

PROPOSED APARTMENT 11 & 12 ENTRANCES

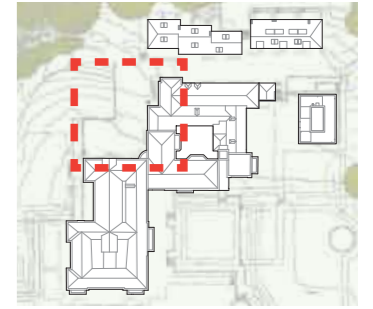
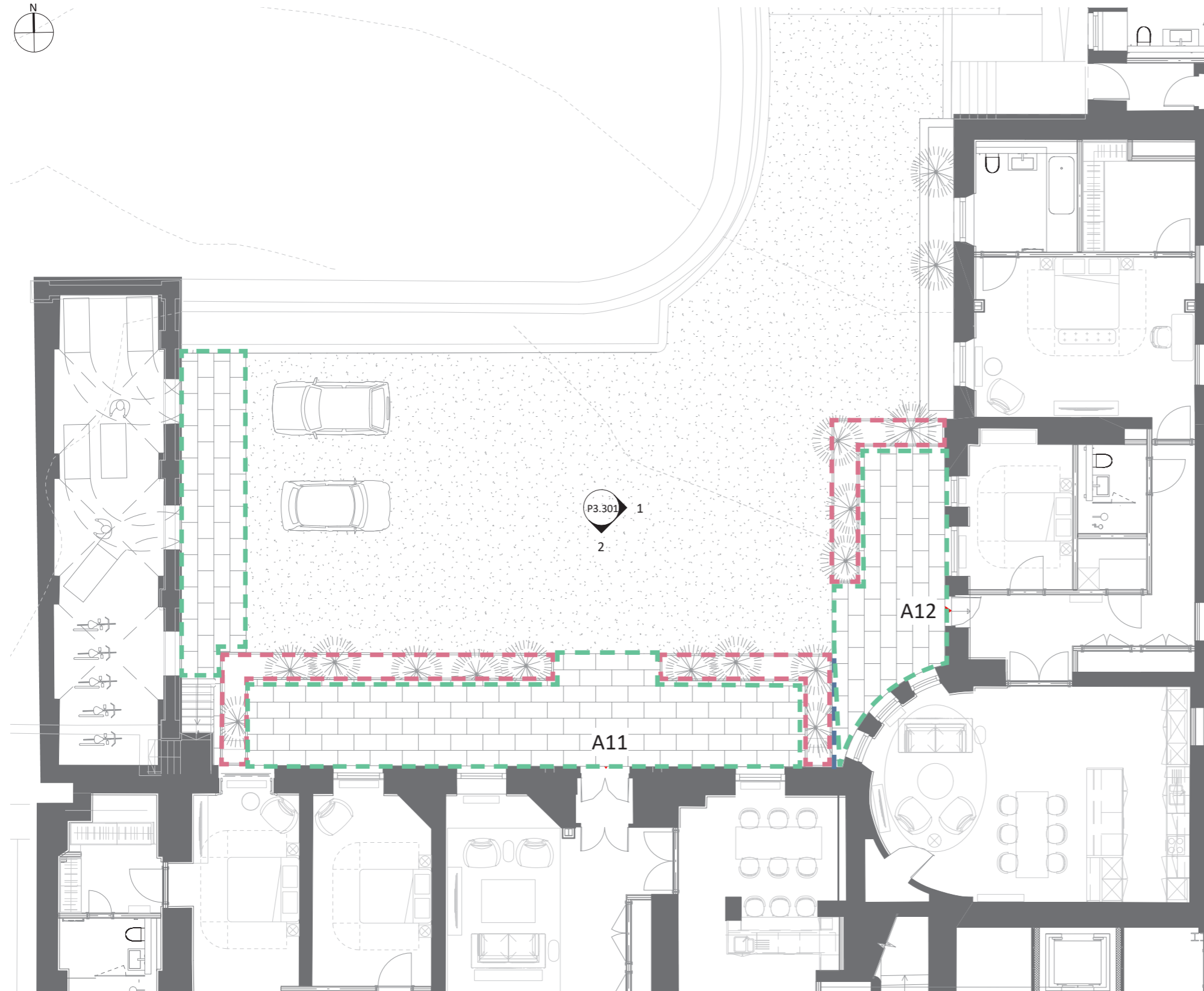


