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1.1 EXECUTIVE SUMMARY.

This Heritage statement has been prepared by Granit Chartered Architects for Mr. Damian Thornton in May 2021 to support an application for Listed Building Consent. This report has been updated and extended following Pre-application Advice in March -April 2021, and takes on board comments and requests from the Council made both during the Pre-App meeting and the subsequent report. Pre-Application Advice summary and response on following pages.

To be read in conjunction with submitted Design & Access Statement, Existing Photographs document and associated architectural drawings.

Note: specific references and responses to the Pre-Application report are included in blue throughout this report.

1.2 PRE-APPLICATION ADVICE: SUMMARY

Pre-Application advice was sought from the council, to facilitate a discussion regarding proposed amendments to the internal layout; particularly at the Lower Ground Floor.

The Pre-App Meeting took place on 25th March 2021 with Ms. Catherine Jeater, and provided an opportunity to review and discuss the proposals and understand key areas of interest / concern.

SUMMARY; taken from Pre-App Report

Pre-App Reference Number: 21/EQ/0042

"The proposals require listed building consent, however the works to the chimney stacks are not supported without further information regarding historic fabric remaining behind modern plaster. This is required to ascertain the extent of chimney stacks at lower ground floor.

Some minor changes to the proposals are also recommended for the WC cloakroom at lower ground floor are also recommended as these elements may harm the significance of the grade II listed building.

The changes to the floor plan relating to the partial removal of a central spine wall at ground floor, the insertion of bathroom and stud walls at first floor, and the addition of new windows to the rear are not considered to cause harm to the significance of the listed building."

1.3 PRE-APPLICATION ADVICE: RESPONSE

RESPONSE

As a result of the Pre-App meeting and report, strip-out works were carried out to ascertain the extent and condition of the existing chimney stack and existing masonry Hall/Utility partition at Lower Ground Floor.

The resulting photographs and analysis is contained within this report; and was submitted to the council to supplement the Pre-Application proposals.

Lower Ground Floor: Chimney stack

Strip-out revealed that much of the original fabric has been cut to accommodate modern structure / services and in-filled with large areas of modern brickwork and cement mortar. As a result, the council confirmed that there is little of the original, historic fabric left to retain and therefore it's removal would be supported by the council.*

Lower Ground Floor: Hall/Utility partition

During the Pre-App Meeting, it was discussed that the Hall/Utility partition was likely not part of the original floorplan; as it was common at the time for the stair to be open to the lower ground level accommodation.

Local strip-out showed no evidence of historic fabric in this partition and therefore is considered unlikely to be original and therefore forming an opening in this wall is not considered by the council to be detrimental. As a result, the council confirmed that there is unlikely to be original, historic fabric and therefore it's alteration would be supported by the council.*

*Email correspondence of the above is included and attached to this application.

Additional information

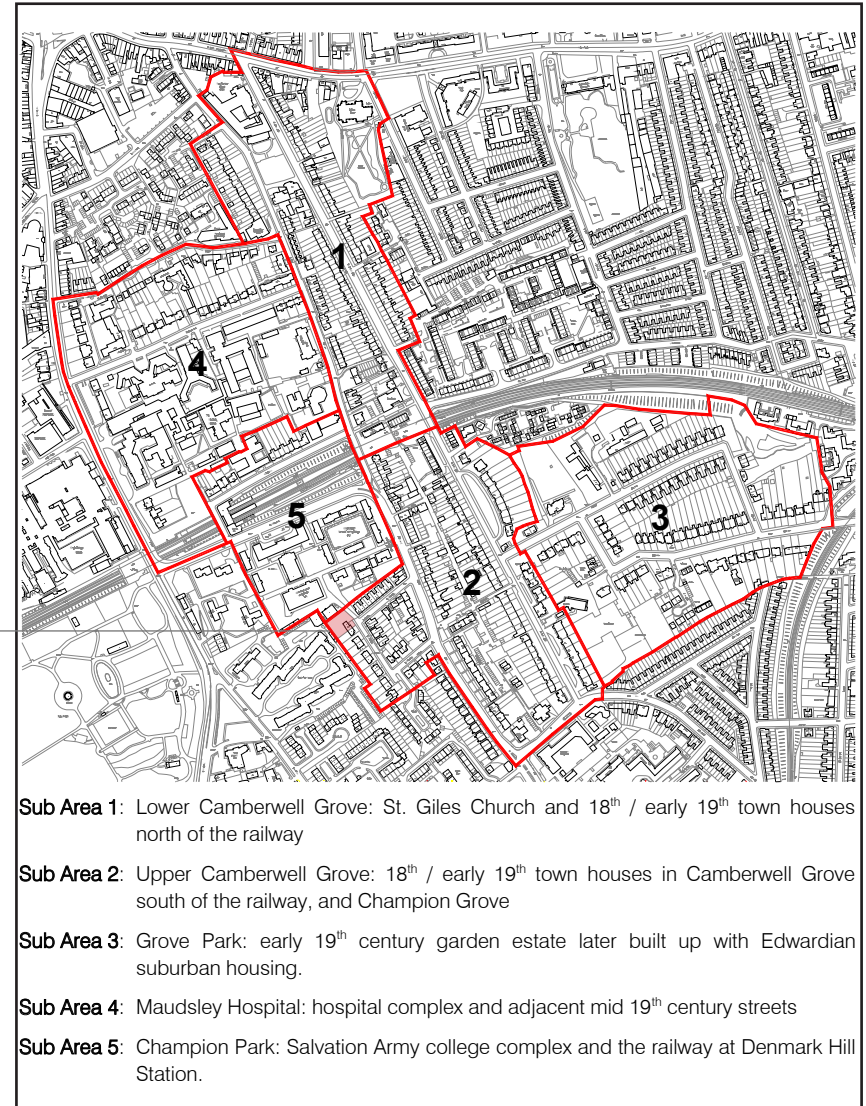
As discussed with the council, additional detail drawings have been included as part of this application including:

- Under-floor heating sections at 1:5 showing relationship with skirting boards
- Proposed cornice profiles
- Proposed skirting board profiles
- Proposed panelled internal doors and architrave profiles

Additional drawings attached as part of this application

2.1 CAMBERWELL GROVE CONSERVATION AREA.

No. 29 Champion Grove is located in the Camberwell Grove conservation area, more specifically: Sub Area 2: Upper Camberwell Grove, where a number of early 18th & 19th Century town houses are located. Proposals for building works concern a Georgian town house, located at No. 29 Champion Grove (highlighted in pink).



Location of 29
Champion Grove.

- Sub Area 1:** Lower Camberwell Grove: St. Giles Church and 18th / early 19th town houses north of the railway
- Sub Area 2:** Upper Camberwell Grove: 18th / early 19th town houses in Camberwell Grove south of the railway, and Champion Grove
- Sub Area 3:** Grove Park: early 19th century garden estate later built up with Edwardian suburban housing.
- Sub Area 4:** Maudsley Hospital: hospital complex and adjacent mid 19th century streets
- Sub Area 5:** Champion Park: Salvation Army college complex and the railway at Denmark Hill Station.

Conservation Area Map (not to scale)

2.2 CAMBERWELL GROVE LISTED BUILDINGS.

Further to the previous map showing the whole of Camberwell Conservation Area, the map adjacent shows the individual listed properties in Camberwell Grove (highlighted in green). The application site has been identified for clarity.



Conservation Proposals Statement Map (not to scale)

2.3 LISTING

29 Champion Grove is a Grade II listed building, located in London Borough of Southwark Conservation Area. It comprises of a pair of semi-detached houses, No.27 and No.29 Champion Grove.

The application property, No. 29, consists of a white stucco 3 storey Georgian house and half-sunken basement, with 1 bay set back entrance extension of same height. The front entrance is located up a number of stone steps, leading to large doors with fluted pilaster jambs, cornice head and oblong fanlight; and timber and cast-iron trelliswork porches. Other architectural features include: moulded architraves with square headed casement windows and horizontal glazing bars. Trellised balconies continue across ground and first floor windows to both No.29 and No.27.

As noted above, the original Georgian building was extended with a Victorian-era two-storey addition, and further extended in 1999 with a conservatory. In more recent years, a modern bay window with glass roof has been added to the north-west elevation at Lower Ground Floor. Internally, there are little or no original architectural features surviving, with modern cornicing, doors, architraves and skirting installed.

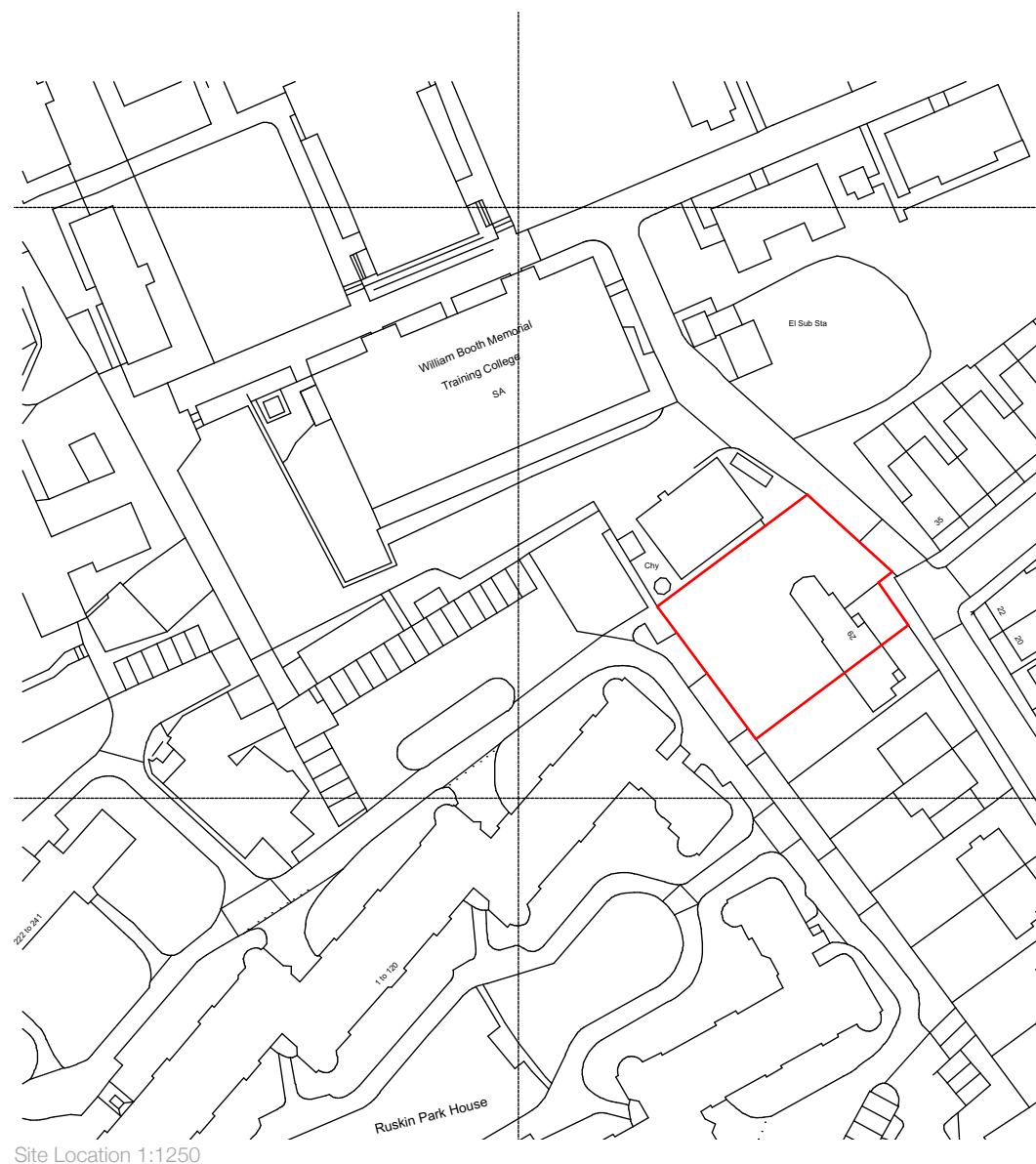
Heritage Category: Listed Building

Grade: II

List Entry Number: 1378465

Date First Listed: 27 September 1972

Statutory Address: 29 Champion Grove, SE5 8BN.



3.1 EXISTING LOWER GROUND FLOOR

As previously mentioned, 29 Champion Grove is a Grade II listed building, located in the Upper Camberwell Grove Conservation Area. It comprises a pair of semi-detached houses: No.27 and No.29. The latter is a 4-storey Georgian house (including half-sunken lower Ground Floor), with a 2-storey Victorian extension to the north, which has been further extended in recent years, with a single-storey conservatory at Lower Ground Floor.

At Lower Ground Floor, the Victorian extension currently houses a Kitchen, with access through an opening to the modern conservatory (currently the Dining-Room). This space has previously been altered by the addition of the modern conservatory (c. 1999) and a bay window (2012).

Architectural Features

Other than the external windows, no original internal architectural features are present on this floor: architraves, doors, skirting and suspended ceilings with recessed lighting are all modern installations. There is no corncicing on this level. There is no evidence of original plaster ceilings at this level, with all rooms containing modern ceilings with inset downlights.

Chimney-Breast

The existing fireplace located between the Kitchen and Dining-Room is not functional, having been altered significantly by the addition of the modern extension in 1999. It is currently blocked-up and plastered over.

