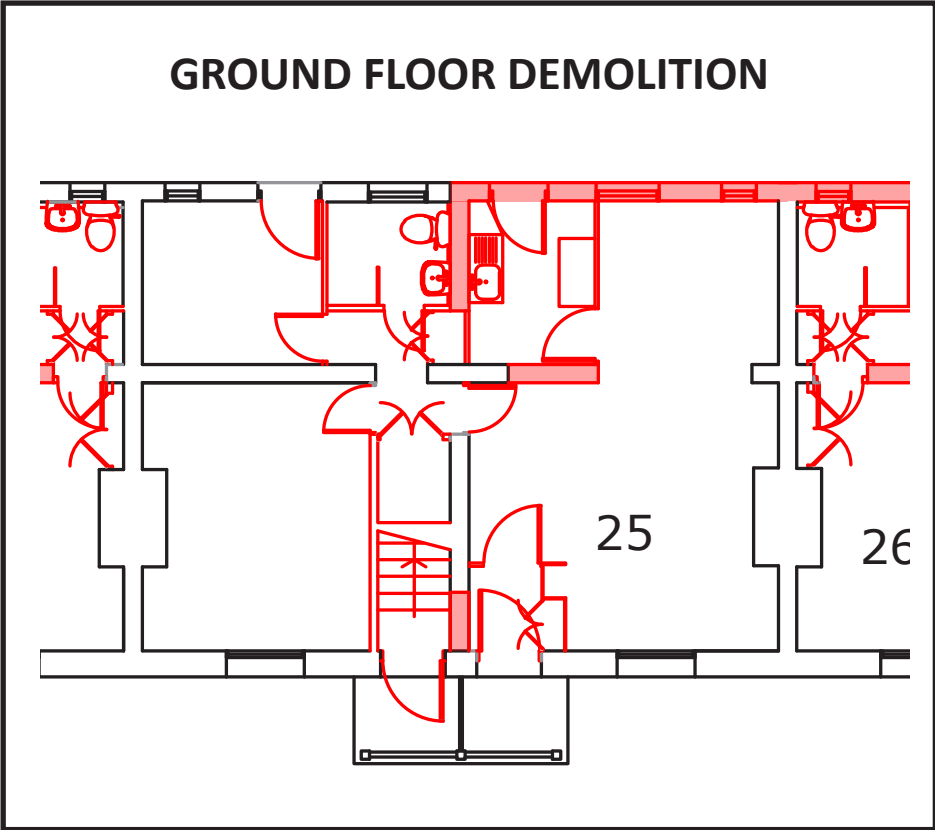
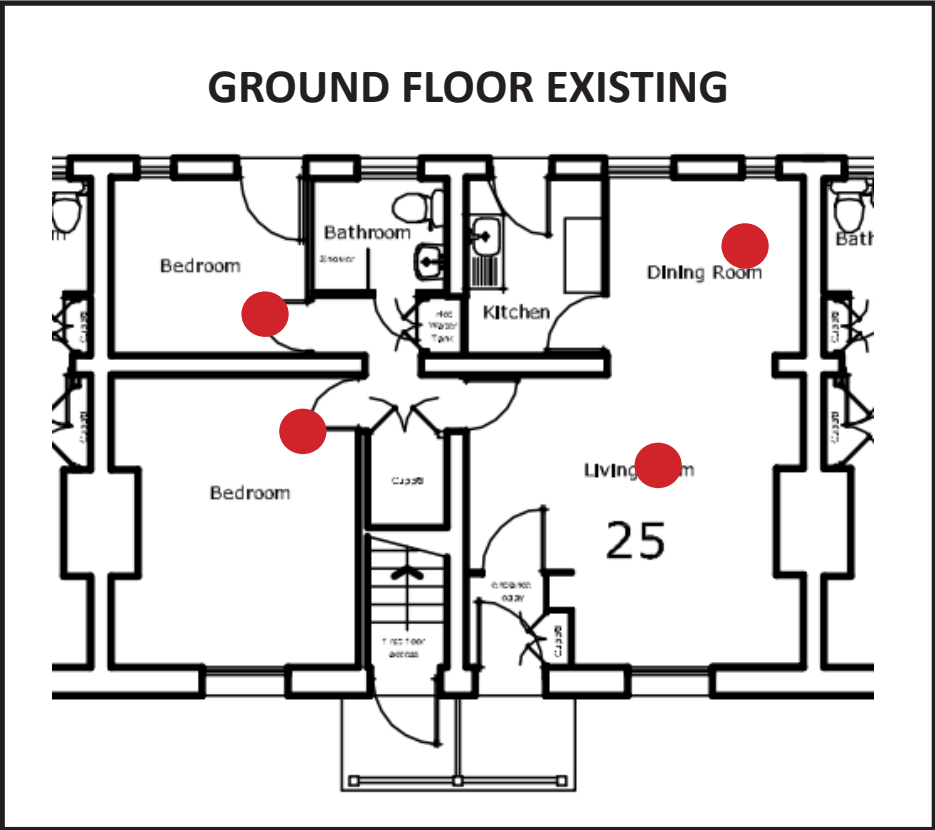
ground and first floor, this is considered to be of limited impact given that nibs and downstand will be retained to allow the appreciation of the historic location of the wall between the front room and the lean to structure. To the rear elevation, the loss of fabric is necessary to improve the quality 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.

