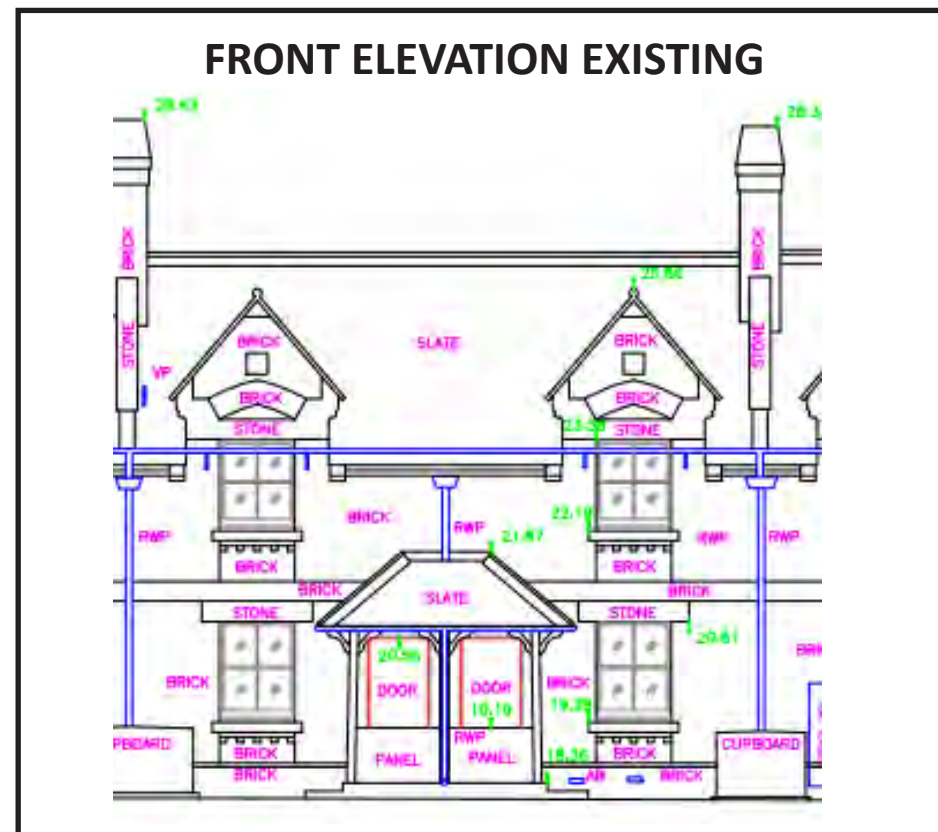


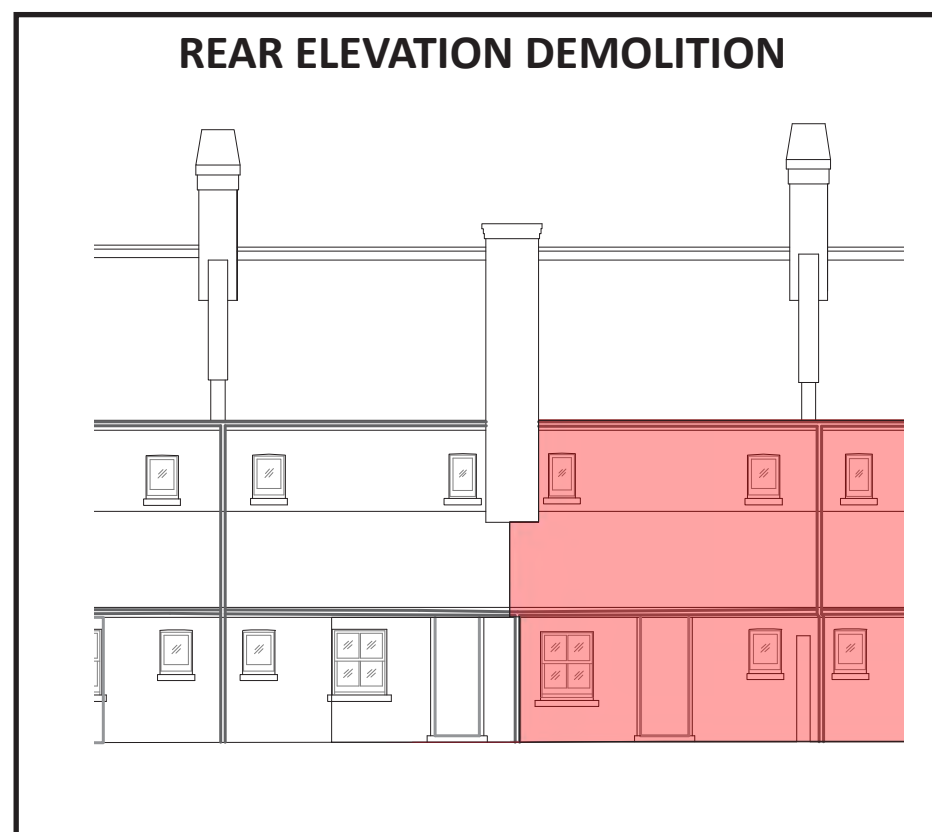
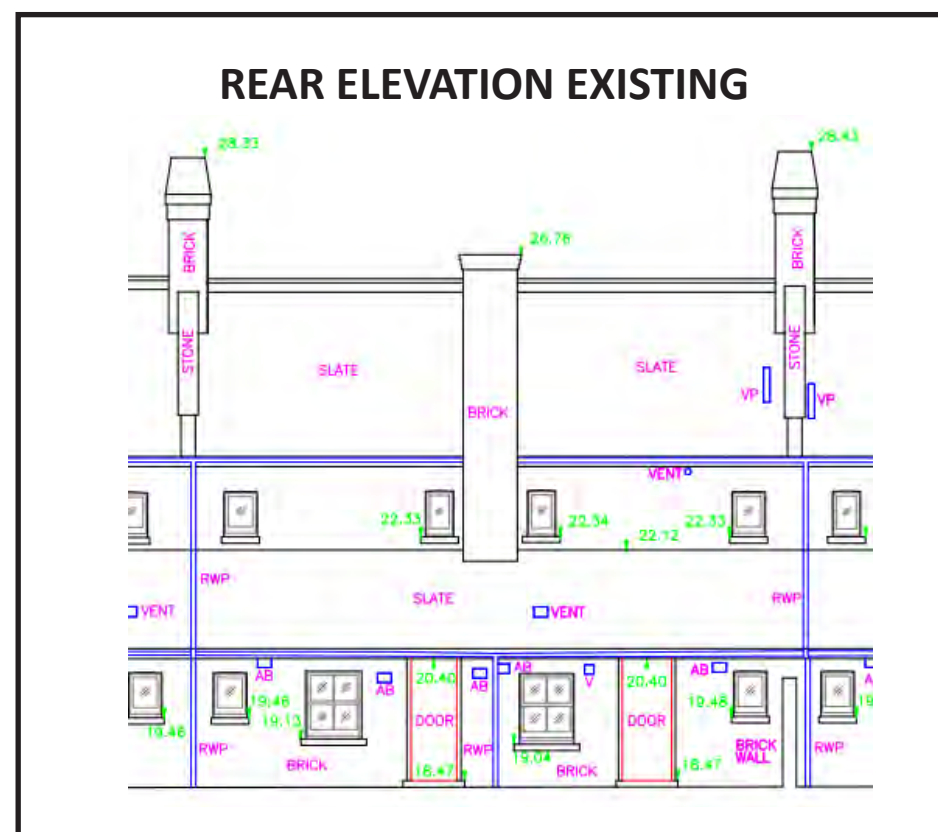
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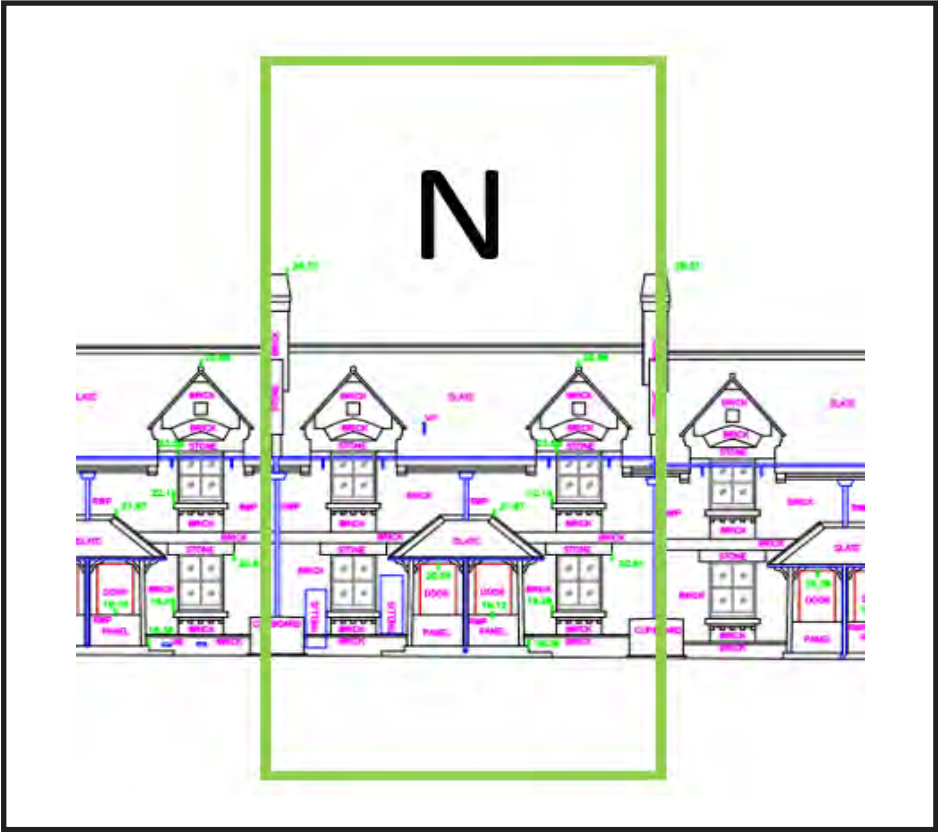
DEMOLITION