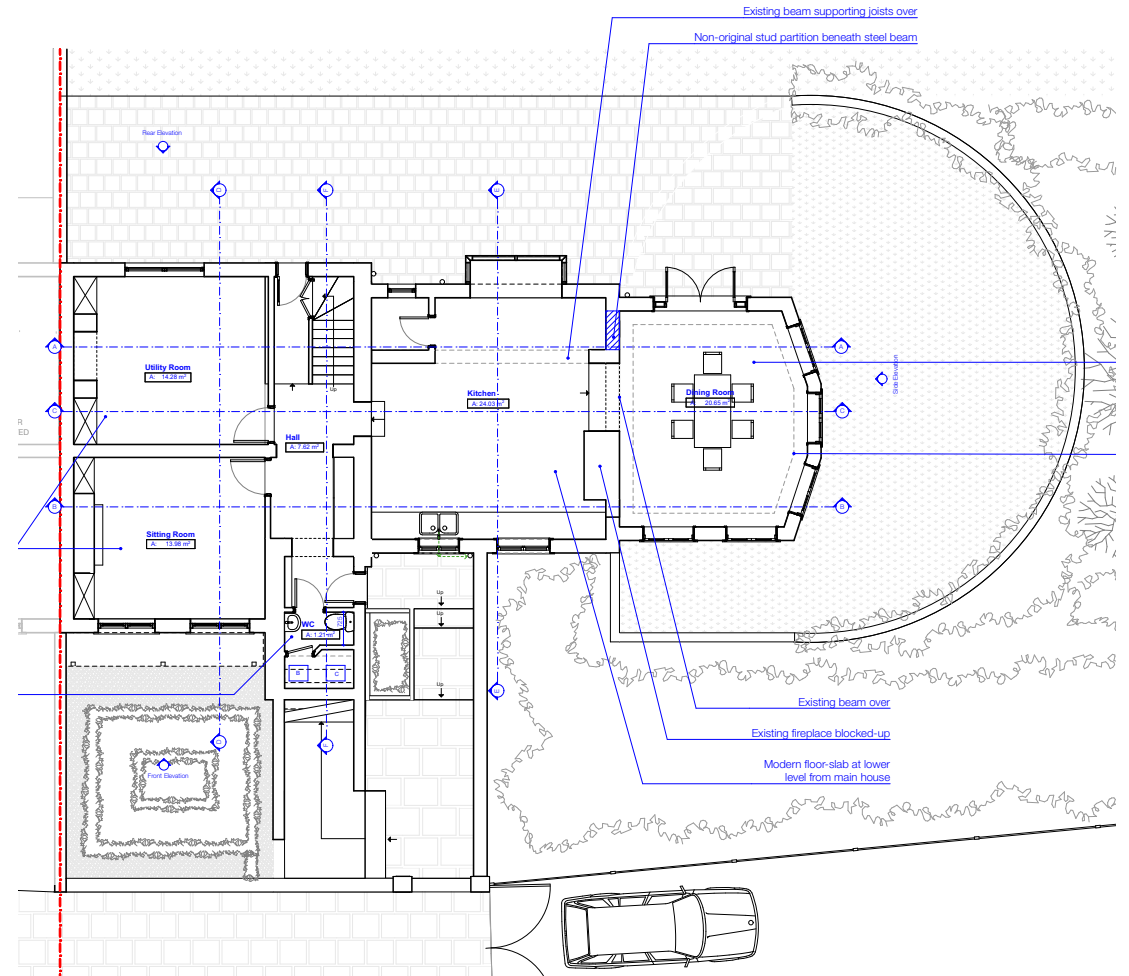
Recent strip-out and analysis show much of original fabric has been replaced with modern brickwork and concrete structure; pages included under 'proposals' below.

Alteration to original planform

Whilst the Georgian planform remains intact, the Victorian extension (labelled Kitchen), has been greatly altered to remove a large section of the external wall; installing a steel beam over to create an opening to a modern extension beyond. During these works, a large portion of the existing external wall was removed and rebuilt-in studwork to enable a steel beam to be inserted over. These works were granted Listed Building Consent and Planning Permission in 1999.

Further alterations to the original planform / building fabric were consented in 2012, when the bay window was constructed on the rear elevation.

There are no original architecture features remaining, and trial pits dug externally reveal modern floor build-ups to all areas of Lower ground floor; with no sign of original fabric surviving previous renovations.



Existing Lower Ground Floor Plan (not to scale)

3.2 EXISTING GROUND FLOOR

At Ground Floor (entrance level), the original Georgian townhouse (left-hand side on the plan) contains a large formal Living-Room with decorative balconies to both front and rear.

The Victorian extension occupies the right-hand side of the plan and comprises a large Reception Room that has been sub-divided to house a WC, Bedroom, and En-Suite Bathroom. None of these partitions are structural / load-bearing. There is also a chimney breast located in the existing bedroom which has been centred on the sub-divided plan.

Other than the external windows, no original internal architectural features are present on this floor: cornicing, architraves, doors, skirting are all modern installations.

Architectural Features

There is cornicing existing to the front Living-Room, however it is not original, since it follows the line of a new structural beam (installed during opening-up of these two spaces). The rear Living-Room has an original plaster ceiling rose that is to be retained. There are sections of original skirting remaining in the Living Room and Hallway which is to be retained, elsewhere there are no original features remaining. Whilst the Living-Room ceilings appear to be original plasterwork, all other areas have modern ceilings with inset downlights.

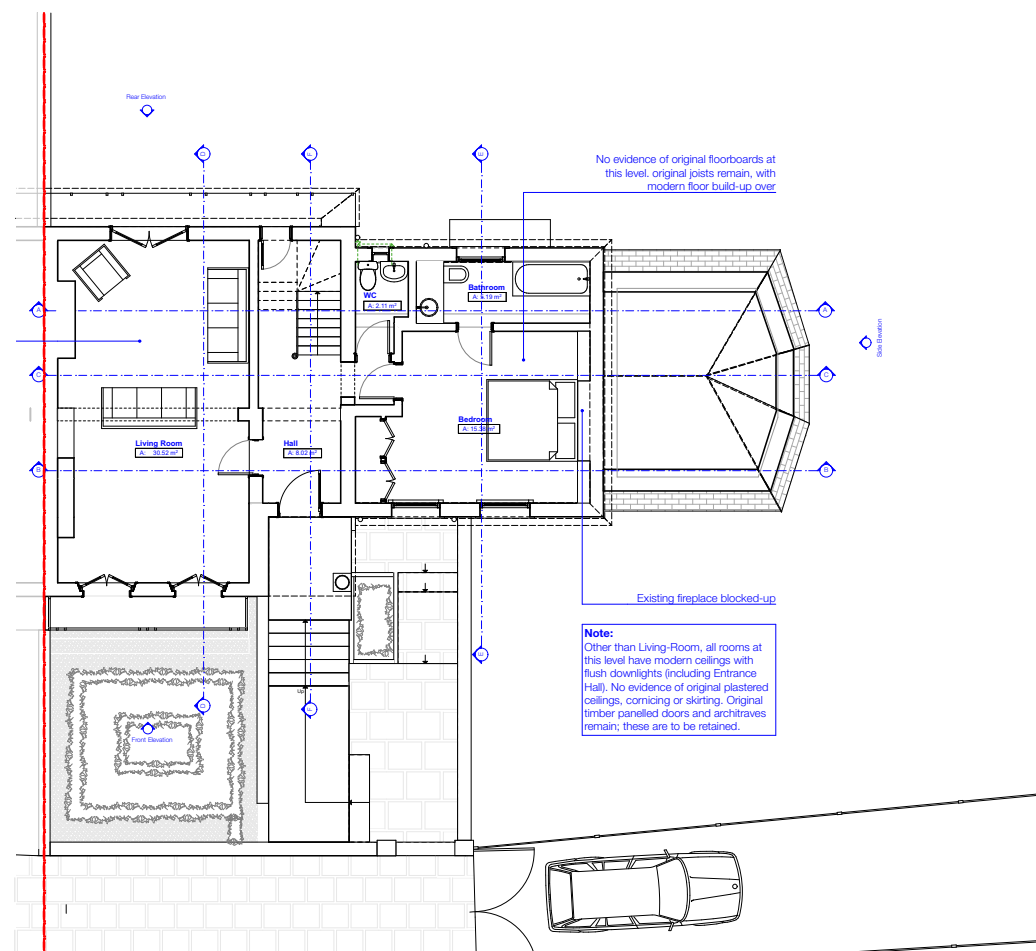
Please note: there is no evidence of original floorboards at this level. Whilst original joists remain, the floor build-up and finishes over are deemed to be modern.

Chimney-Breast

The existing fireplace located in the Bedroom is not functional, having been previously blocked-up and plastered over previously.

Alteration to original planform

The Georgian planform has been altered to create a large opening between the front and rear Living-spaces, however the original planform remains identifiable.



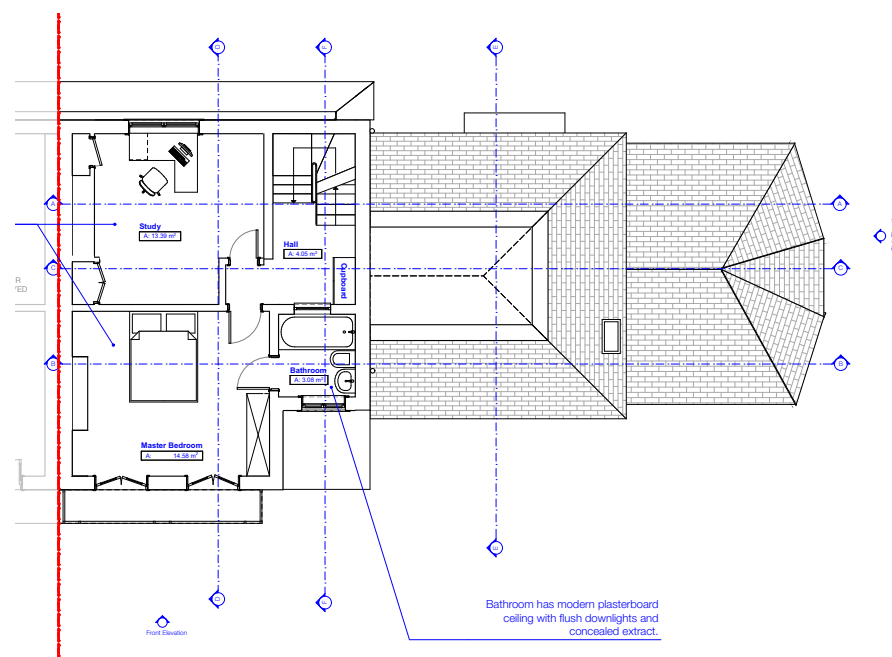
3.3 EXISTING FIRST FLOOR & SECOND FLOOR .

The Georgian townhouse extends upwards for two more floors. First Floor level is subdivided to form a Bedroom and Ensuite to the front and additional bedroom / study to the rear. The Ensuite has a small high-level window onto the hall. The layout is replicated on Second Floor level, with the bathroom accessed off the corridor.

Architectural Features

Other than the external windows, no original internal architectural features are present on this floor: cornicing, architraves, doors, skirting are all modern installations. It is possible that the ceilings to the Bedrooms are original plaster, containing pendant lighting. The bathroom has a modern ceiling with inset downlights and concealed extract.

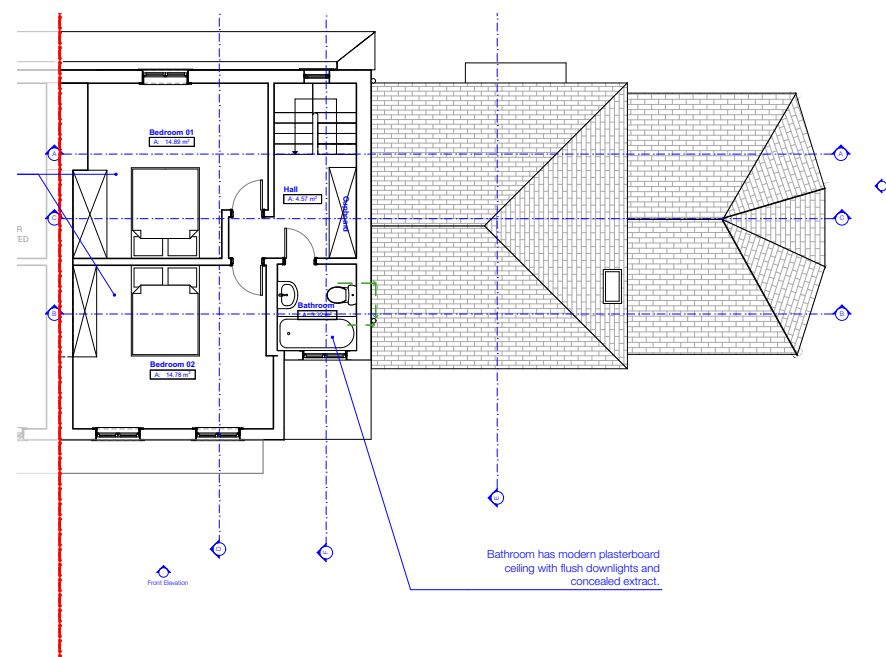
Please note: there is no evidence of original floorboards at this level. Whilst original joists remain, the floor build-up and finishes over are deemed to be modern.



Existing First Floor Plan (not to scale)

Alteration to original planform

It appears the Bathrooms at both levels originally formed lobby spaces between the staircase and the front rooms. It is believed the central stepped-lobby with bedroom doors is a modern addition to both floors and installed to enable bathrooms to be located at each floor. This is analysed further later in this report.