Existing landscape plan (NTS)



Proposed landscape plan (NTS)

DESIGN PROPOSAL



Key Plan: Apt 11 & 12 Entrance



Existing timber facade cladding



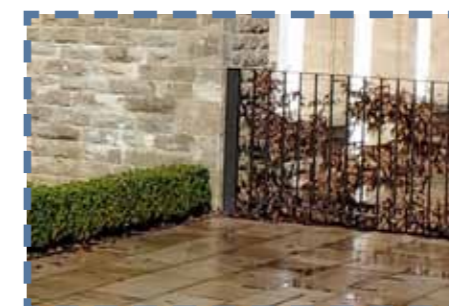
Timber planter to tie in with existing heritage finish



Removable planters defining edge of terrace. Height to match mews house planter heights and finish stained to match timber panels on facade.



Terracing to Apartments 13, 14 and 15 use rectangular pavers to define terrace areas. These will be used in a similar fashion for Apartments 11 and 122



Railings dividing Apartments 13, 14 and 15 terraces allow for planting along one side and are not fixed back to the building facade

These will be used to separate the terraces as a side treatment

## 4.5. LIGHTING TO TERRACES

### PROPOSED WORKS

The proposal is for an additional external double socket to each of the terraces on the lower ground and ground floor apartments. a small circular opening will be drilled through the facade to feed the cabling from the apartments.

These will enable best use of the space for the resident and allow flexibility to have lighting to their terraces for the darker winter months.

### HERITAGE IMPACT ASSESSMENT

BY GREEN TEA HERITAGE CONSULTANT

**Heritage Impact: Medium historic value as it has intrinsic historic role in the operation of the estate.**

**Level of Change:**

Services have been proposed to the terraces to enable greater use of these areas. An overall moderate level of change is attributed. Please note these additions could be removed at a later date if required and will not have a lasting impact on the historic fabric.

**Overall Impact:**

Moderate beneficial impact in terms of addition of the services to the terrace areas. The benefits of this impact are however tempered by the aesthetics of these additions being strategic placed, reducing the overall impact to slight adverse.



Example lighting to outdoor dining tables



Double socket per terrace to enable flexible use of the terrace space



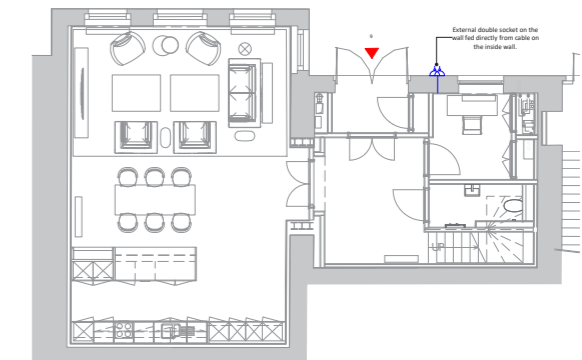
Apartment 09 - External socket & switch location on facade



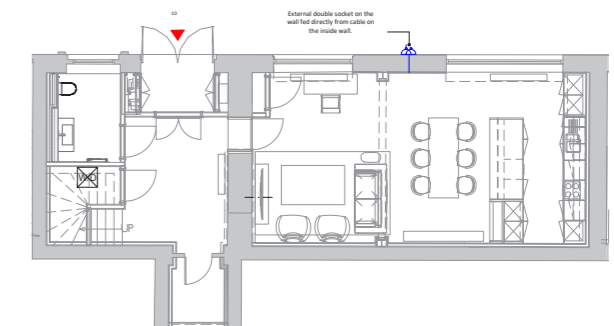
Apartment 10 - External socket & switch location on facade