PROPOSED



BUILDING N



Significance

Building N comprises of units 31 and 32 at ground floor level and unit 29 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 N 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 to the ceiling within the reception area of unit 31.
- Some damp staining noted within reception of unit 32.



N-31



N-32



N-29



N-31



N-32

The effect of the proposals on building N

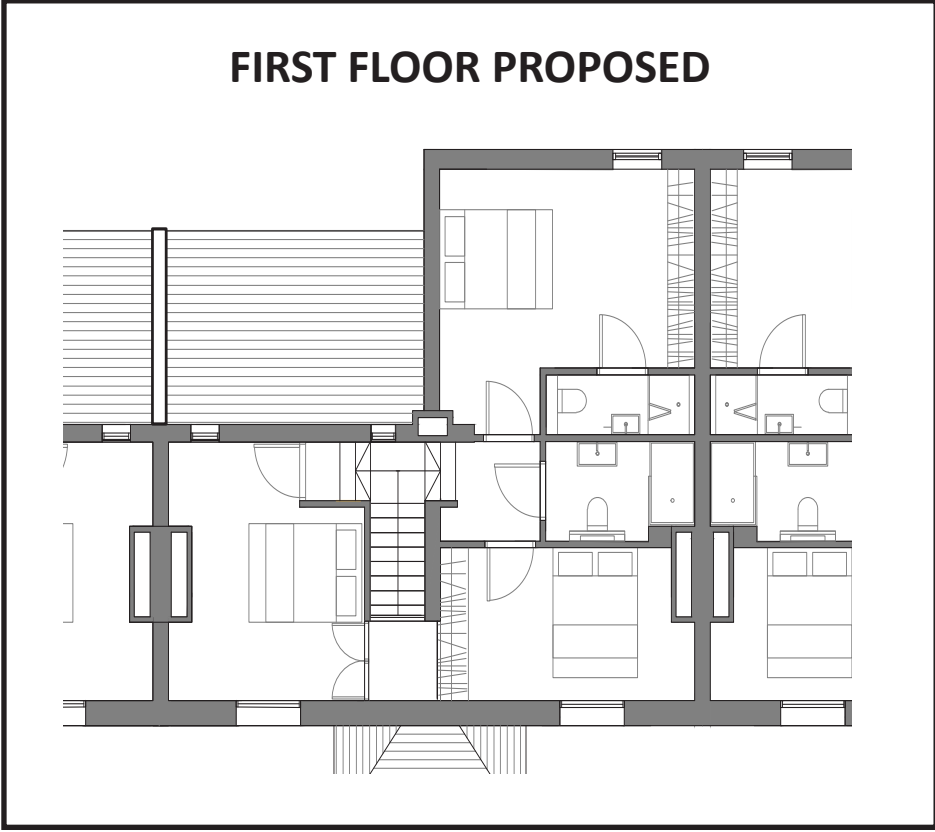
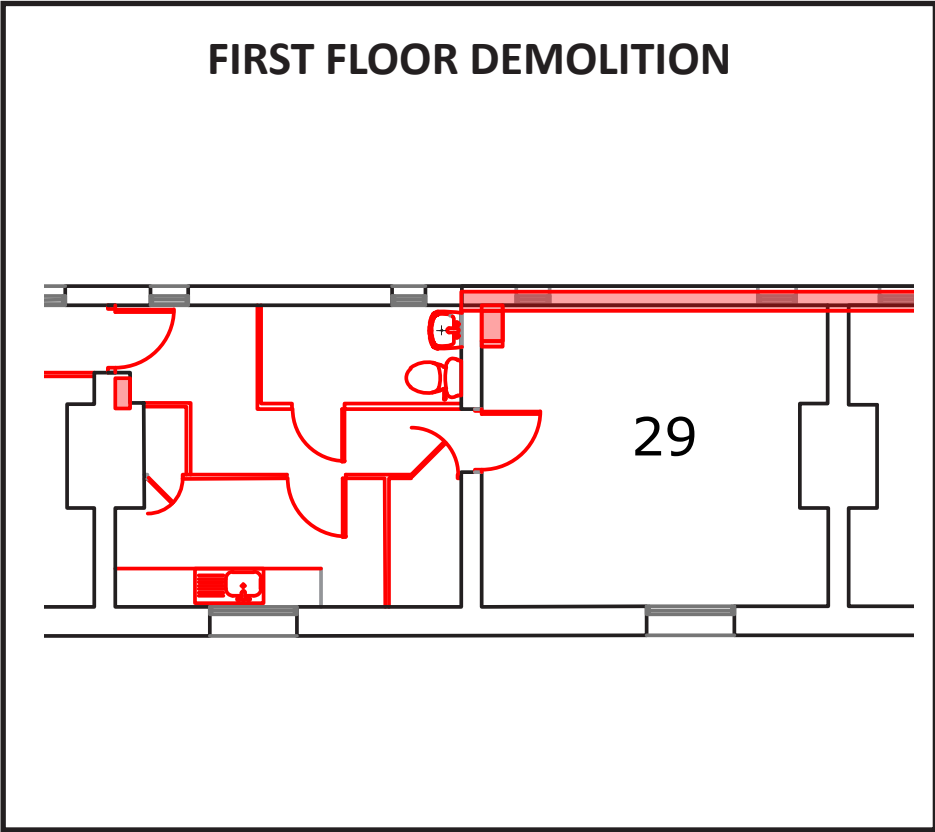
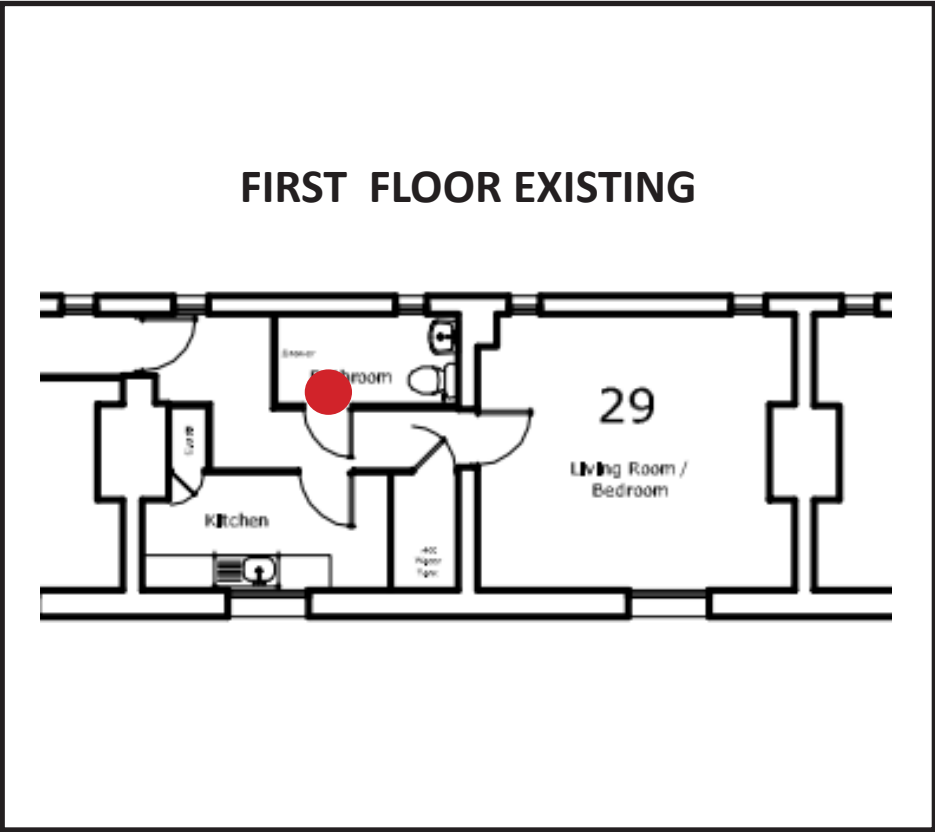
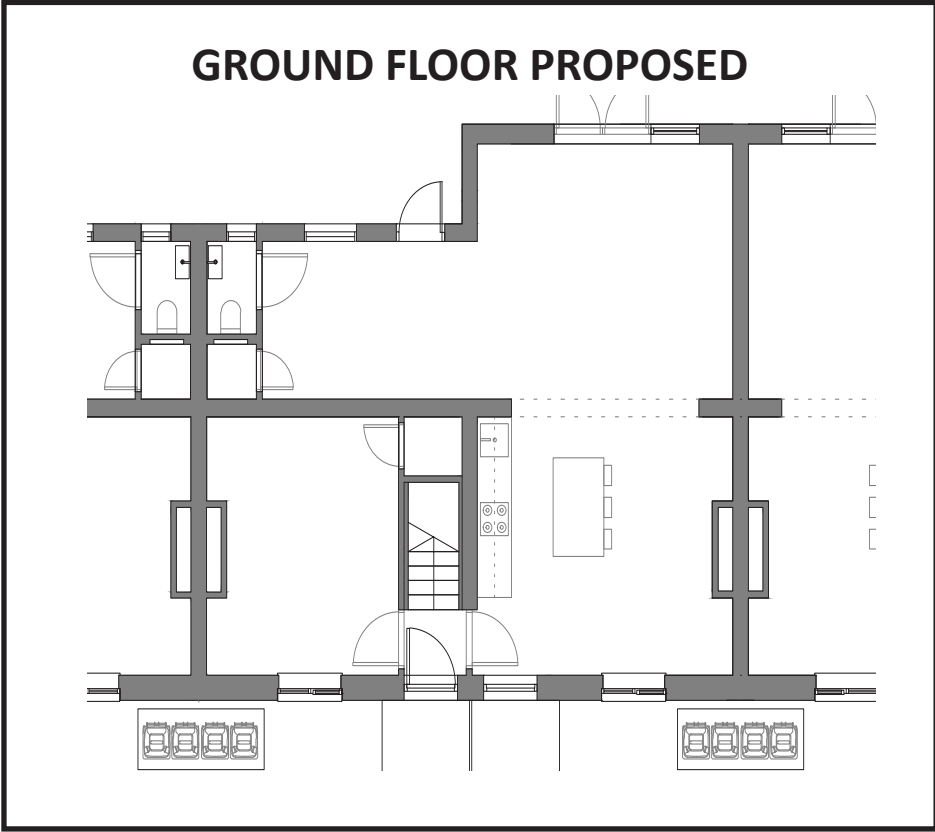
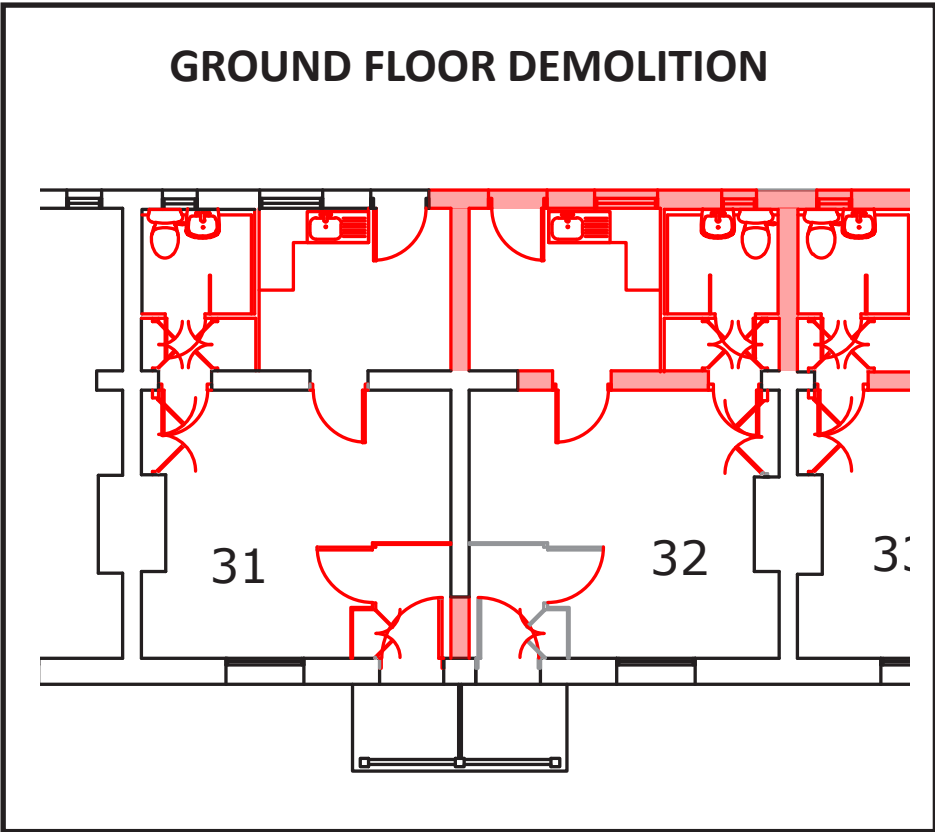
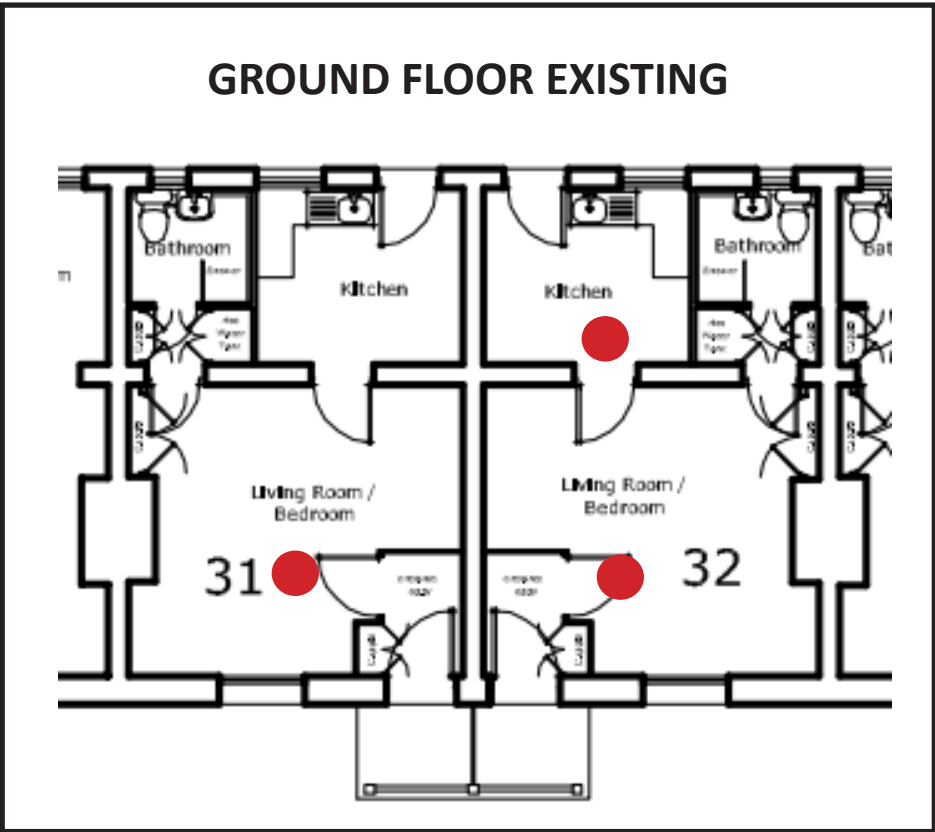
- 5.116 The works to buildings K to P involve the creation of family units with an extension added to the rear to provided additional accommodation. This would involve a two storey extension to the rear.
- 5.117 Internally, the proposals involve the loss of parts of the wall between the front and rear 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.
- 5.118 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.
- 5.119 The existing (modern) 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.
- 5.120 Modern partitions will also be removed in the left 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. The opening in the party wall to the neighbour on the right hand side would be blocked up to reinstate the historic layout of the building.
- 5.121 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.