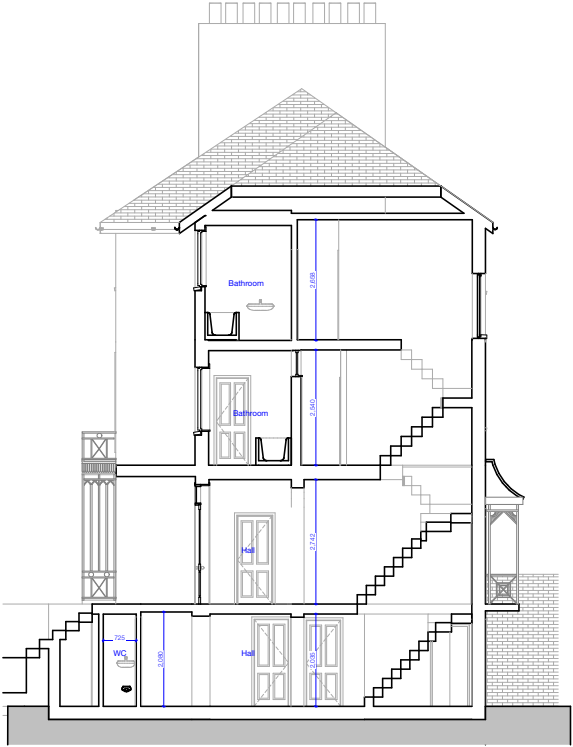
Existing Second Floor Plan (not to scale)

3.4 EXISTING SECTIONS.

Sections show the different building extensions added over time



Existing Long Section C (not to scale)



Existing Short Section F (not to scale)

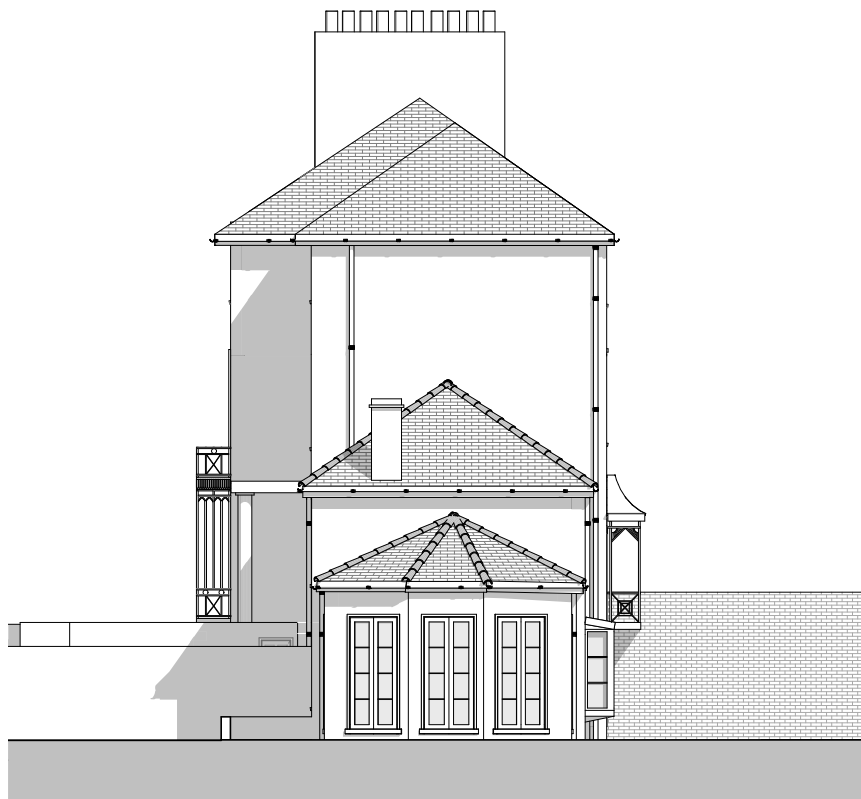
3.5 EXISTING ELEVATIONS.



Existing Front Elevation (not to scale)



Existing Rear Elevation (not to scale) including a number of existing windows of different sizes and scales (including modern bay window to LGF)



Existing Side Elevation (not to scale)

3.6 EXISTING PHOTOS- EXTERIOR.



Front elevation from Champion Grove.



Front entrance



Side view showing Victorian extension & modern conservatory



Front garden and decorative balconies over



Modern bay window (2012 extension)



Rear balcony (GF level)



Rear elevation

3.7 EXISTING PHOTOS- INTERIOR.



LGF Sitting-Room; existing fireplace



LGF Sitting-Room; built-in joinery



LGF Utility (window to be enlarged)



LGF Utility; existing fireplace opened up



LGF Dining-Room (modern conservatory) with suspended ceiling



Modern bay window (2012) to LGF Kitchen



View from Kitchen to Dining-Room



LGF Kitchen



GF Living-Room (proposals add wall-nib on the left to make the existing opening symmetrical)



GF Living-Room door to be fixed shut



GF Living-Room; view to front



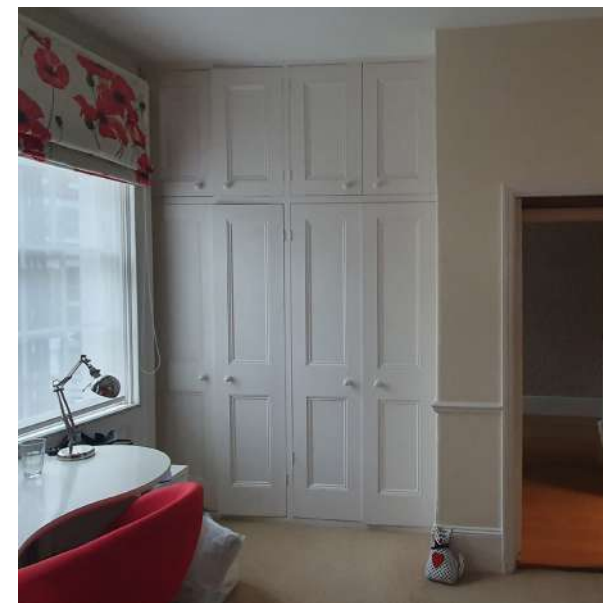
GF existing Bathroom



GF existing Bedroom with blocked-up chimney-breast



GF existing WC with high-level window



GF front bedroom



FF Hall; high-level window to Bathroom



FF Bathroom; high-level window internal



FF Bedroom



FF Bedroom/study



SF Bedroom 01



SF Bedroom 02



SF Front Bathroom



Stair

4.1 LOWER GROUND FLOOR

This proposal seeks to alter the existing layout by:

- Removing redundant and blocked-up chimney-breast and enlarging opening between Kitchen and Dining-Room (including replacing existing steel with new)
- Blocking-up small window from inside only (external elevation unaltered)
- Lowering Dining-Room floor to allow level access from Kitchen and installing new under-floor heating
- Relocating WC to rear Utility Room; separated by new lightweight-timber partition
- Creating new opening to WC access from Hall
- Installing under-floor heating throughout, floor levels to be relaid as existing
- Replacing existing ceilings and lighting with new
- Removing modern suspended ceiling to Dining-Room
- General refurbishment / decoration throughout.

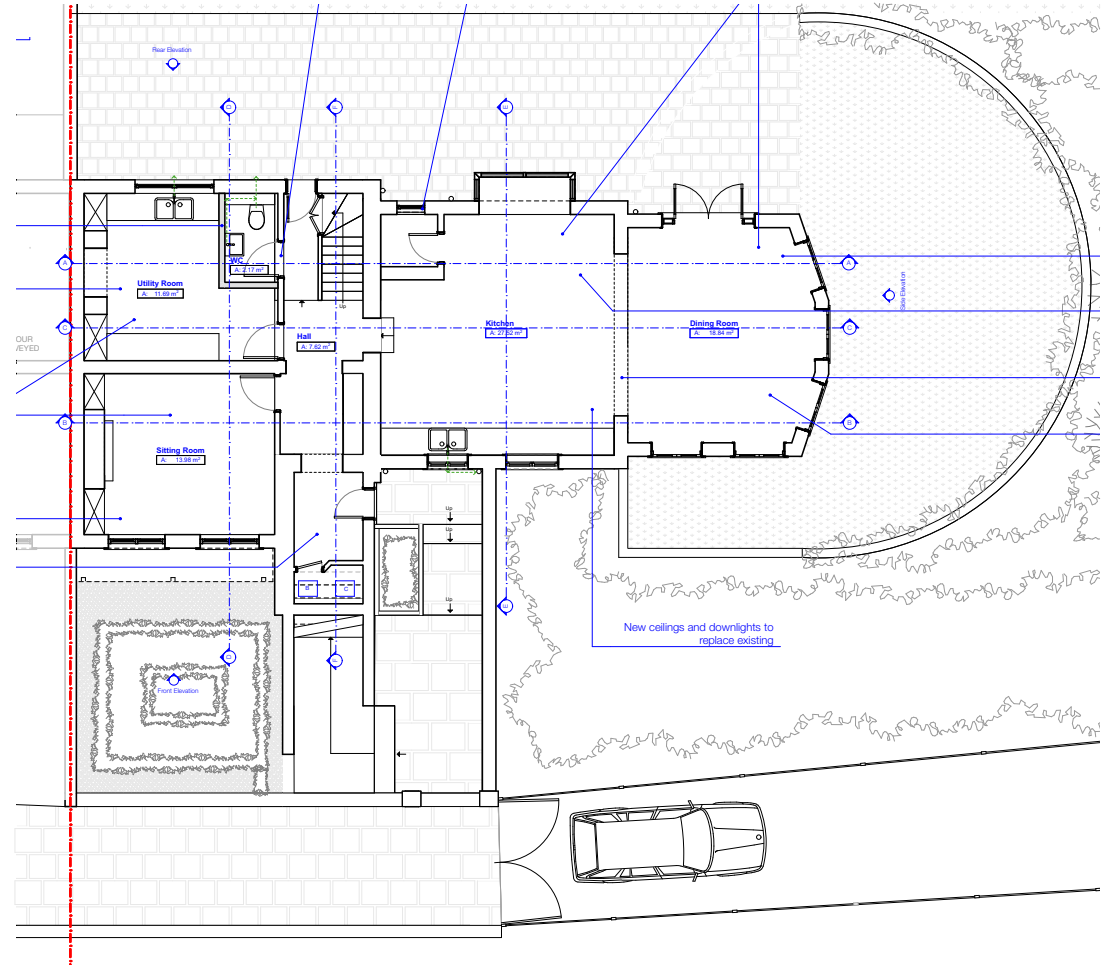
Notes:

There are no original architectural features present at this level.

In an attempt to balance any new interventions, proposals also include reinstating corncicing, skirting, panelled doors and architraves in-keeping with the building's heritage to replace that which has been lost over the years of renovation, including restoring the original hallway (by relocating under-stairs WC).

The following pages were submitted and reviewed by the Planning Officer; who responded with the following comments in support of its removal. Email attached on page 23.

"I have now reviewed and can confirm with regards to the chimney stack it has been much altered and therefore doesn't relate well to the room – it could be removed with consent and the information sent regarding the strip out."



Proposed Lower Ground Floor Plan

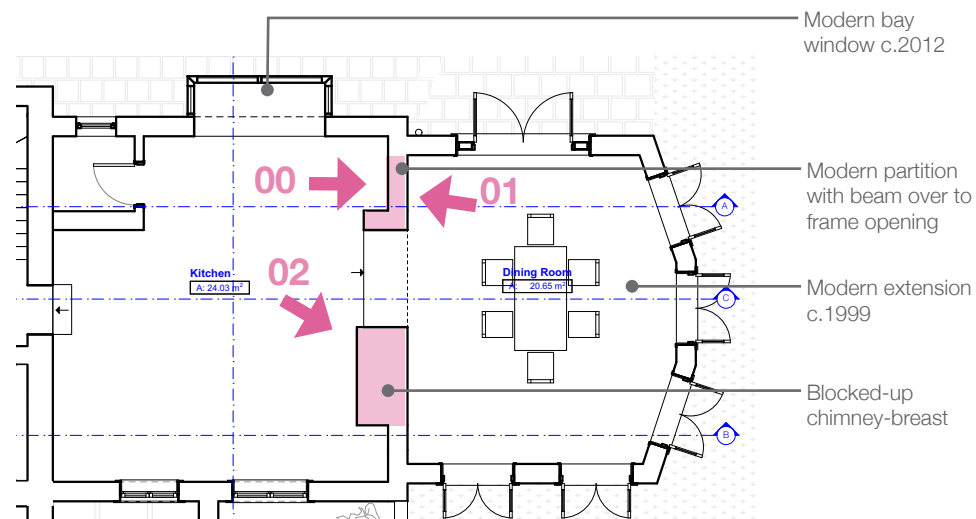
* The following information has been reviewed and by the council, and accepted to contain little remaining historic fabric and therefore it's removal would be consented. Supporting email included below.

Removing redundant and blocked-up chimney-breast and enlarging opening between Kitchen and Dining-Room

Description and support for proposals

- The existing chimney-breast is located on the Lower Ground Floor on the external wall of the Victorian extension to the main Georgian property. The chimney-breast has been blocked up and is non-functional.
- There has previously been major alteration to the existing building fabric, firstly through the construction of a modern extension (housing Dining-Room) circa 1999, and then through the addition of a modern bay window tot he rear elevation, c.2012
- During the addition of the Dining-Room extension, an opening was made in the existing external wall, with a new beam installed over. The remaining wall was rebuilt in stud (as illustrated in photographs adjacent) and therefore little of the original external wall remains. This alteration also affected the existing chimney-breast, which is no longer functional and is blocked-over at Lower Ground and Ground Floor levels.
- It is also worth noting that the proposals retain the chimney stack above the roof level, therefore not impacting the external elevations.
- It has been suggested that if desirable, the footprint of the chimney-breast could be acknowledged in the floor finishes, or expressed in the ceiling over, to represent the original planform.

Please note:
Structural drawings and supporting information provided separately.



Extract of Existing LGF Plan [NTS]



00 Strip-out shows modern concrete beam with modern plaster finish



01 Existing wall not original; instead a stud partition rebuilt during extension. New beam installed over to support existing structure above.

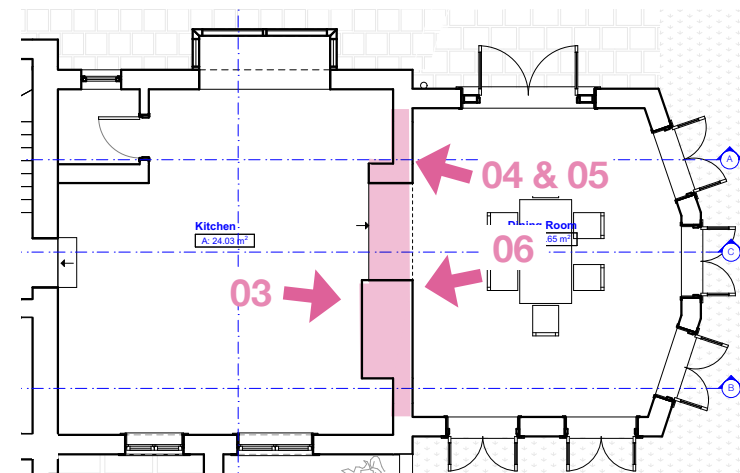


02 Existing chimney-breast not functional. Original planform disrupted by modern extension

* The following information has been reviewed and by the council, and accepted to contain little remaining historic fabric and therefore it's removal would be consented. Supporting email included below.