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

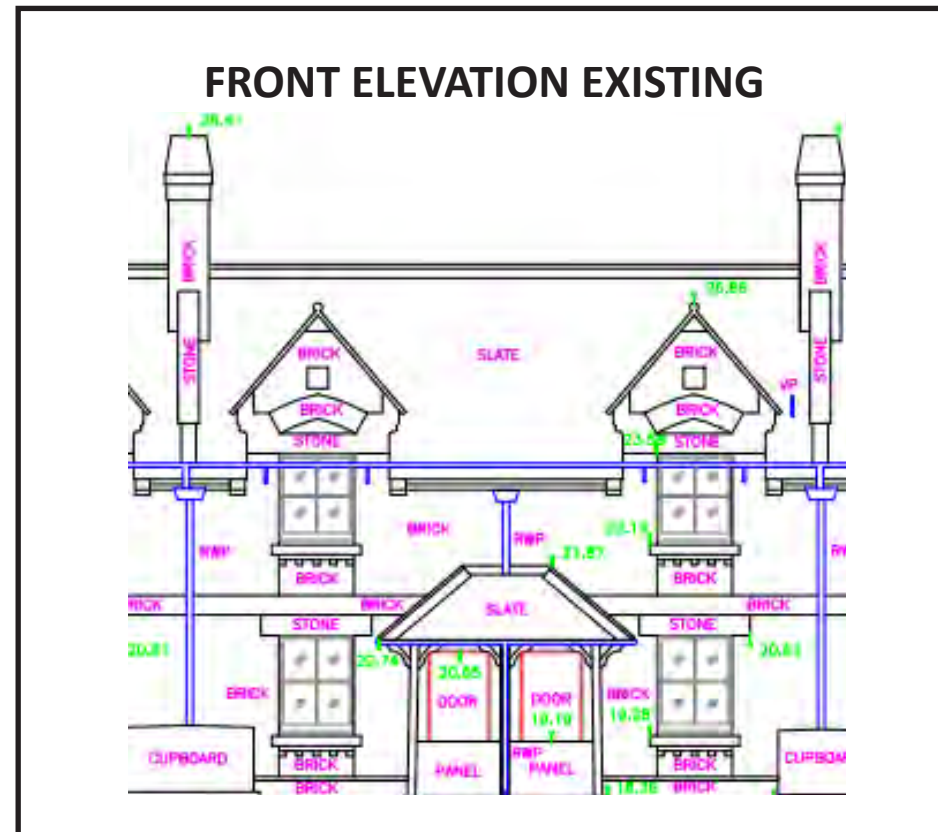
EXISTING

DEMOLITION

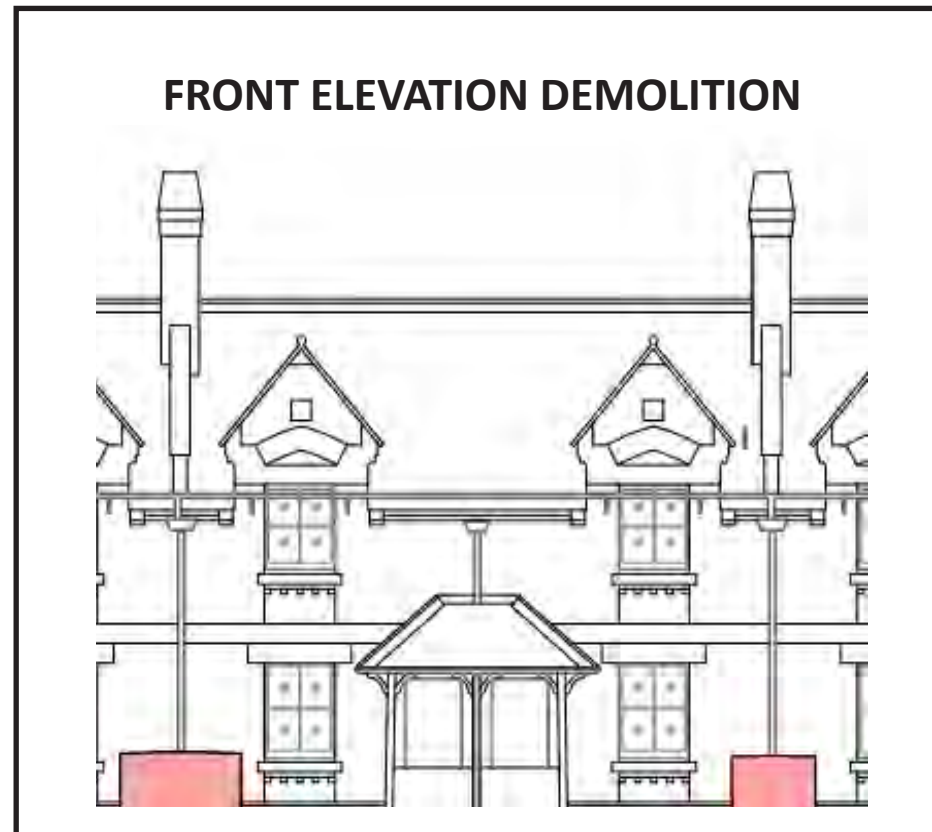