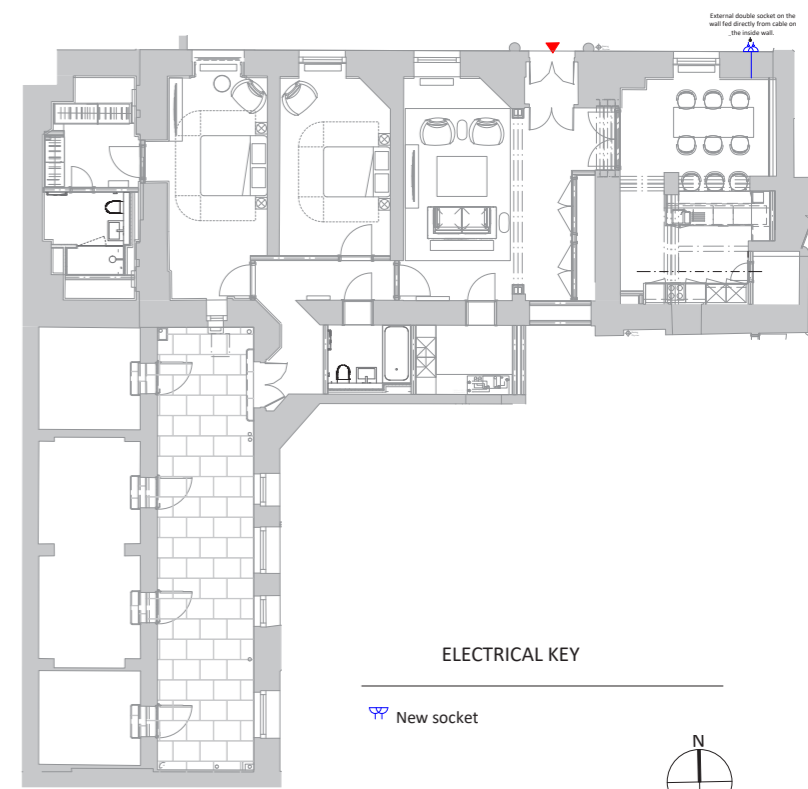
Apartment 11 - External socket & switch location on facade



Apartment 09 - External socket & switch plan (NTS)



Apartment 10 - External socket & switch plan (NTS)



Apartment 11 - External socket & switch plan (NTS)



Apartment 12 - External socket & switch location on facade



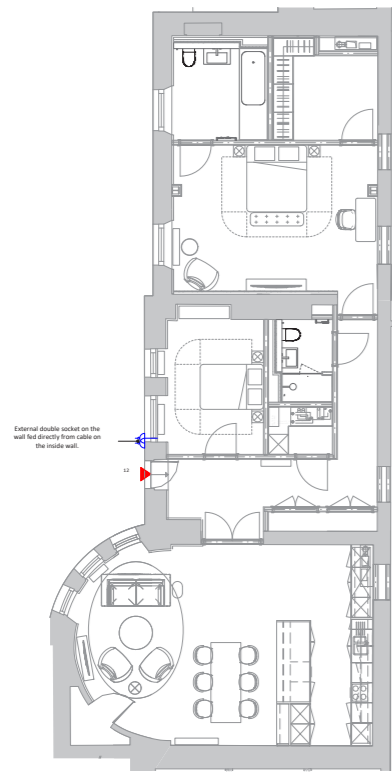
Apartment 13 - External socket & switch location on facade



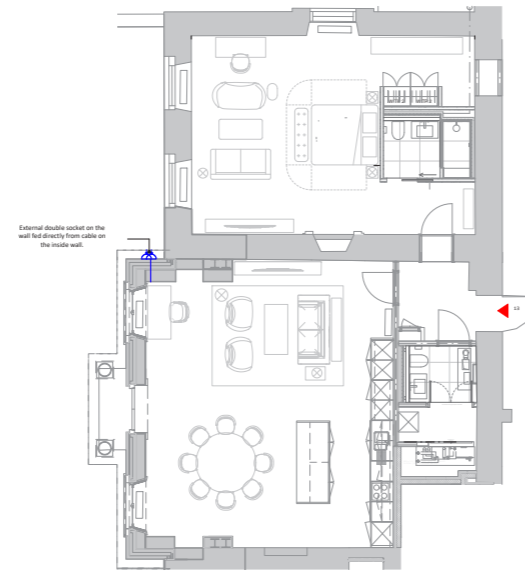
Apartment 14 - External socket & switch location on facade