Additional information post strip-out

- Areas of the modern fabric have been stripped-out to better reveal the underlying building fabric around the Lower Ground Floor chimney breast (see photos)
- The original fabric has been haphazardly cut/alterd to allow for the installation of a new concrete beam that runs across the majority of the wall separating Kitchen/Dining
- Strip-out revealed large areas of modern brickwork that have been installed during the beam installation, replacing the original brickwork of the Victorian extension
- What little of the original fabric that is left is in a very poor condition and would likely require remedial works if the structure is to be retained.
- Strip-out works also reveal large areas of modern concrete / mortar, new wall linings and modern plastering across the entire partition. It is not known when these modern works were carried out.
- If there was a fireplace in this location at an earlier point, strip-out revealed no evidence of a lintel or brick arch.



Extract of Existing LGF Plan [NTS]



03 Various photographs showing areas of modern brickwork/cement in the original fabric. Also numerous penetrations from modern services.



04 Concrete beam installed with modern brickwork pier beneath



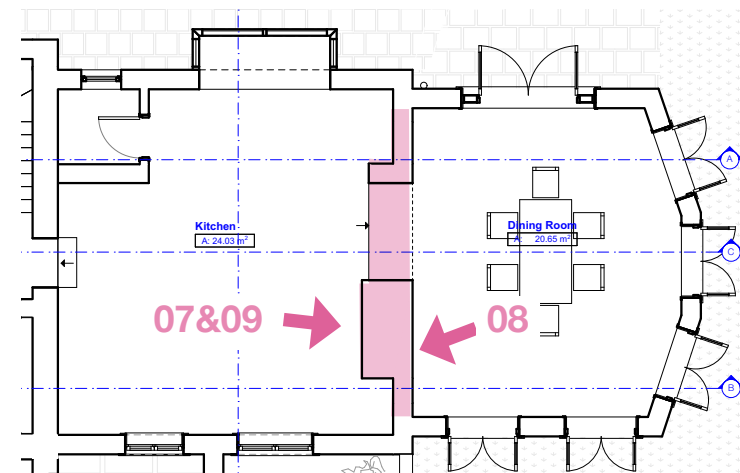
05 Concrete beam installed with modern brickwork beneath



06 Concrete beam cut into wall. New brickwork/concrete/plaster beneath

* The following information has been reviewed and by the council, and accepted to contain little remaining historic fabric and therefore it's removal would be consented. Supporting email included below.

- Services penetrations: also noted during the strip-out works, are numerous holes made in the chimney breast structure, to enable modern services to pass through. These opening have been made crudely and have caused damage to the original building fabric [photos 08 & 09]
- No hearth (nor any sign of a hearth) was found during strip-out works; either there was never one in this location, or it was removed during previous building works [photo 07]
- In conclusion, local strip-out revealed a large amount of modern intervention to the existing building fabric; with concrete beams, modern brickwork/mortar/concrete and clumsy service penetrations through the existing structure. Furthermore, there is no evidence of a fireplace in this location, with no lintel / brick arch or hearth remaining. It is therefore proposed that this structure has been altered by modern building works, to such an extent that there is very little original fabric left to retain.



Extract of Existing LGF Plan [NTS]



07 Strip-out at floor-level reveals no original hearth and modern concrete & plastered wall finish



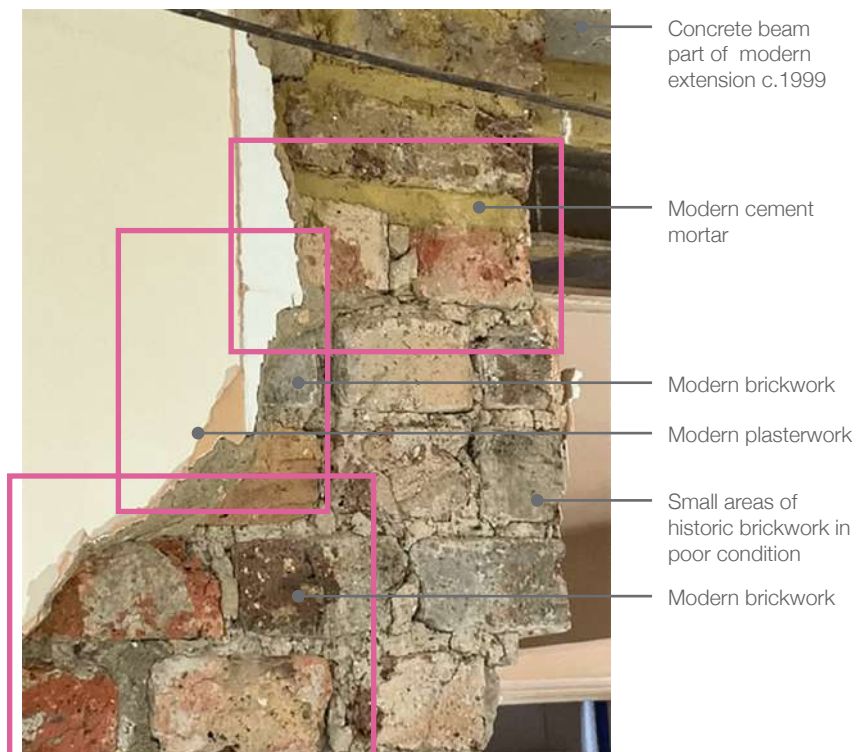
08 Crude service penetrations cut through existing building fabric



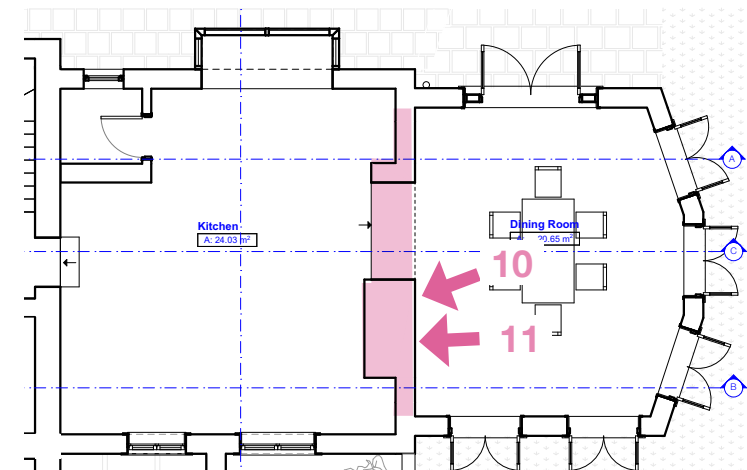
09 More areas of modern brickwork to chimney-breast. Modern services installed onto original fabric.

* The following information has been reviewed and by the council, and accepted to contain little remaining historic fabric and therefore it's removal would be consented. Supporting email included below.

- Strip-out of the masonry structure revealed large areas of modern brickwork and cement-based mortar also to the back side of the chimney-structure.
- There are clear areas of modern infill that replace historic fabric, leaving little original fabric remaining.
- The small remains of historic fabric is in poor condition and has been largely damaged during the previous construction works that included the installation of a new concrete beam over.
- It is therefore consider to have been altered to such an extent that it no longer relates well to the room and no longer contributes to the historic significance of the property.
- This additional information has been reviewed by the council and the removal of this fabric is supported; please see attached email correspondence for details.



10 Strip-out reveals large areas of modern brickwork, cement mortar, modern plaster and new concrete beam over.



Extract of Existing LGF Plan [NTS]



11 Close-up photos of modern brickwork following strip-out. Clear modern interventions and infill; little remaining historic fabric

* The following information has been reviewed and by the council, and accepted to contain little remaining historic fabric and therefore it's removal would be consented. Supporting email included below.

- Services penetrations: also noted during the strip-out works, are numerous holes made in the chimney breast structure, to enable modern services to pass through. These opening have been made crudely and have caused damage to the original building fabric [photos 08 & 09]
- No hearth (nor any sign of a hearth) was found during strip-out works; either there was never one in this location, or it was removed during previous building works [photo 07]
- In conclusion, local strip-out revealed a large amount of modern intervention to the existing building fabric; with concrete beams, modern brickwork/mortar/concrete and clumsy service penetrations through the existing structure. Furthermore, there is no evidence of a fireplace in this location, with no lintel / brick arch or hearth remaining. It is therefore proposed that this structure has been altered by modern building works, to such an extent that there is very little original fabric left to retain.

Right: Email correspondence from Planning Officer at Southwark Council to confirm receipt and review of the additional strip-out information, and agreement that little historic fabric remains and the removal of the Chimney-stack and creation of an opening into the Utility Cloakroom is considered acceptable.

From: Jeater, Catherine Catherine.Jeater@southwark.gov.uk

Subject: RE: 21/EQ/0042_Pre-Application Advice Report

Date: 18 May 2021 at 14:24

To: Rebekah Lindsay rebekah@granit.co.uk

Cc: Robert Wilson rmcw@granit.co.uk

Dear Rebekah

Thank you for your email. I'm sorry I missed the email you sent on the 13th April – I have now reviewed and can confirm with regards to the chimney stack it has been much altered and therefore doesn't relate well to the room – it could be removed with consent and the information sent regarding the strip out.

The basement utility room cloakroom could also be accessed via the hallway as the wall in that location is also unlikely to be original. Please include the additional information with the application.


Again, sorry for the delay

Kind regards

Catherine

Catherine Jeater
 Team Leader – Design and Conservation | Planning Division
 Chief Executives Department | London Borough of Southwark
 160 Tooley Street | London SE1P 5LX
 (T): 020 7525 5375 (diverted to mobile) | (E): Catherine.jeater@southwark.gov.uk
www.southwark.gov.uk

My working days are Tuesday, Wednesday and Thursday. I am working remotely and available for telephone & video calls by appointment.




From: Rebekah Lindsay <rebekah@granit.co.uk>
Sent: Tuesday, May 18, 2021 11:07 AM
To: Jeater, Catherine <Catherine.Jeater@southwark.gov.uk>
Cc: Robert Wilson <rmcw@granit.co.uk>
Subject: 21/EQ/0042_Pre-Application Advice Report

Hi Catherine,

Re. 29 Champion Grove, SE5 8BN

We are currently preparing the LB application following your Pre-App report. The report asked for additional information on the LGF chimney and masonry partition; both of which were submitted on 13/04; please can you confirm if you received these and if they are sufficient in supporting our case?

Kind regards,
 Rebekah



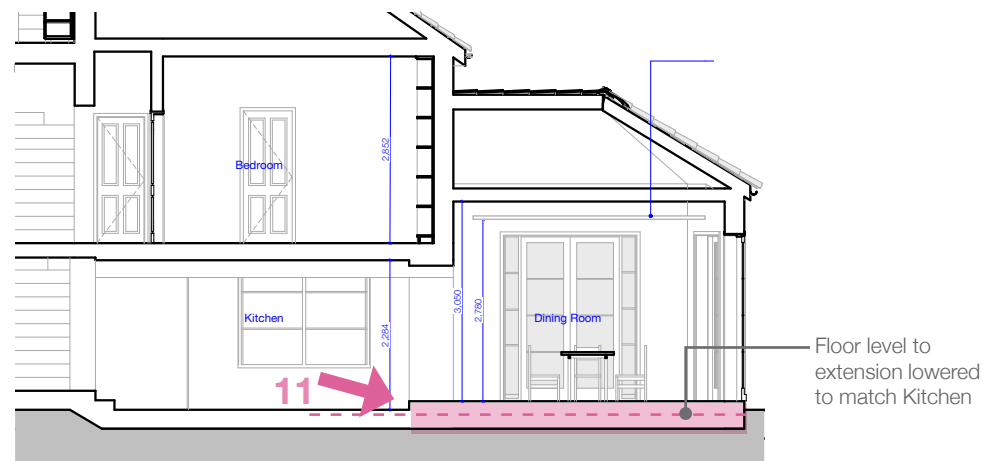
Rebekah Lindsay
 Project Architect
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- **Lowering Dining-Room floor to allow level access from Kitchen**

Description and support for proposals

- The Dining-Room extension is a modern addition, constructed c.1999.
- The existing floor build-up consists of a concrete slab with under-floor heating installed in a screed layer, with modern floor finishes internally.
- The lowering of this modern addition is not considered to impact the heritage of the existing building and the lowering of the floor level to align with the Kitchen would improve the functionality and accessibility of the space.
- The proposals do not alter the exterior of the building, nor the neighbouring properties and are not considered to damage the building's heritage value, as the fabric is wholly modern.
- In the previous application for Listed Building Consent; the lowering of the modern Dining-Room floor to align with the existing Kitchen FFL was considered acceptable. Email attached separately.



Extract of Existing Section [NTS]

Extract from Pre-App Report supports dropping of modern floor-slab to provide level access from Kitchen.

"This appears to be a modern 20th century floor and therefore would be acceptable."



11 Photo showing existing level difference between Kitchen and Dining-Room beyond. Proposals to dig-up Dining-Room slab and relay at lower level aligned with Kitchen FFL.