- 5.122 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.
- 5.123 Overall, and on balance, the proposals would preserve the significance of the building.

EXISTING

DEMOLITION

PROPOSED



EXISTING

FRONT ELEVATION EXISTING



DEMOLITION

FRONT ELEVATION DEMOLITION



PROPOSED

FRONT ELEVATION PROPOSED



REAR ELEVATION EXISTING



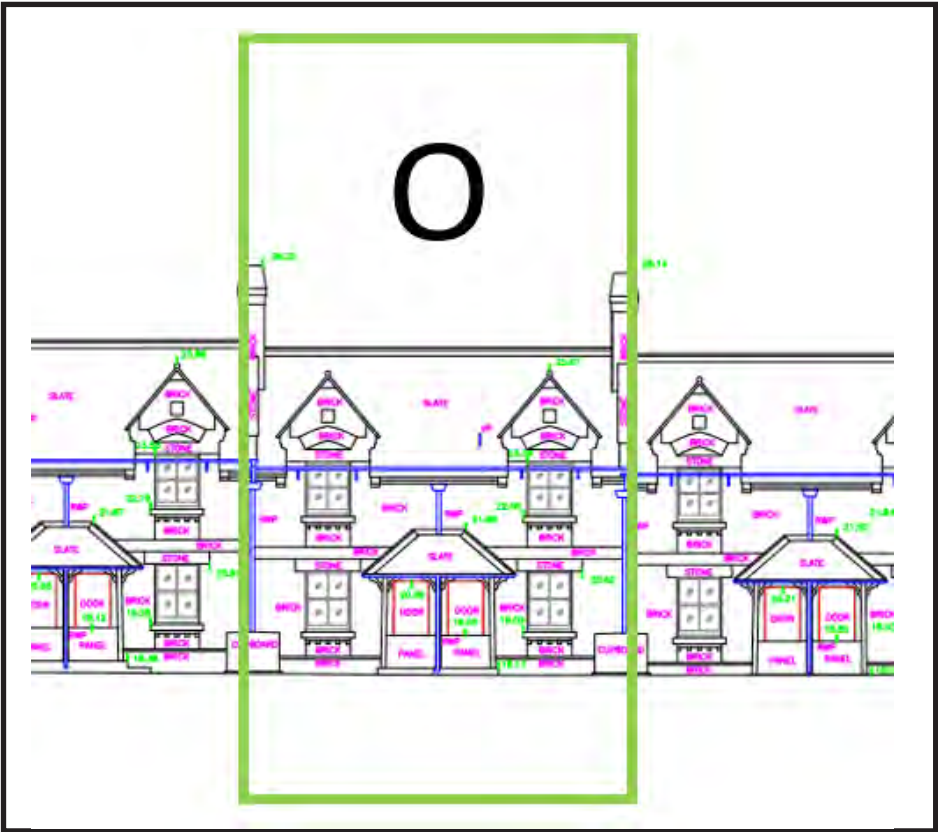
REAR ELEVATION DEMOLITION



REAR ELEVATION PROPOSED



BUILDING O



Significance

Building O comprises of units 33 and 34 at ground floor level and unit 36 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 O 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 above window and throughout reception area of unit 34.
- Damp staining noted to the communal walls at first floor level to unit 36.