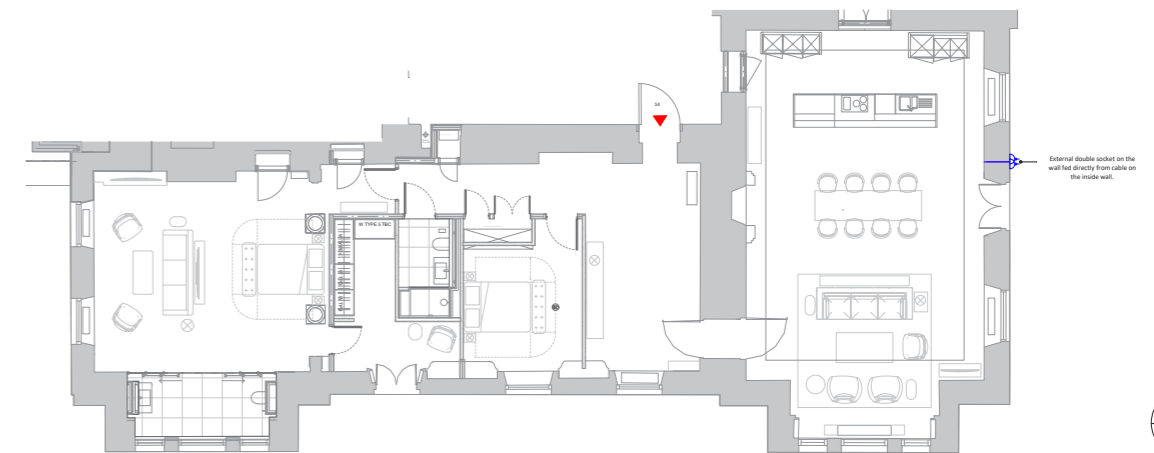
Apartment 15 - External socket & switch location on facade



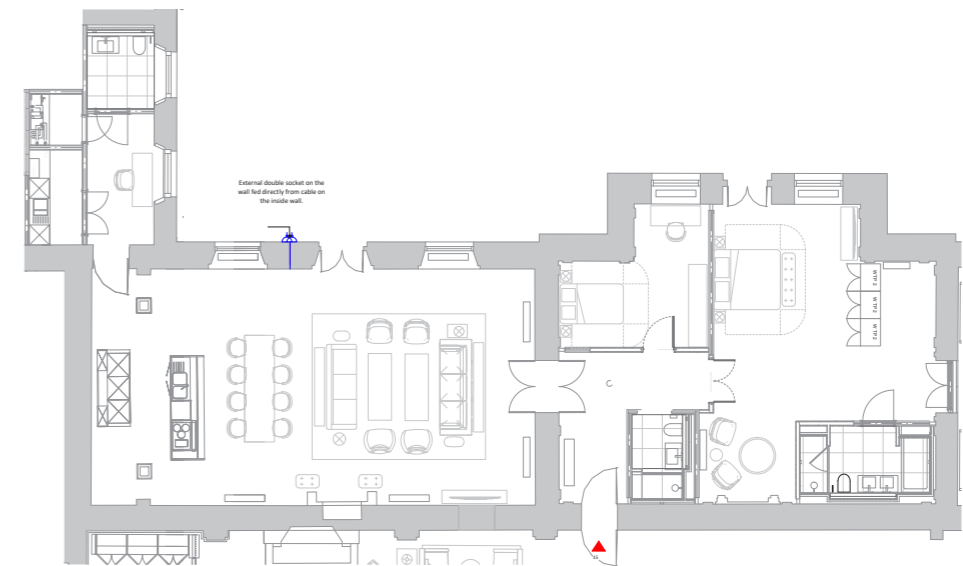
Apartment 12 - External socket & switch plan (NTS)



Apartment 13 - External socket & switch plan (NTS)




Apartment 14 - External socket & switch plan (NTS)



Apartment 15 - External socket & switch plan (NTS)

ELECTRICAL KEY

 New socket



## 4.6. COFFEE & BAR LOUNGE

### PROPOSED WORKS

Elysian provide their residents with a staffed bar serving tea and coffee daily as well as hosting events. This is a key element in creating a sense of community and an informal congregation space.