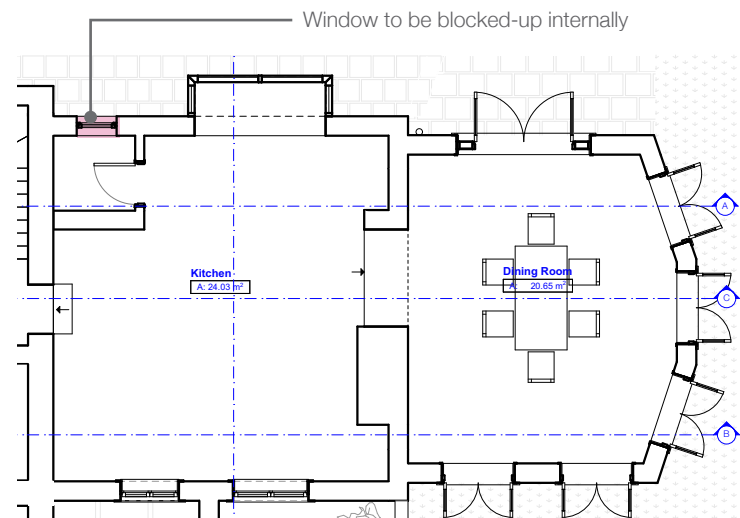
Blocking-up small window from inside only (external elevation unaltered)

Description and support for proposals

- Proposals show blocking-up of existing window internally, to enable a more function kitchen run to be located in this area.
- The window would have an opaque film applied to the inside, with the opening block-up with plasterboard and a skim finish internally
- Externally, the elevation would remain as existing
- The intervention is considered temporary and can be reverse at a later date if desirable.

Extract from Pre-App Report supports blocking-up of the window internally.

“This window is a later window in the Victorian extension to the property and has limited impact on the significance of the building and thus the internal blocking up would be acceptable.”



Extract of Existing LGF Plan [NTS]



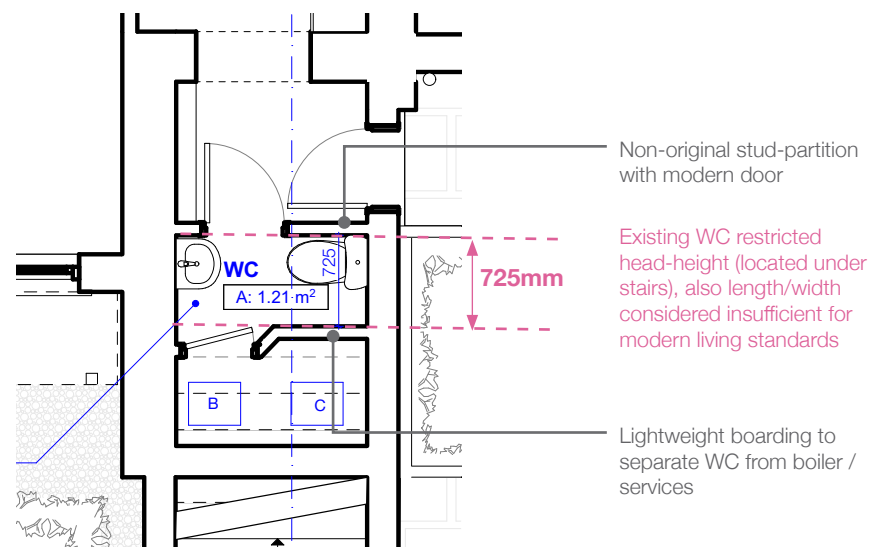
Externally, elevation to remain as existing

Photograph of Rear Elevation

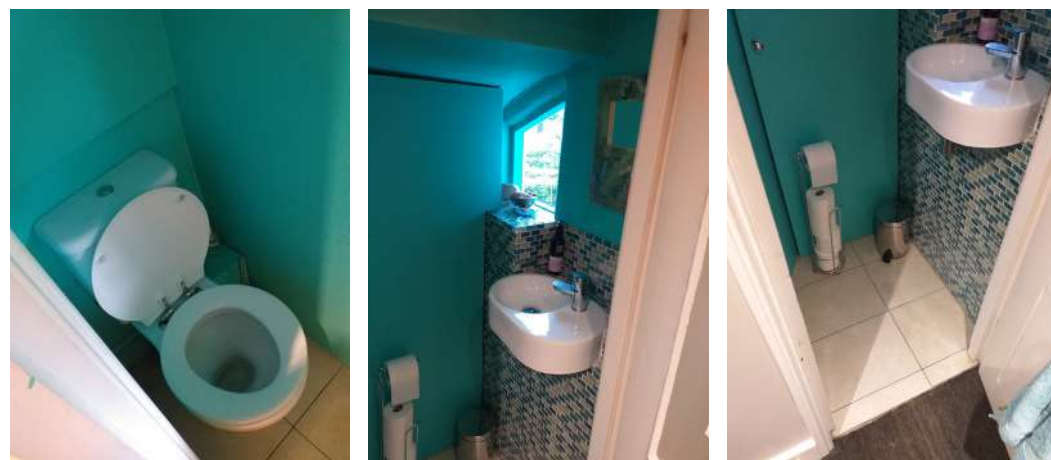
• Relocating WC to rear Utility Room

Description and support for proposals

- Existing WC is the only one on this floor and it's size is considered inappropriate for modern living (both in width and head-height). It has also been clumsily sub-divided with a timber-boarding in order to conceal the services beyond.
- As no WC is original inside a Georgian dwelling, it is proposed that relocating the WC to a more appropriate size and location would benefit both the property and the occupants and is not considered to negatively impact the building's heritage value.
- Proposals relocate the WC to the rear of the property, within the existing Utility; thereby enabling the new drainage to connect to existing runs currently used by the utility room.
- The new stud partition enclosing the WC is proposed as lightweight timber stud that can ultimately be reversed at a later date to restore the original planform. As an alternative solution, this WC enclosure could be created out of in-built joinery to further remove any permanent alteration to the existing planform.
- An added benefit to the relocation of the under-stairs WC, is the opportunity to restore the original hallway, with the removal of modern stud partitions, finishes and sanitaryware.



Extract of Existing LGF Plan [NTS]



12 Photos of existing WC located at Lower Ground Floor, under the front entrance steps.

* The following information has been reviewed and by the council, and accepted to contain little remaining historic fabric and therefore it's removal would be consented. Supporting email included previously.

Additional information regarding partition wall

- Existing partition considered to be solid brickwork, but not believed to be an original partition; due to condition of masonry, no evidence of original plasterwork, no original skirting or flooring and the presence of new service penetrations (radiator to hallway side, and sockets etc. to Utility Room).
- There is no evidence that this partition is original Georgian masonry. At this level, it would have been common for the stair to be open and therefore it is suggested that this wall is a more recent intervention. Lack of original features further support the theory that this wall is not original and therefore it is believed that creating a new opening into a WC through this wall would not be detrimental to the original building fabric, not the original planform.

Extract from Pre-App Report in support of sub-dividing the existing Utility

"The minor change to a secondary room could be tolerated within the significance of the building"

Extract from email correspondence with Planning Officer supports new door opening from Hallway to Utility cloakroom/WC.

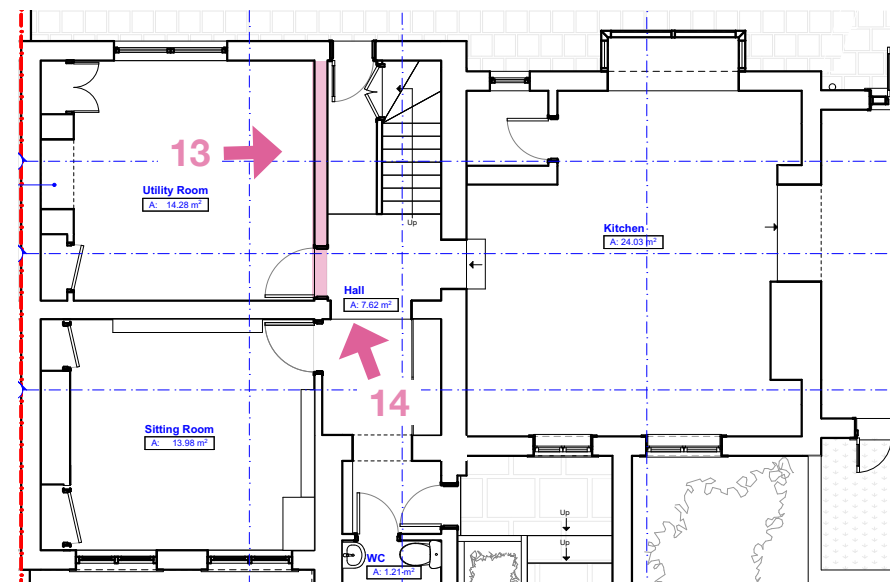
"The basement utility room cloakroom could also be accessed via the hallway as the wall in that location is also unlikely to be original."



13 Photos of existing WC located at Lower Ground Floor, under the front entrance steps.



14 Photos of existing WC located at Lower Ground Floor, under the front entrance steps.



Extract of Existing LGF Plan [NTS]

• Installing under-floor heating throughout

Description and support for proposals

- Trial pits dug externally confirm there is no evidence of an original floor-build up at Lower Ground Floor level and the existing is a ground-bearing concrete floor slab.
- No original floor covering exist at this level, having been replaced during renovation in previous years.
- Proposals at this level involve digging-up the existing floor slab and relaying to the same finished floor level (FFL), including under-floor heating loops in a concrete screed.
- Consideration has been taken to ensure that UFH loops are not to be installed to the outer perimeter of the Utility and Sitting-Room so as not to risk undermining the existing foundations of the application property (No.29) and the party wall with the neighbouring No.27.
- Installing under-floor heating will negate the need for radiators, meaning they can be removed from the existing building, which would help return the dwelling to be closer to the original planform, where no radiators would have originally existed
- As previously mentioned, proposals also include laying UFH to the newer sections of the lower-ground floor; namely the Kitchen and Dining Room. Similarly, the proposals involve the digging-up of the existing floor slabs and relaying at the same FFL, with under-floor heating loops laid into a concrete screed layer on top of the slab.
- The Dining-Room, having being constructed in 1999 already has under-floor heating installed, however proposals involve the lowering of this floor slab to align with the Kitchen floor level, therefore new under-floor heating would be installed to correspond with the new, lower level.
- Under-floor heating is generally considered to improve the efficiency of the property, and bring the building services up to modern-day building standards.
- UFH also helps evenly disperse heating throughout the property, which is considered a benefit to heritage buildings where original building fabric is a considerable age.

Extract from Pre-App Report supports installation of underfloor heating, provided detail sections are included (relevant sections attached as part of this application).

"Underfloor heating could be acceptable, subject to details of the impact on skirting boards – a section drawing at 1:5 or similar of proposed new flooring and relationship to skirting boards and other joinery where existing should be submitted as part of the application."



Extract of Proposed Long Section C Plan [NTS]



15 Photos of trial pits dug externally to expose foundation footing and non-original floor structure (concrete slab)

- **Replacing existing ceilings and lighting with new**

Description and support for proposals

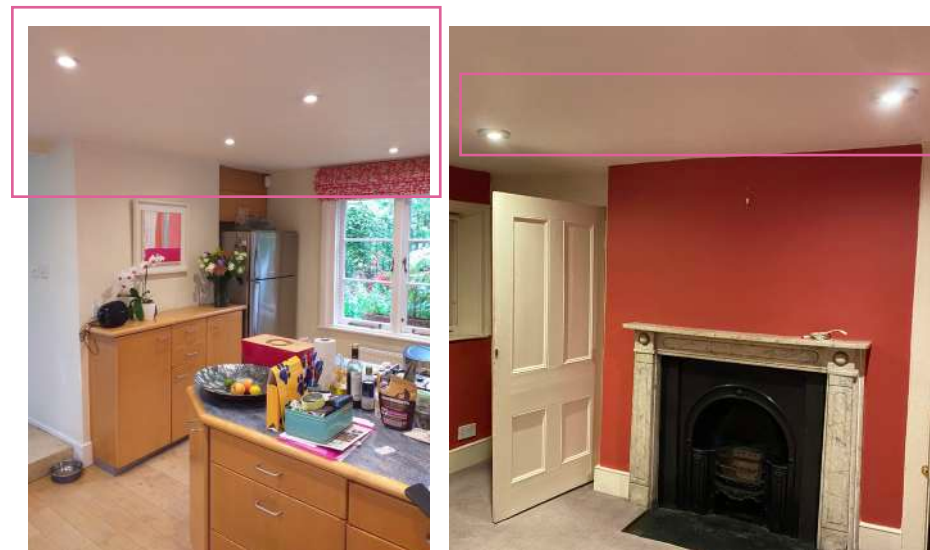
- As evident in the photographs (right), there are no original plastered ceilings remaining at this level; having all been replaced with modern plasterboard ceilings, with inset downlights.
- Proposals include stripping-out and replacing plasterboard ceilings, to be reinstated at the existing levels. New downlights to replace existing, with new low-energy LED lighting installed to reduce energy consumption and bring the building in line with modern-day living standards.
- Additional pendant lighting proposed for Kitchen / Dining areas where floor-to-ceilings are greater.
- As the proposals involve the replacement of existing (non-original) elements with new, it is not considered that this will have a negative impact on the building's heritage value.

Extract from Pre-App Report supports replacement of ceilings and lighting like-for-like.

"Where the existing ceilings are plasterboard, they could be replaced with like for like, however where they are lath and plaster, these should be repaired and retained. Downlights are not likely to be permitted in lath and plaster ceiling due to the likelihood of damage to the fabric. New lighting ceiling roses need to be detailing on plans and controlled by condition."

Notes:

- **There are no lath and plasterwork ceilings remaining in the property.**
- **No new ceiling roses are proposed.**



16 Photos of Lower Ground Floor; modern ceilings and inset downlights.
Note: no cornicing present

- **Removing modern suspended ceiling to Dining-Room**

Description and support for proposals

- Proposals involve the removal of the modern suspended ceiling that was erected during the construction of the extension in 1999.
- As the existing fabric is wholly modern, it's removal is not considered to impact the building's heritage.