The effect of the proposals on building O

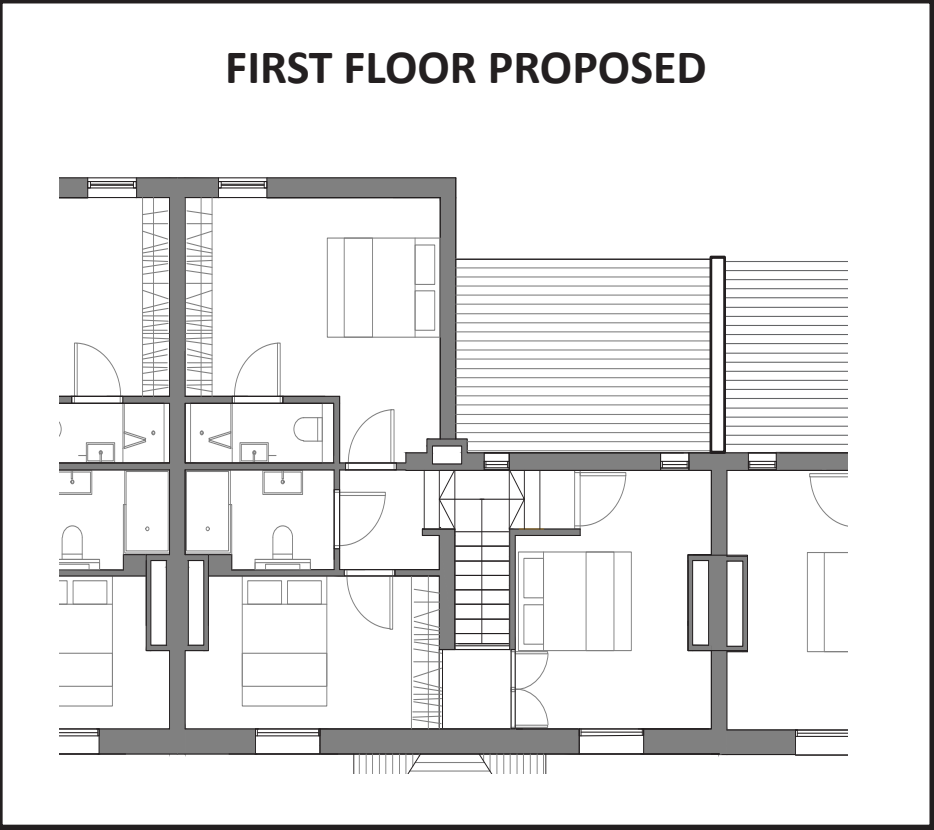
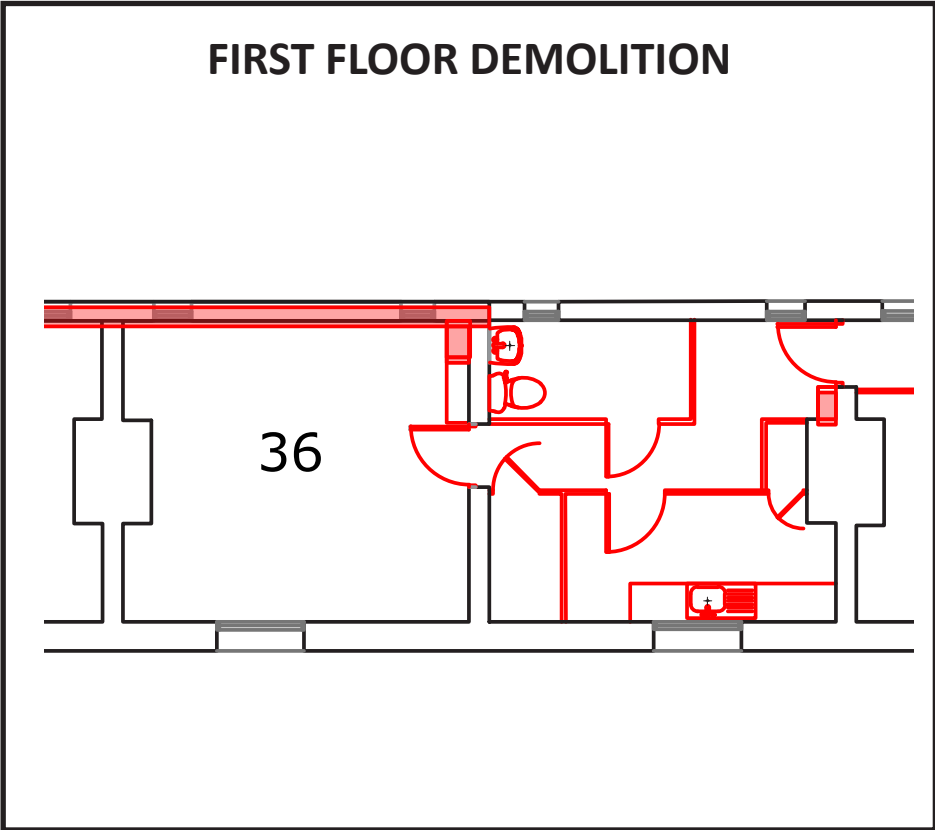
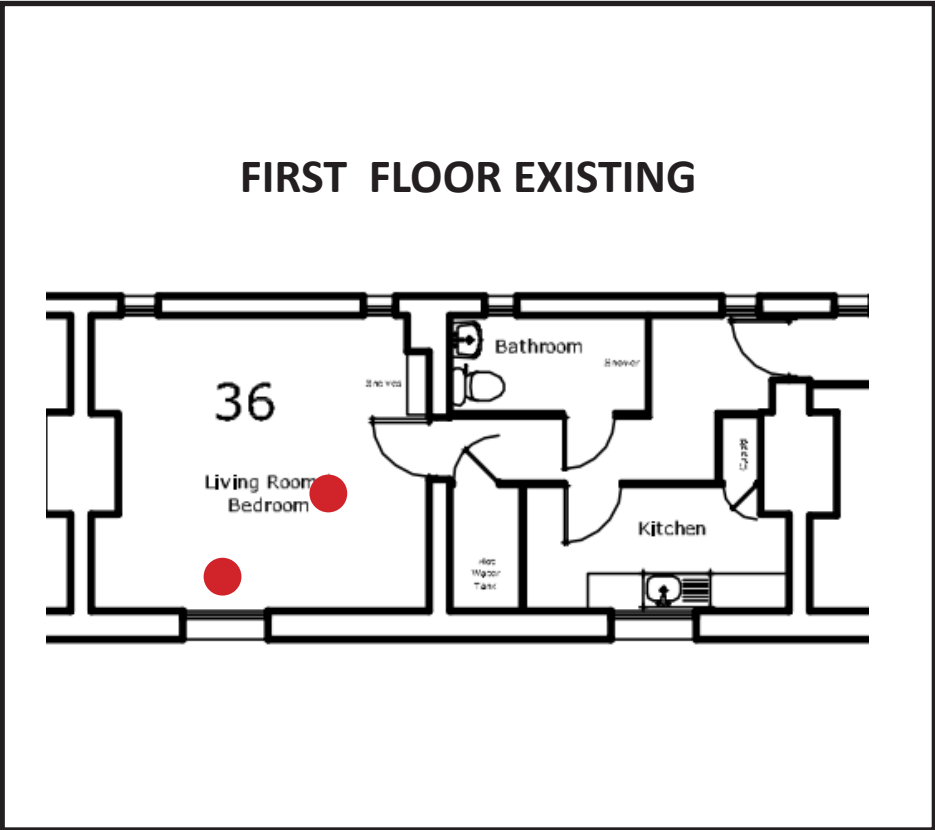
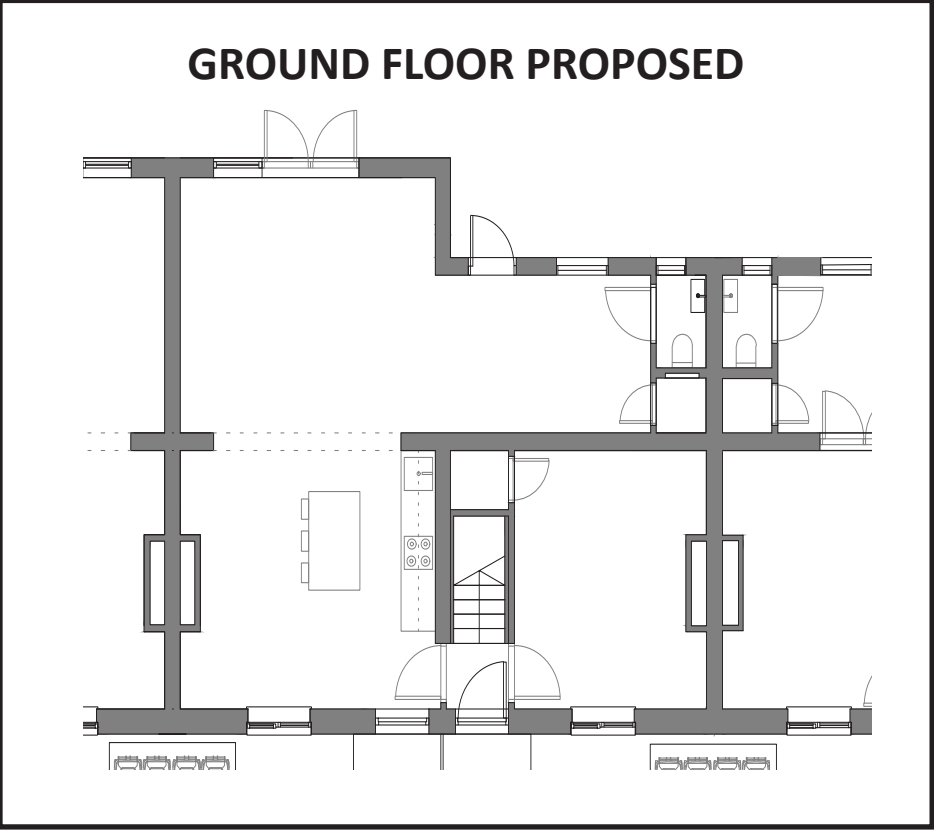
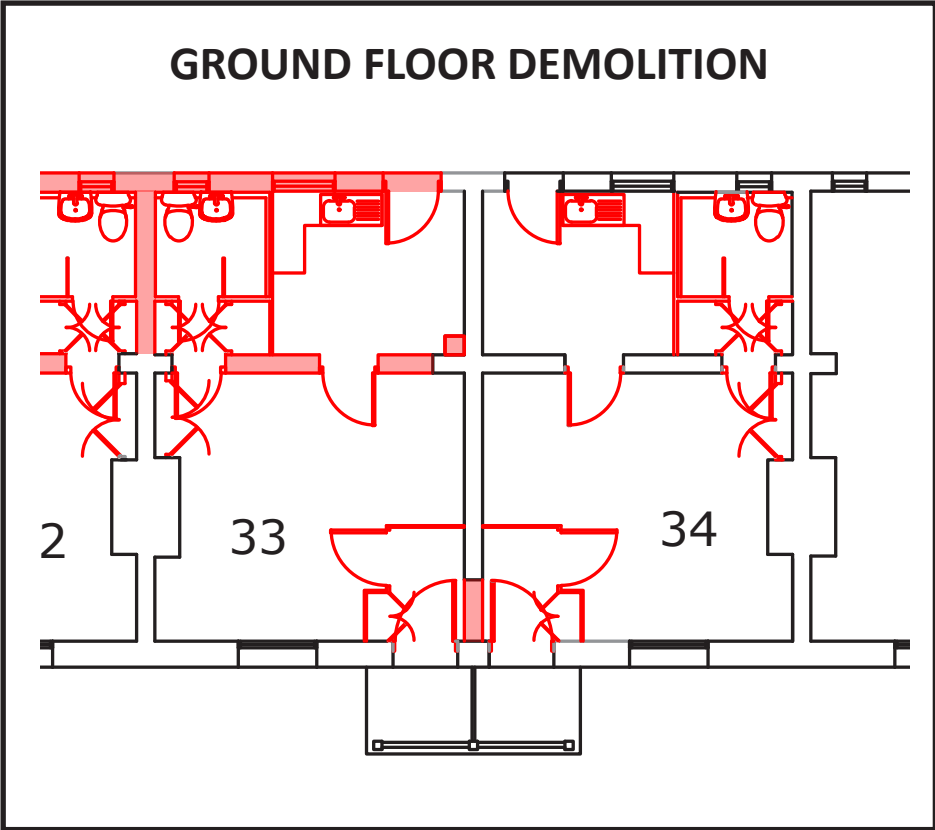
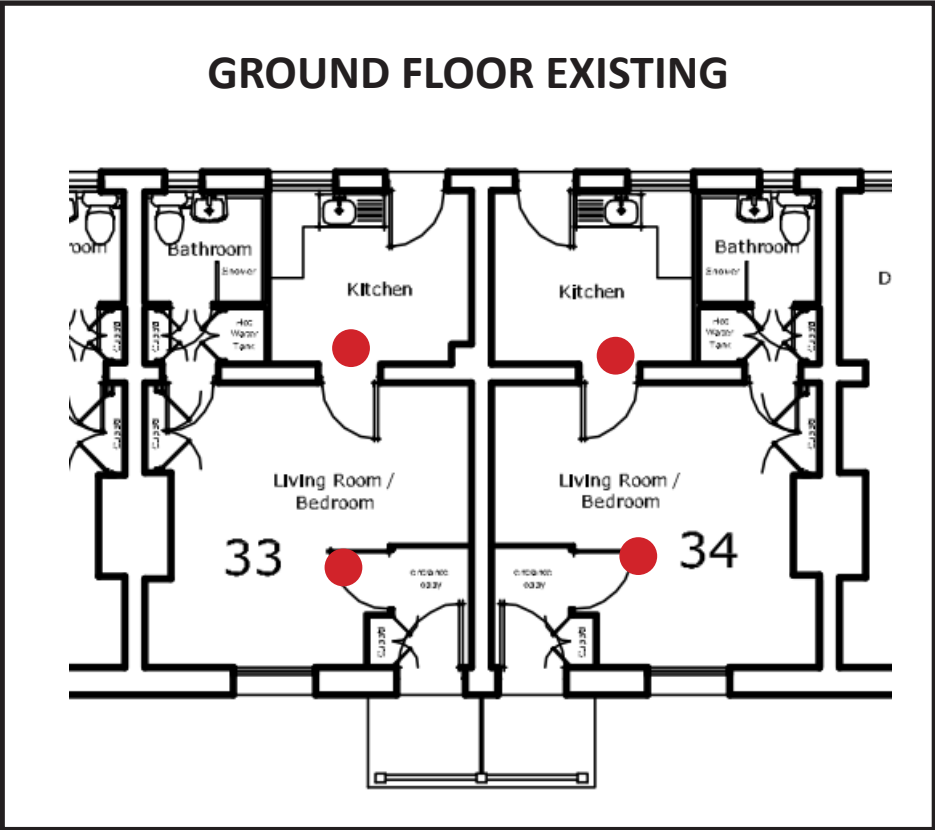
- 5.124 The works to buildings K to P involve the creation of family units with an extension added to the rear to provided additional accommodation. This would involve a two storey extension to the rear.
- 5.125 Internally, the proposals involve the loss of parts of the wall between the front and rear 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.
- 5.126 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.
- 5.127 The existing (modern) 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.
- 5.128 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. The opening in the party wall to the neighbour on the right hand side would be blocked up to reinstate the historic layout of the building.
- 5.129 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.