The location of the bar naturally fits within the lounge area in the main hall. This location could access water supply and waste directly from the staff area below. Feeding the water supply from below enables minimal impact on the heritage building.

### HERITAGE IMPACT ASSESSMENT

BY GREEN TEA HERITAGE CONSULTANT

**Heritage Impact: Moderate/Low**

**Level of Change:**

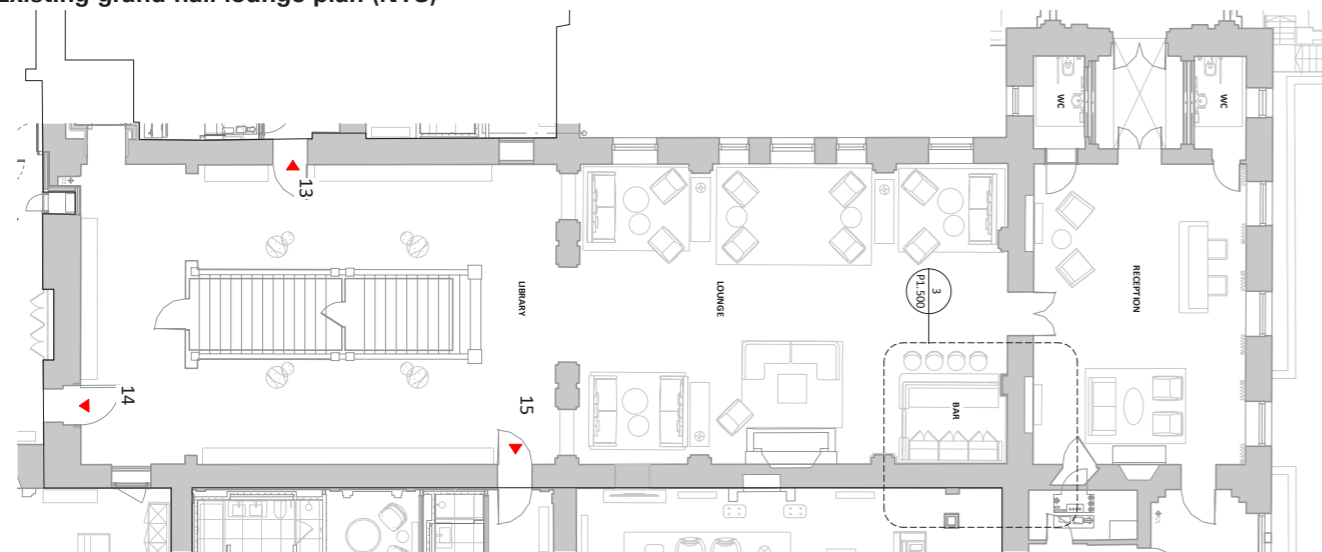
The works proposed will have a low heritage impact as the level of change is minor.

**Overall Impact:**

The overall impact would be moderately beneficial as the works proposed will retain the integrity of the spaces how will provide communal benefit and enjoyment for the users.