17 Photos of modern suspended ceiling and inset downlights to 1999 Dining-Room extension

4.2 GROUND FLOOR

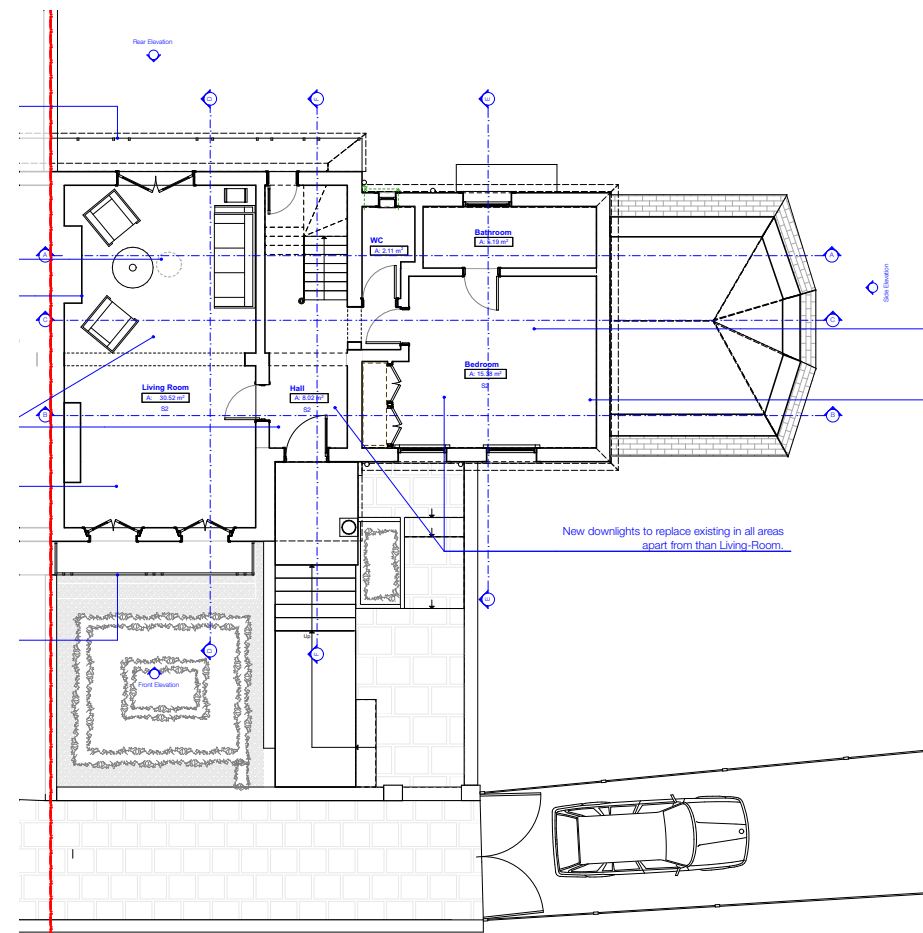
This proposal seeks to alter the existing Ground Floor layout by:

- Removing chimney-breast in front Bedroom (stack retained externally)
- Installing under-floor heating throughout
- Replacing existing ceilings and downlights with new
- Installing new lighting to Living-Room
- Installing new cornicing in-keeping with building's heritage
- Reinstating/ repairing original trellising and filigree ironwork to balconies
- General refurbishment / decoration throughout.

Notes:

There are few original architectural features located at this level; including a plaster ceiling rose and a number of timber panelled doors with original architraves. Externally, there is a balcony with original decorative trellising and filigree detailing. This is to be retained and repaired where necessary, replacing timber details with iron (to replicate original).

In an attempt to balance any new interventions, proposals also include reinstating cornicing, skirting, panelled doors and architraves in-keeping with the building's heritage to replace that which has been lost over the years of renovation.



Proposed Ground Floor Plan

• **Removing chimney-breast in front Bedroom (stack retained externally)**

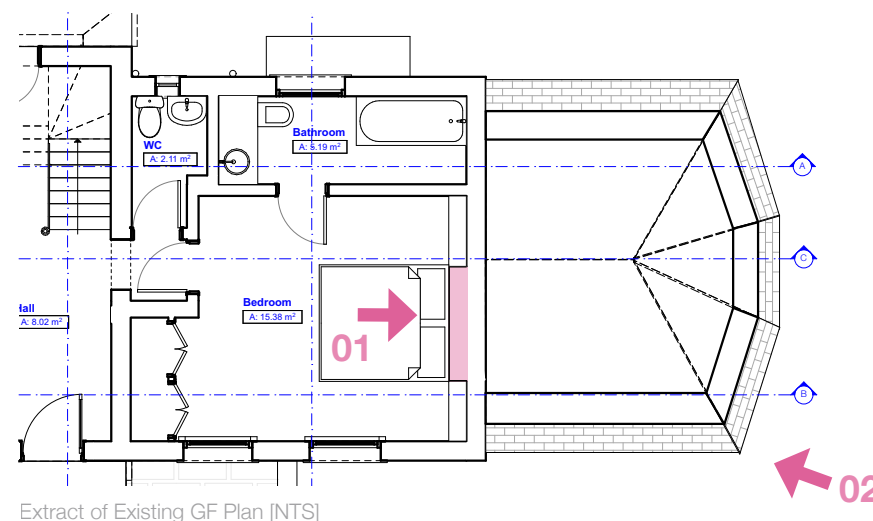
Description and support for proposals

- The existing chimney-breast is not functional and has been blocked-up during previous renovation works.
- No existing fire surround remains
- At lower Ground Floor, the existing chimney-stack has been altered, with the historic fabric removed and altered to install a new concrete beam and large infill areas of modern brickwork and cement mortar. The planning officer has agreed that the structure has little remaining historic fabric and therefore its retention is not required; as the historic significance has been lost with the modern replacement of the fabric.
- Therefore, if the structure is removed at Lower Ground Floor, it is proposed that it also be removed at Ground Floor.

Please note:

Structural drawings and supporting information provided separately.

It is considered a positive that no modern structural intervention (eg. steel beams / pad-stones) are required to enable the removal of internal chimney and retention of stack externally.



01 Photo taken internally showing existing chimney-breast blocked-up / plastered over.



02 Photo showing external chimney stack to be retained.

- **Replacing existing ceilings and downlights with new**
- **Installing new lighting to Living-Room**

Description and support for proposals

- Other than the Living-Room, there are no original plastered ceilings remaining at this level; having all been replaced with modern plasterboard ceilings, with inset downlights.
- Proposals include stripping-out and replacing plasterboard ceilings, to be reinstated at the existing levels. New downlights to replace existing, with new low-energy LED lighting installed to reduce energy consumption and bring the building in line with modern-day living standards.
- Where original plastered ceilings are present (Living-Room), proposals involve the retention of over-head lighting points in their original locations; with the pendant in the rear Living-Room located in the original ceiling rose (to be retained).
- As the proposals involve the replacement of existing (non-original) elements with new, it is not considered that this will have a negative impact on the building's heritage value. Where original building fabric remains (Living-Room), proposals allow for this to be retained, with over-head lighting points unaltered.
- In order to provide adequate lighting to the Living Room without increase ceiling-mounted lighting, proposals also involve the addition of wall lights to enable adequate lux levels to be achieved in the space, without harming the original planform.

Extract from Pre-App Report supports replacement of ceilings and lighting like-for-like.

"Where the existing ceilings are plasterboard, they could be replaced with like for like, however where they are lath and plaster, these should be repaired and retained. Downlights are not likely to be permitted in lath and plaster ceiling due to the likelihood of damage to the fabric. New lighting ceiling roses need to be detailing on plans and controlled by condition."

Notes:

- **There are no lath and plasterwork ceilings remaining in the property.**
- **No new ceiling roses are proposed.**



03 Photos showing existing Living-Room and internal modern downlights to Ground Floor

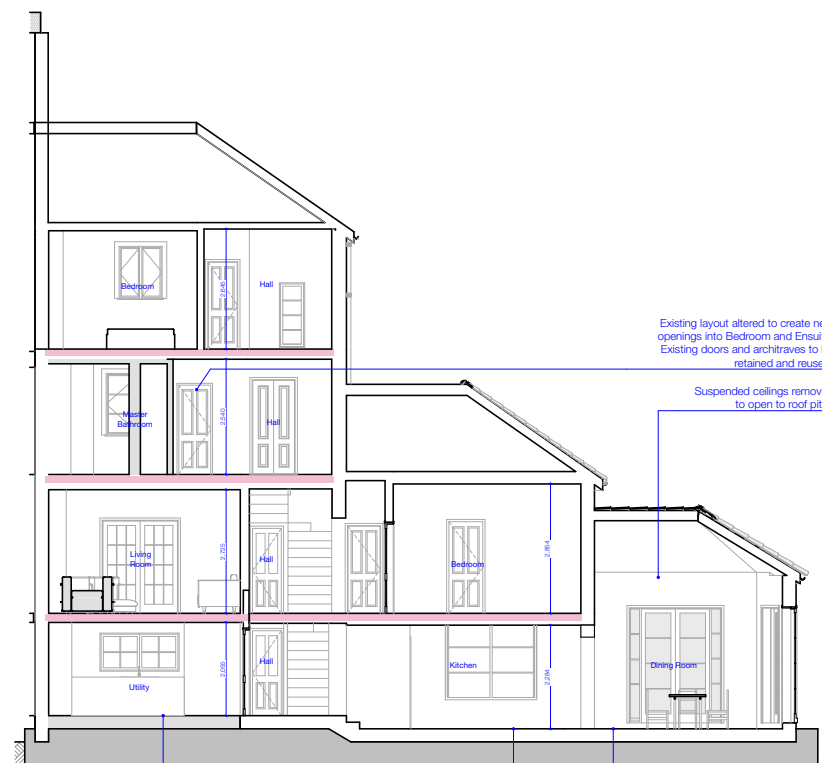
• Installing under-floor heating throughout

Description and support for proposals

- Recent site visits by the architect, structural engineer and construction manager have revealed that no original floorboards or floor finishes exist in the property, instead, floorboards and flooring deck has been replaced during renovations in recent years. The timber joists however, are considered original.
- Proposals at this level involve pulling up existing floor-covering and installing low-impact, heat transfer plates with heating loops installed between timber joists.
- As central heating has already been installed in the property, there are a number of existing notches to the timber floor joists, which proposals intend to utilise for the installation of the under-floor heating. By utilising existing services penetrations, the modern intervention avoids further damage to original building fabric.
- During installation of UFH, there is also an opportunity to include additional acoustic insulation between joists to improve acoustics between floors which is considered to benefit the building as a whole.
- Installing under-floor heating negates the need for radiators, meaning they can be removed from the existing building, which would help return the dwelling to be closer to the original planform, where no radiators would have originally existed
- Under-floor heating is generally considered to improve the efficiency of the property, and bring the building services up to modern-day building standards.
- UFH also helps evenly disperse heating throughout the property, which is considered a benefit to heritage buildings where original building fabric is a considerable age.

Extract from Pre-App Report supports installation of underfloor heating, provided detail sections are included (relevant sections attached as part of this application).

"Underfloor heating could be acceptable, subject to details of the impact on skirting boards – a section drawing at 1:5 or similar of proposed new flooring and relationship to skirting boards and other joinery where existing should be submitted as part of the application."



Proposed Section C

- **Reinstating architectural detailing and features internally**

Description and support for proposals

- In an attempt to balance any new interventions, proposals also include reinstating cornicing, skirting, panelled doors and architraves in-keeping with the building's heritage to replace that which has been lost over the years of renovation.
- The only original features remaining are located at Ground Floor level, with sections of cornicing to the Entrance Lobby and sections of original timber skirting.
- Final profiles and locations of cornicing TBC following discussion at Pre-application meeting.
- There are a number of timber panelled doors and timber architraves on other floors that are considered original and are to be retained during the works, with any new elements to match.

Extract from Pre-App Report supports replacement of ceilings and lighting like-for-like.

"Where the existing ceilings are plasterboard, they could be replaced with like for like, however where they are lath and plaster, these should be repaired and retained. Downlights are not likely to be permitted in lath and plaster ceiling due to the likelihood of damage to the fabric. New lighting ceiling roses need to be detailing on plans and controlled by condition."

Notes:

- **There are no lath and plasterwork ceilings remaining in the property.**
- **No new ceiling roses are proposed.**



04 Cornicing to Living-Room (not original)



05 Original ceiling rose (retained)



06 Original skirting sections matched



07 Existing timber panelled doors



08 Existing architraves

- **Reinstating/ repairing original trellising and filigree ironwork to balconies**

Description and support for proposals

- In an attempt to balance any new interventions and provide a level of public benefit to the proposals, it has been suggested to restore the decorative trellis/filigree work to the front and rear balconies. Currently, there are elements in poor condition and many original sections replaced in timber.
- Proposals involve replacing timber sections with iron replicas created to mimic the original and repairing damaged elements where necessary
- It is believed that these restorative efforts will benefit the occupant and the public; by ensuring longevity of the heritage asset to be enjoyed as part of the street-scape for years to come.



Existing Front Elevation



08 External balcony details

4.3 FIRST FLOOR

This proposal seeks to alter the existing First Floor layout by:

- Amending layout to include new lightweight timber partition and door from stair
- Amending layout to create Ensuite to rear
- Amending existing doors to bedroom and Ensuite
- Installing a new, high level window to First Floor stair landing (rear elevation)
- Installing under-floor heating throughout
- Rebuilding existing partition in studwork
- Adding a new ceiling to Ensuite to allow for services
- Replacing existing lighting and adding new downlights to bedroom
- General refurbishment / decoration throughout.