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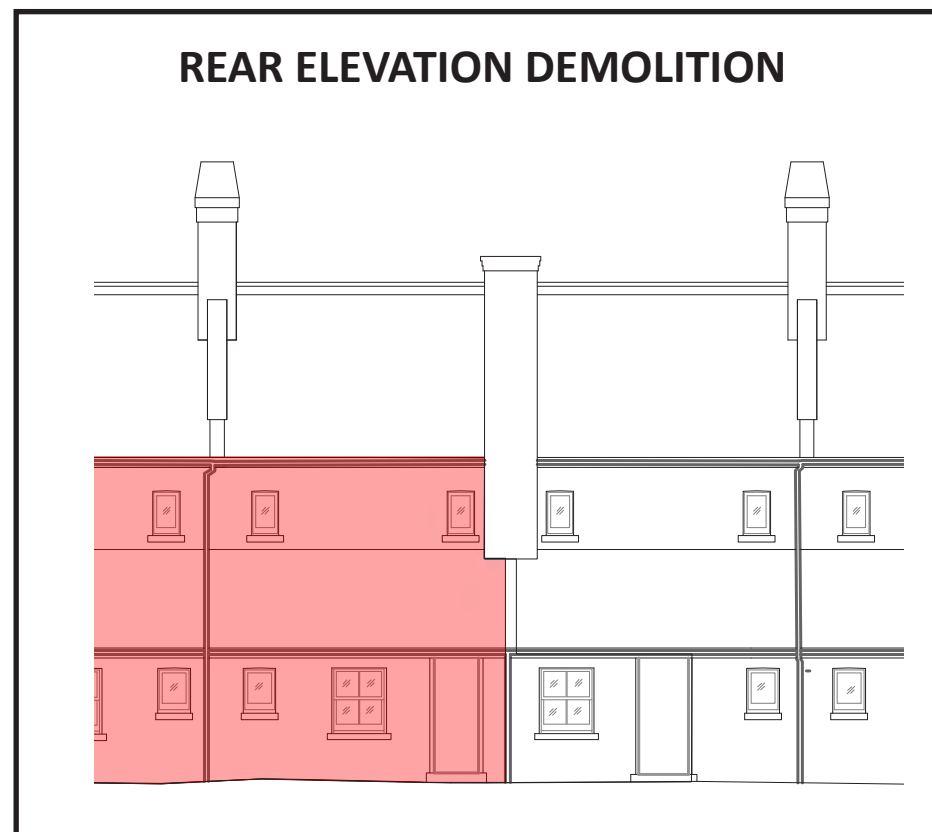
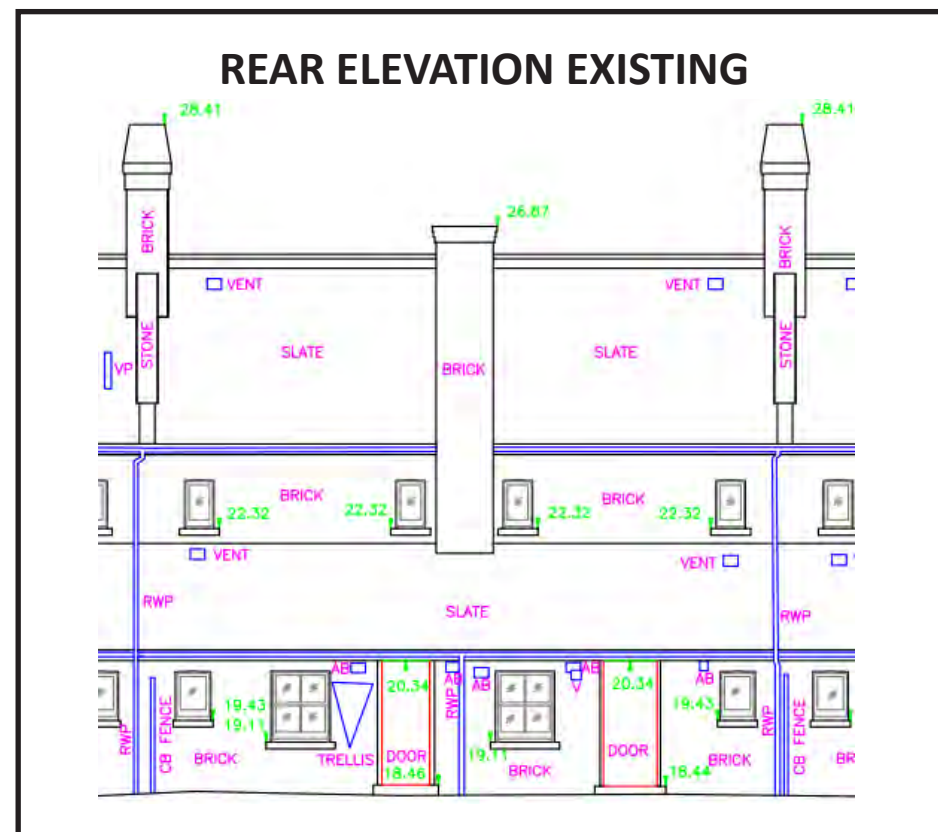
EXISTING