- 5.130 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.
- 5.131 Overall, and on balance, the proposals would preserve the significance of the building.

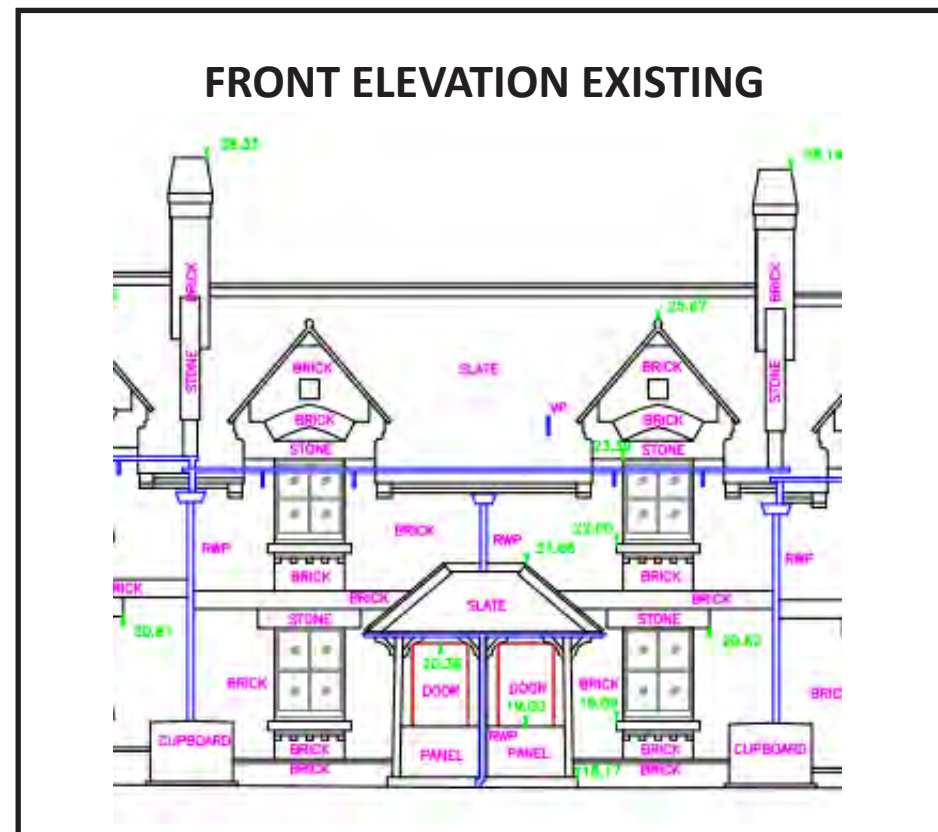
EXISTING

DEMOLITION

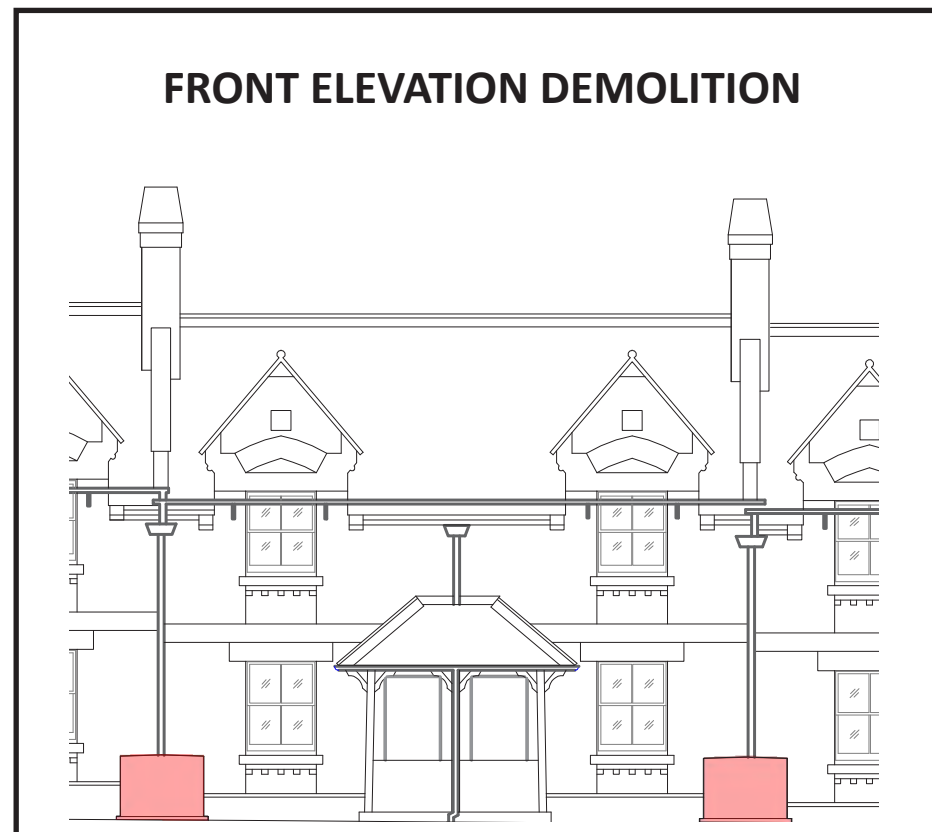
PROPOSED



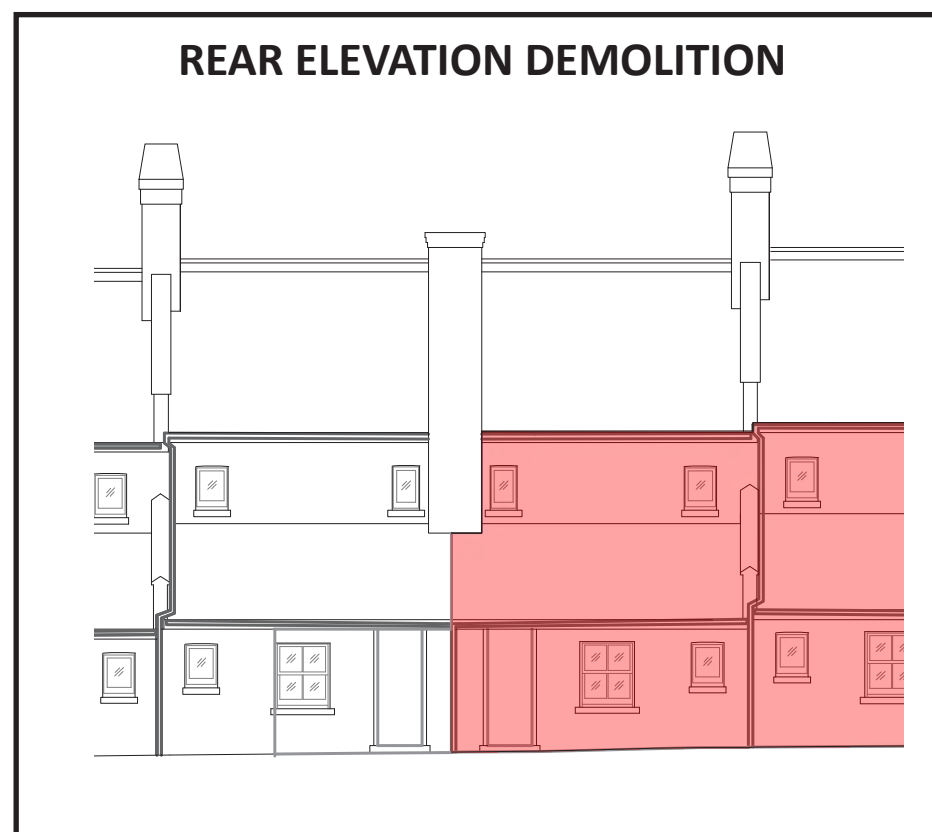
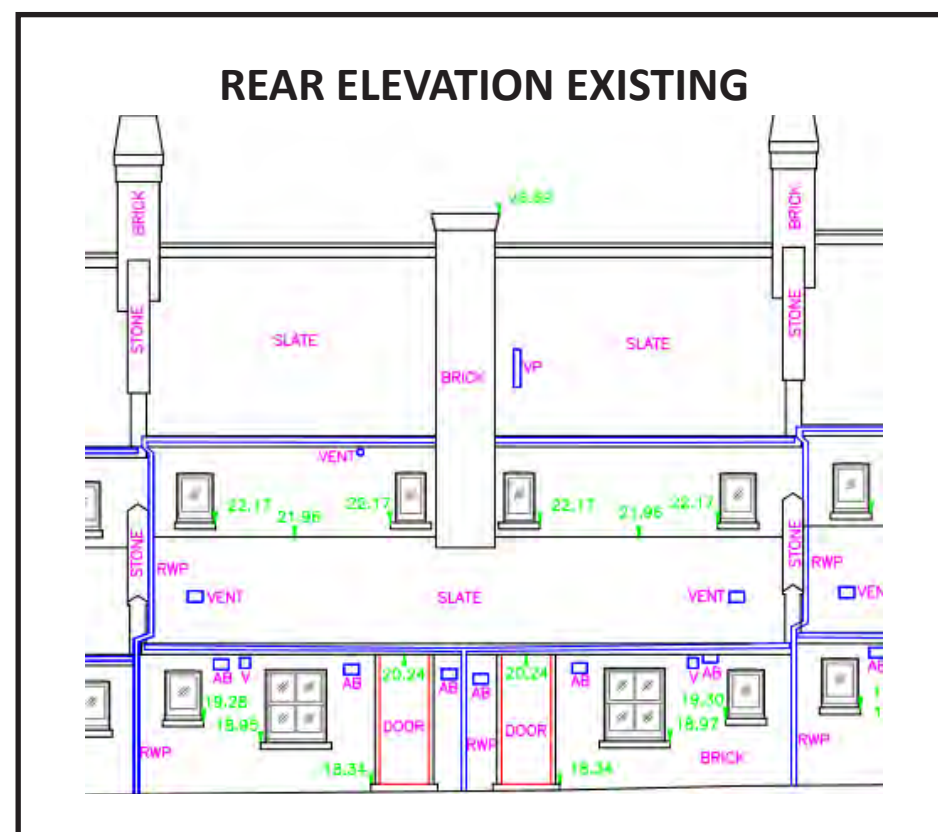
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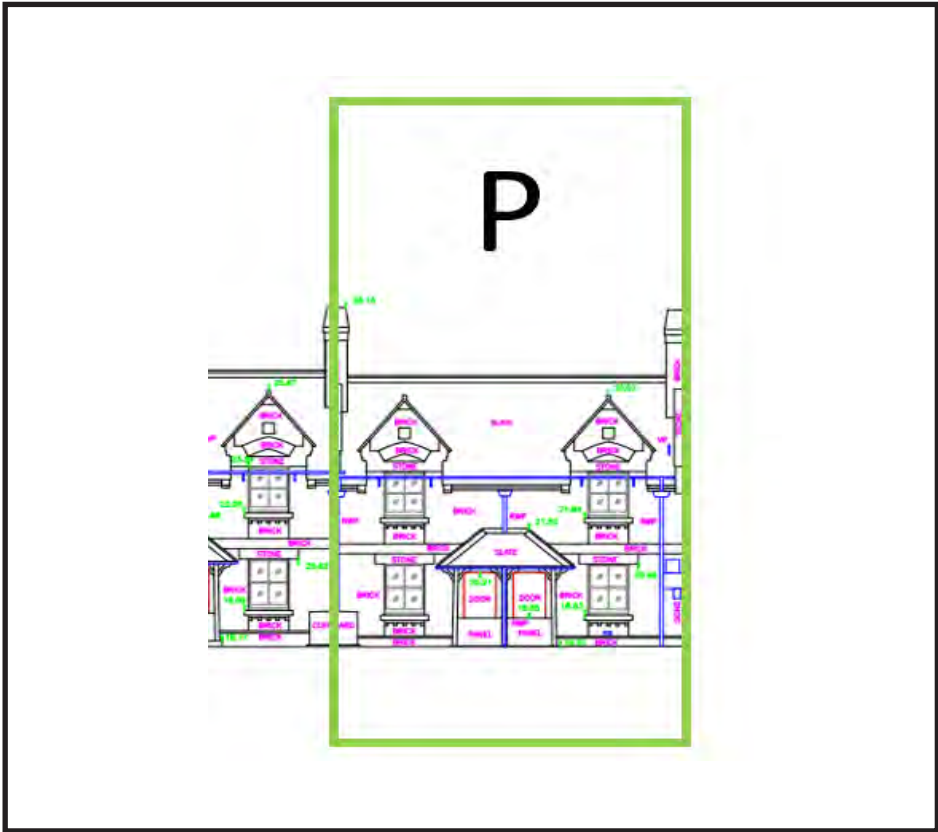
DEMOLITION



PROPOSED



BUILDING P



Significance

Building P comprises of units 35 at ground floor level and unit 37 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 P 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.
- Slight mould growth observed and damp staining towards rear lean-to area of unit 35.
- Condensation / damp staining noted towards the rear wall of unit 35.
- Significant black mould growth is present within the side reception room to the ceiling of unit 35.
- (Historical) leak staining noted to the rear-lean to of unit 35.
- Damp staining noted to the communal walls at first floor level of unit 37.



The effect of the proposals on building P

- 5.132 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.
- 5.133 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.
- 5.134 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.
- 5.135 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.
- 5.136 Overall, and on balance, the proposals would preserve the significance of the building.