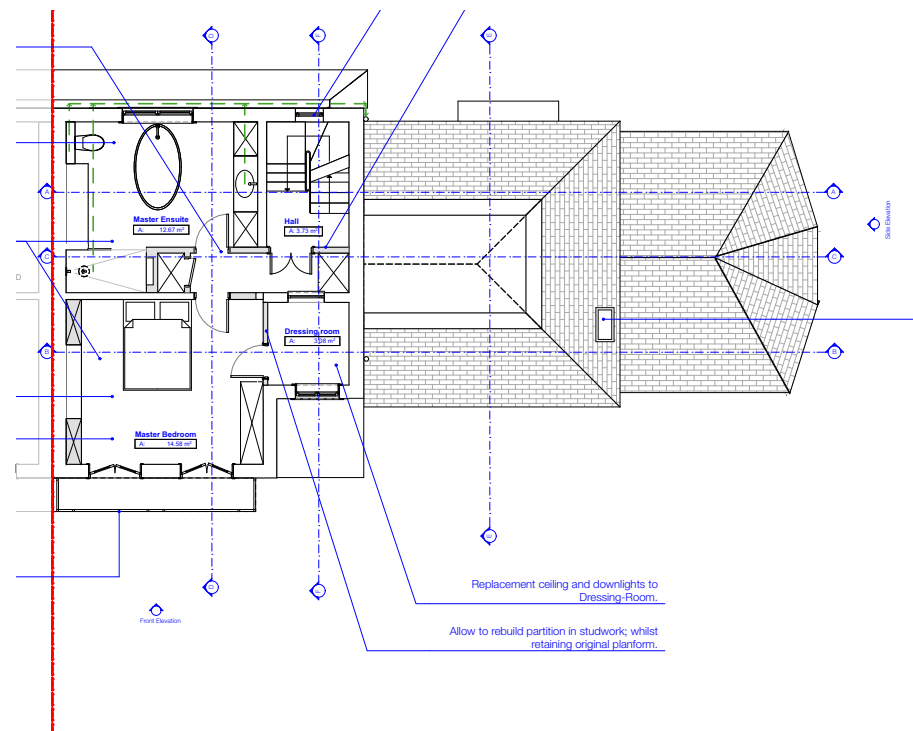
Notes:

There are no original architectural features present at this level.

In an attempt to balance any new interventions, proposals also include reinstating cornicing, skirting, panelled doors and architraves in-keeping with the building's heritage to replace that which has been lost over the years of renovation.

Extract from Pre-App Report concludes that the changes proposed at First Floor are not considered to cause harm to the significance of the Listed Building.

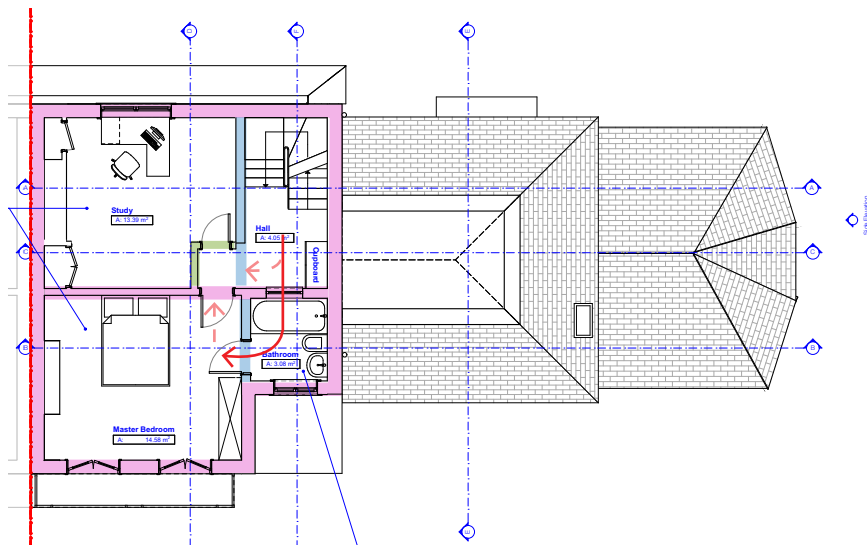
"The changes to the floor plan relating to the partial removal of a central spine wall at ground floor, the insertion of bathroom and stud walls at first floor, and the addition of new windows to the rear are not considered to cause harm to the significance of the listed building."



Proposed First Floor Plan

- Amending layout to include new lightweight timber partition & doors from stair
- Amending layout to create Ensuite to rear
- Amending existing doors to bedroom and Ensuite

Description and support for proposals: Analysis of existing and proposed plan forms

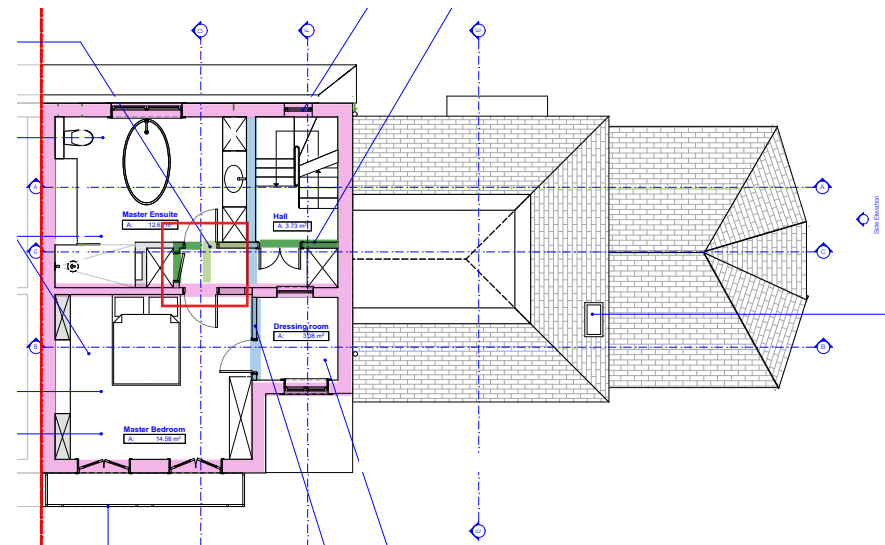


Existing First Floor Planform

Pink external walls are considered to be original, masonry construction which is generally in good condition both externally and internally. Another original, load-bearing wall can be seen dissecting the plan from side to side; similarly, this wall is considered to reflect the original planform and is a load-bearing structure onto which the floor joists span front-to-back.

The blue partitions are also considered a feature of the original planform, enclosing the stairwell as well as a small room to the front of the property. It is considered that this room (labelled bathroom on the plan above), would have been a lobby space where one would enter the front bedroom from the staircase. It is believed that a doorway existed beneath the high-level fanlight that still remains in the bathroom wall opposite the staircase.

The green walls on plan are not believed to form part of the original Georgian layout, with access to the rear room either directly off the stair, or through the front room. The green partitions are considered to be more recent interventions to simplify circulation between rooms and utilise the original 'lobby' space as a bathroom that would serve both rooms on this floor.



Proposed First Floor Planform

By overlaying the existing planform colours over the proposals, it is clear that the original planform is still very much evident, with the main differences being: location of doorways, movement of modern partitions (pale green) and installation of new timber stud partitions (dark green).

The main alteration to the planform at this level is the moving of the modern stud partitions (overlaid in pale green) and the installation of a new lightweight timber partition to the staircase. As these stud partitions (pale green) are not considered to be original, their alteration is not believed to damage to the building's heritage / original planform. Furthermore, the planform is still distinguishable, with the partition moved approximately 500mm to the left. The new partition to the stair (dark green) is proposed as lightweight timber construction that can be reversed at a later date if required. The doors are clearly a new intervention so as to be distinguishable as not original.

Whilst proposals also involve moving the doors to Bedroom and Ensuite by approx. 500mm, it is proposed that the original door leaves, frames and architraves are retained and replaced in the new location so as to retain the original building elements.

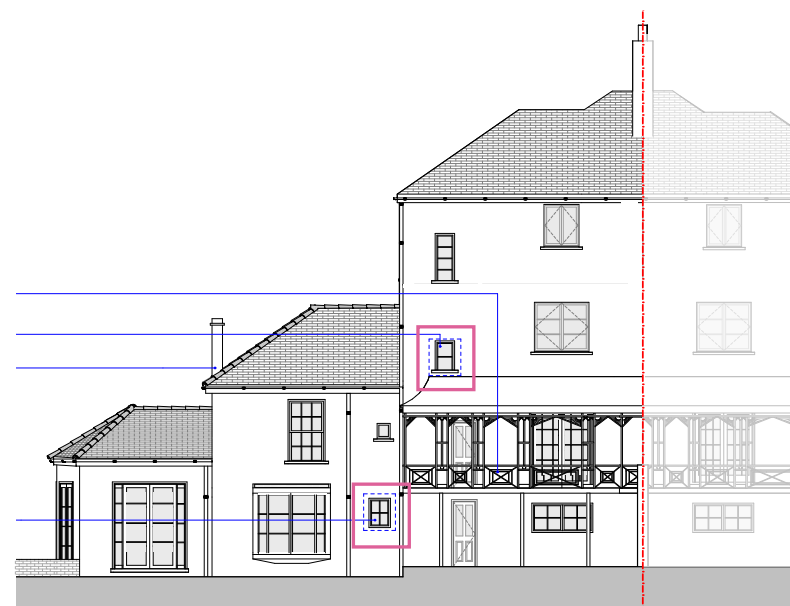
- **Installing a new, high level window to First Floor stair landing (rear elevation)**

Description and support for proposals

- New high-level window proposed above stair half landing to bring light into dark stairwell.
- Window unit to match existing on rear elevation in size and style so as not to look out of place.

Extract from Pre-App Report concludes that the additional window to the rear does harm the significance of the listed building:

*"The changes to the floor plan relating to the partial removal of a central spine wall at ground floor, the insertion of bathroom and stud walls at first floor, **and the addition of new windows to the rear are not considered to cause harm to the significance of the listed building.**"*



Proposed Rear Elevation



01 Rear elevation; photograph

- **Replacing existing FF lighting and adding new downlights to bedroom**

Description and support for proposals

- Replacement pendants and additional downlights are proposed to the front bedroom, to enhance the lighting levels internally and provide necessary rewiring to the property.
- Currently, the Master Bedroom has 1no. pendant and 2no downlights to the wall niches. Proposals include 1no. replacement pendant and 4no. downlights.
- New lighting to replace existing in existing location to hallway

Extract from Pre-App Report supports replacement of ceilings and lighting like-for-like.

"Where the existing ceilings are plasterboard, they could be replaced with like for like, however where they are lath and plaster, these should be repaired and retained. Downlights are not likely to be permitted in lath and plaster ceiling due to the likelihood of damage to the fabric. New lighting ceiling roses need to be detailing on plans and controlled by condition."

Notes:

- **There are no lath and plasterwork ceilings remaining in the property.**
- **No new ceiling roses are proposed.**



02 Existing pendant lighting to Hallway and Study



03 Existing downlights to Bedroom niches

4.4 SECOND FLOOR

This proposal seeks to alter the existing Second Floor layout by:

- Re-planning bathroom to include shower instead of bath
- Replacing existing Bathroom ceiling and downlights with new
- Installing of additional downlights to bedrooms
- Installing under-floor heating throughout
- General refurbishment / decoration throughout

Notes:

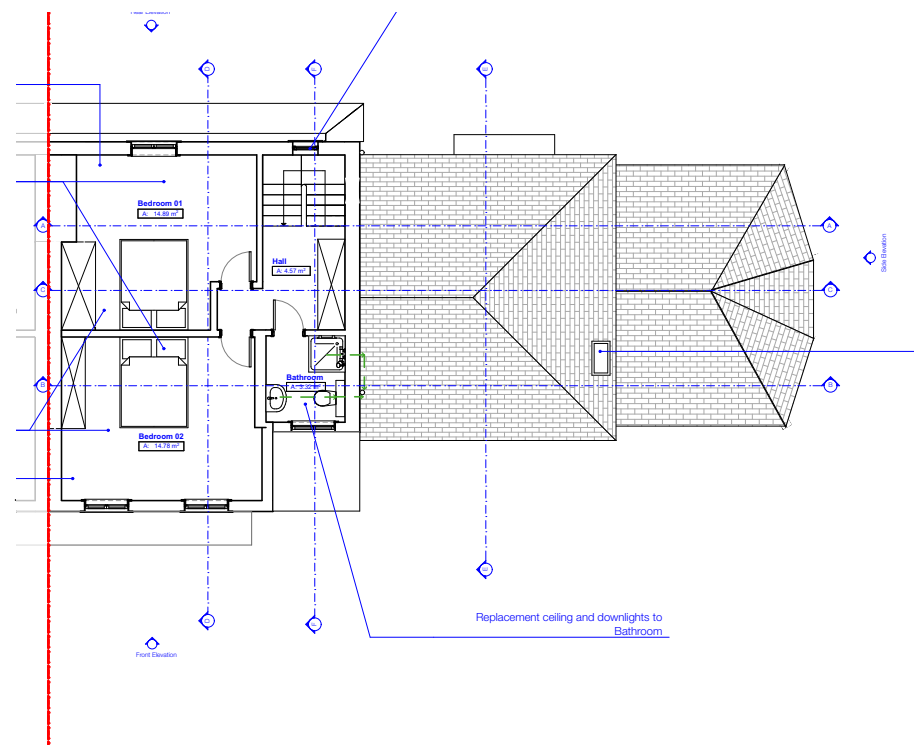
There are no original architectural features present at this level. In an attempt to balance any new interventions, proposals also include reinstating corning, skirting, panelled doors and architraves in-keeping with the building's heritage to replace that which has been lost over the years of renovation.

All partitions and windows to remain as existing.

Extract from Pre-App Report concludes that the changes proposed at Second Floor are not considered to cause harm to the significance of the Listed Building.

"This unlikely to effect the significance of the building, however during construction please ensure historic plasterwork is retained."

Note: no historic plasterwork remains



Proposed Second Floor Plan

- **Replacing existing lighting and adding new downlights to bedroom**

Description and support for proposals

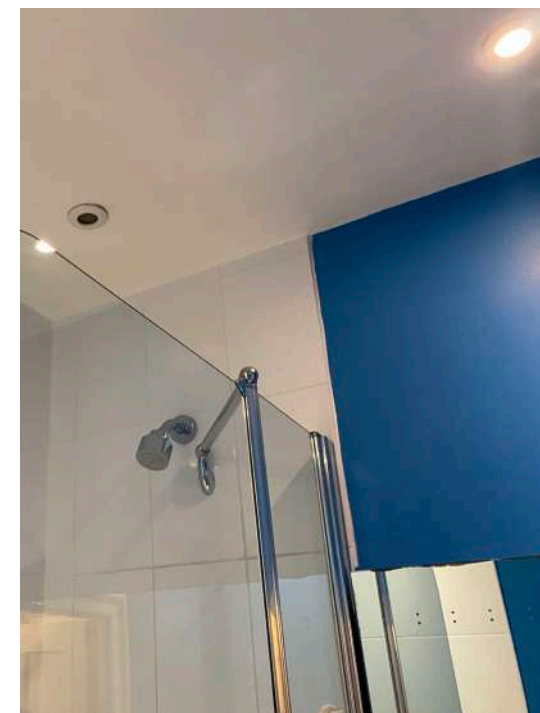
- Replacement pendants and additional downlights are proposed to both bedrooms, to enhance the lighting levels internally and provide necessary rewiring to the property.
- Currently, there is a combination of pendants and downlights on this floor, all with modern fittings.