DEMOLITION



PROPOSED



BUILDING K



Significance

Building K comprises of units 26 at ground 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 K 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.

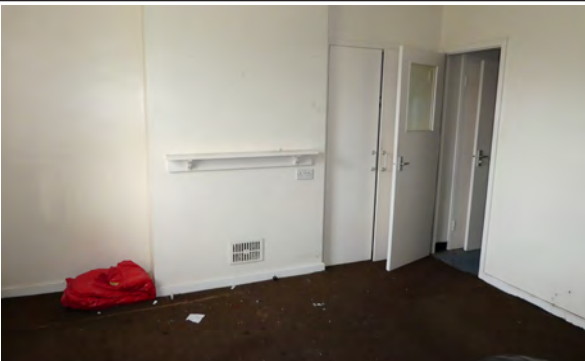
Condition Survey

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.



K-26



K-26



K-26

The effect of the proposals on building K

- 5.90 The works to buildings K to P involve the creation of family units with an extension added to the rear to provided additional accommodation. This would involve a two storey extension to the rear.
- 5.91 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 and to integrate the proposed extension with the house. Some limited further opening would make a significant improvement to the living standards. The loss of fabric within the existing rear extensions is of modern date and has not heritage value. 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.
- 5.92 As currently found, the ground floor of the right hand unit is currently associated with the Chapel (a product of the 1980s works). The proposals would close the opening to the Chapel to reinstate the party wall sub-divisions. The proposals would creates a simpler layout which would be more akin to the original layout of the properties.
- 5.93 At first floor, there would be some loss of fabric as a result of the access to the first floor of the proposed extension. This fabric is in a relatively good condition and dates from the original period of construction. There would be a new opening in the part wall between units which whilst Whilst there would be an element of harm, this has been minimised through design and is considered to be required to provide a range of house sizes within the site.
- 5.94 The existing stair would be removed and replaced with a new stair to replicate the location of the stair that was removed as part of the 1980s works. This will allow the creation of a ground and first floor unit.
- 5.95 Modern partitions will also be removed in the right hand unit at first floor. These are of no historic value. 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.
- 5.96 The proposed rear extension is limited to the properties on the eastern run of the Almshouses which are largely obscured from view by interposing development and would be seen as a discrete addition to the listed buildings. The extensions are designed in a sympathetic manner to the host

building. The proposed rear extension would allow the original plan form of the building to be discerned. The width of the extension only extends to one part of the building which reflects the original design of these being two units in place.

- 5.97 Whilst there may be some loss of historic fabric through the loss of fabric at ground and first 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.
- 5.98 Overall, and on balance, the proposals would preserve the significance of the building.