Extract from Pre-App Report supports replacement of ceilings and lighting like-for-like.

"Where the existing ceilings are plasterboard, they could be replaced with like for like, however where they are lath and plaster, these should be repaired and retained. Downlights are not likely to be permitted in lath and plaster ceiling due to the likelihood of damage to the fabric. New lighting ceiling roses need to be detailing on plans and controlled by condition."

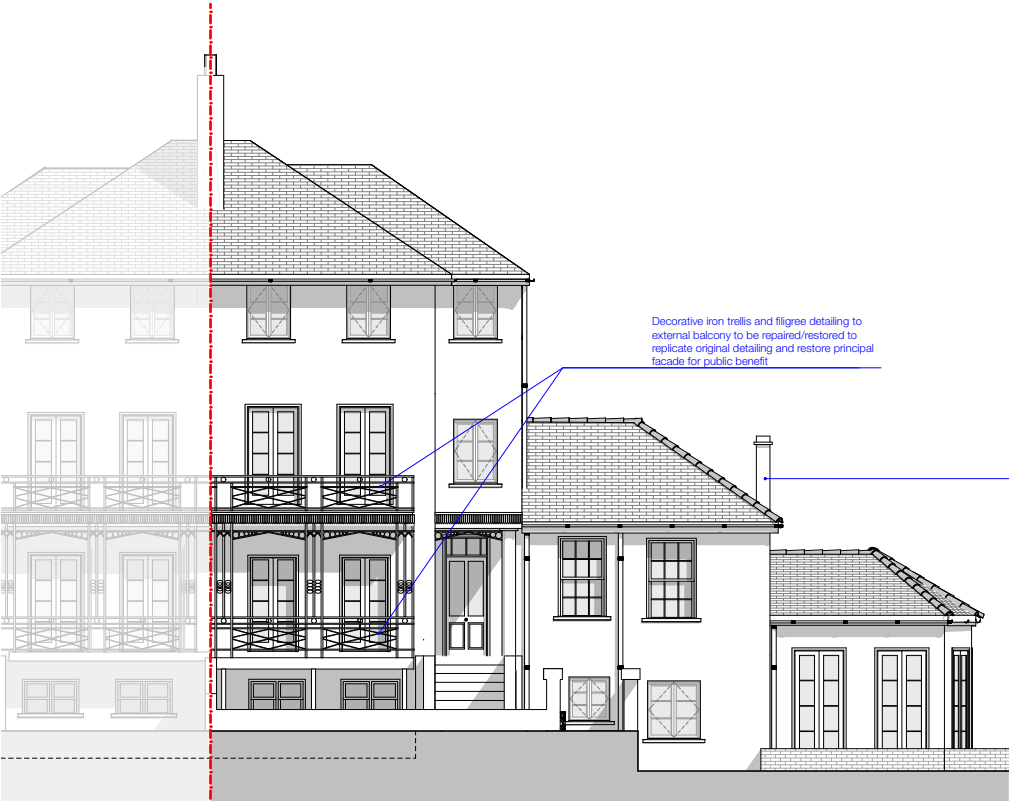
Notes:

- **There are no lath and plasterwork ceilings remaining in the property.**
- **No new ceiling roses are proposed.**

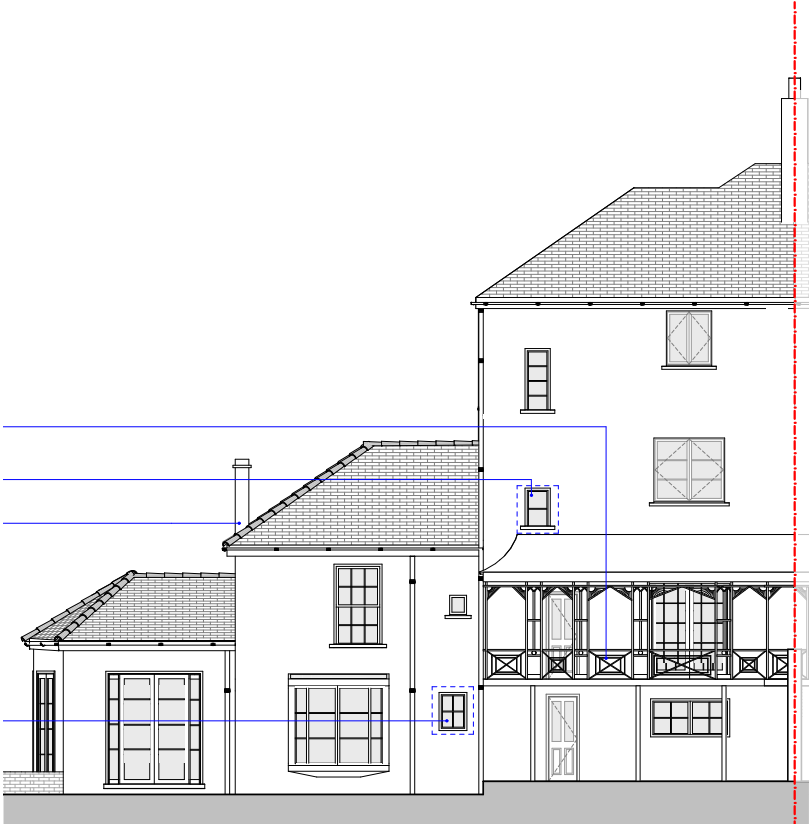


04 Existing lighting at Second Floor level

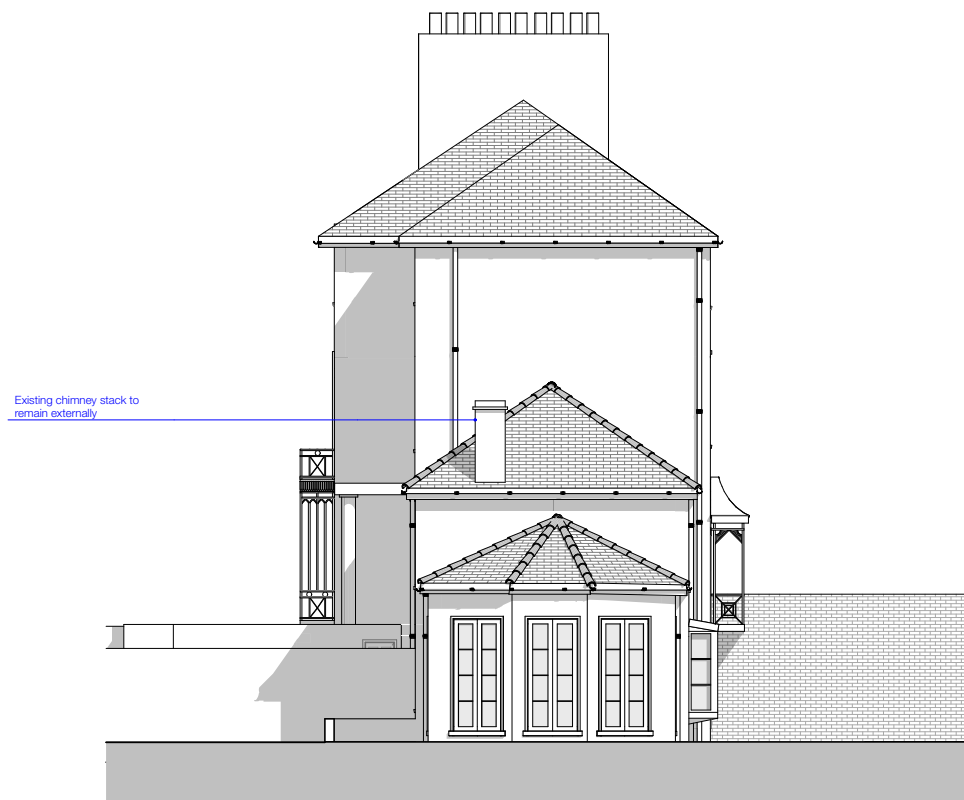
4.5 PROPOSED ELEVATIONS



Proposed Front Elevation (not to scale)

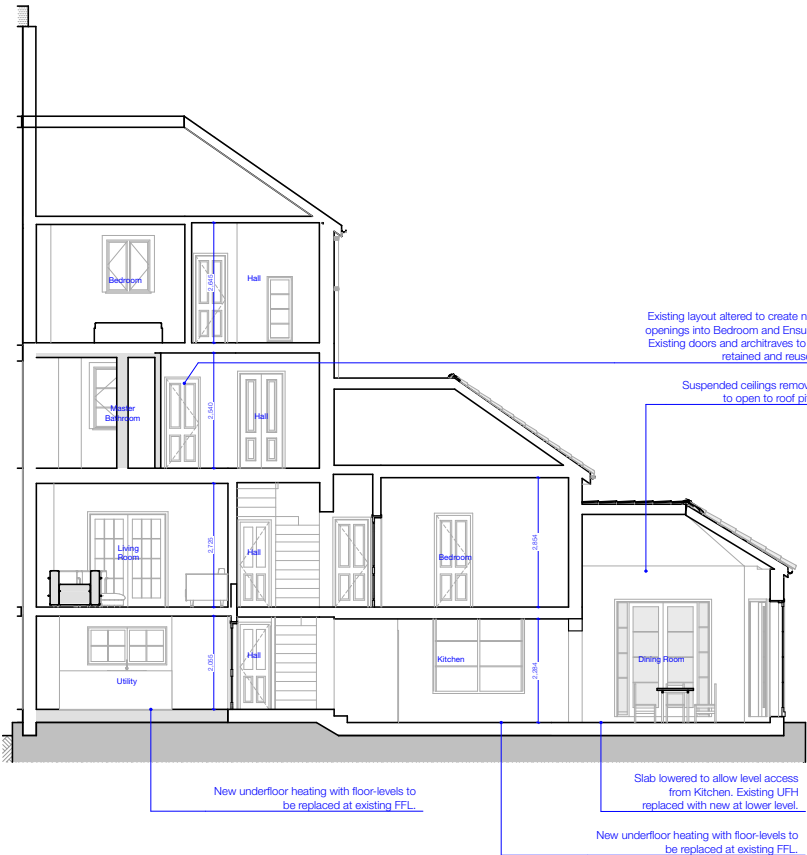


Existing Rear Elevation (not to scale)

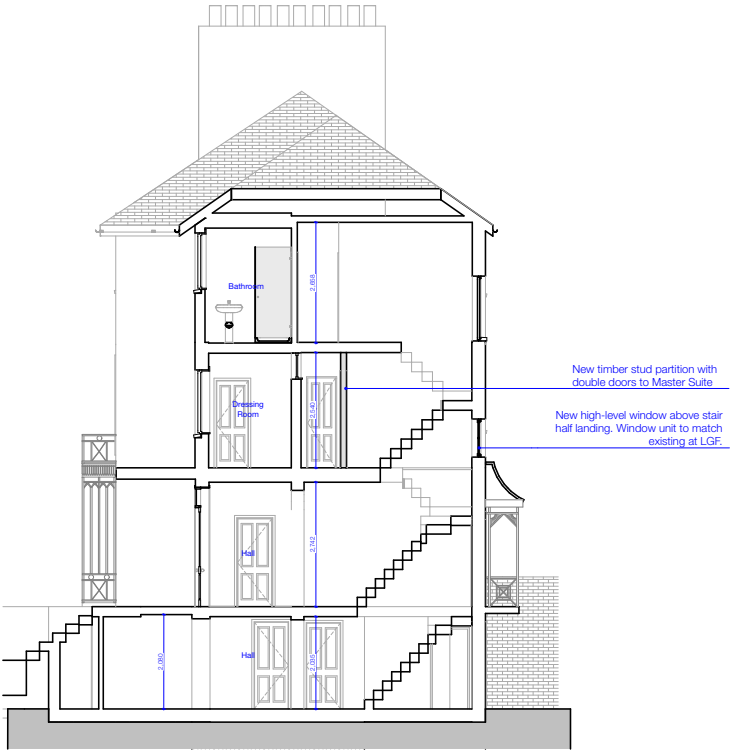


Proposed Side Elevation (not to scale)
Removal of chimney stack to Victorian extension
Addition of window to FF stair landing

4.6 PROPOSED SECTIONS.



Proposed Long Section C (not to scale)



Proposed Short Section F (not to scale)

Care and consideration have been taken to ensure that the proposals are not detrimental to the historical significance of the Listed Building, nor its place in the Camberwell Conservation Area.

This report documents the existing building in detail, and the features (both internal and external) that contribute to its historical significance. It is believed that the proposals offer an opportunity to revitalise this currently vacant property, and enhance the heritage asset as a high-quality family home that is both sensitive to its Georgian heritage, whilst providing appropriate and high-quality living suitable for modern day.

The proposals have been reviewed and discussed during a Pre-Application Advice Meeting, with the council's recommendations taken on board, and proposals altered accordingly.

The biggest concern to the council was the removal of the chimney-stack at Lower Ground level, however at the request of the council; this area has been stripped-back to reveal large areas of modern brickwork and concrete structure which supports previous alterations to the property during its extension in 1999. As there is little historic fabric left, the planning officer has concluded that this element no longer contributes to the historic significance of the Listed Building and therefore its removal would be consented.

As a balance to the interventions outlined above, a number of 'enhancements' have been offered as a balance to improve the building by restoring internal plasterwork / woodwork / architectural detailing, as well as offering a public benefit by repairing and restoring the external balconies.

It is hoped that the respect for the buildings heritage is evident in the proposals, and that the high-quality renovation proposed will provide a benefit to the property as well as the occupant, by ensuring longevity to the original features and the dwelling as whole, that can be enjoyed for years to come.