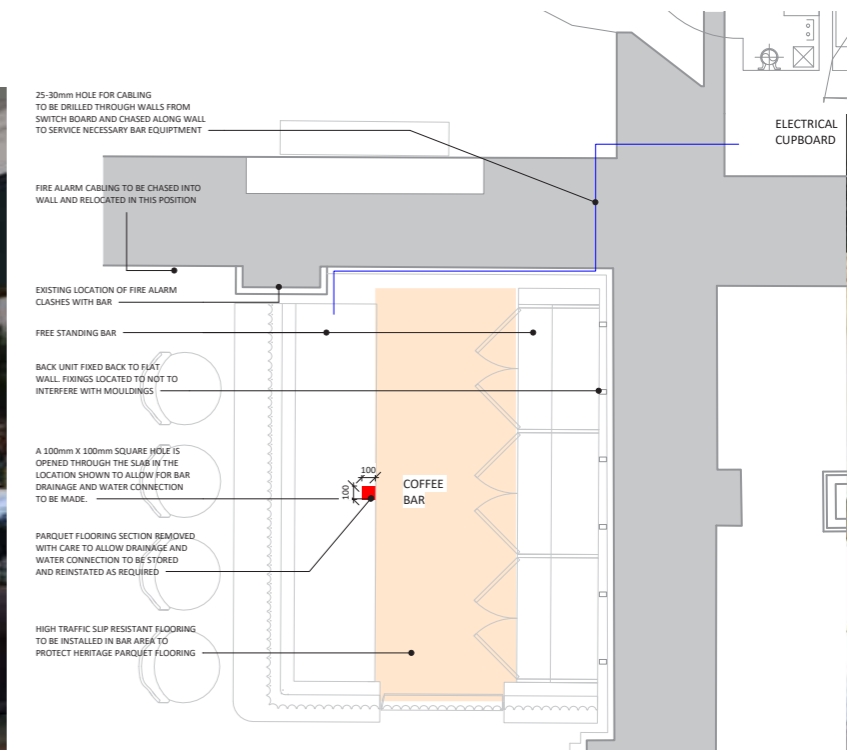
Existing grand hall lounge plan (NTS)



Proposed grand hall lounge plan (NTS)



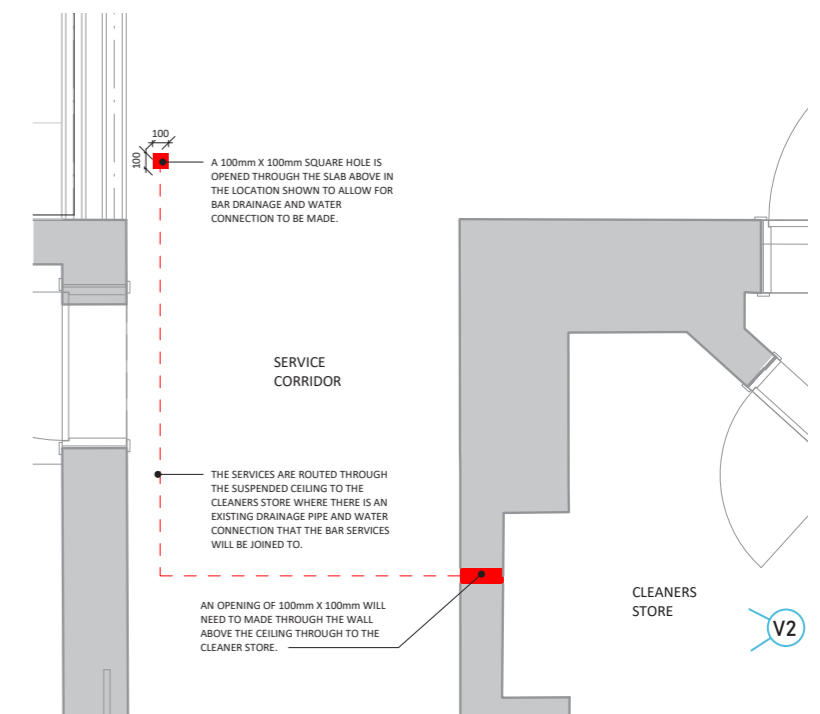
V1. Proposed location for the bar



Ground Floor - Proposed Bar Plan and location for plumbing (See drawing WDH-CCA-MH-ZZ-DR-A-P1.500 for details)



V2. Cleaners cupboard below with connections to water inlet and waste



Lower Ground Floor - Connections for plumbing through ceiling and soft spot in cleaners cupboard wall.

## 4.7. APARTMENT 19

### PROPOSED WORKS

The solid external walls around the living room in apartment 19 do not have any insulation and create a cold bridge in the room. The climatic temperature is several degrees cooler than the rest of the apartment. This is having an effect on the internal paint finish. A 'Thermaline' insulation-backed plasterboard, fixed with dot and dab, is proposed to mitigate this issue as well as a full review of the ceiling insulation.

### HERITAGE IMPACT ASSESSMENT

BY GREEN TEA HERITAGE CONSULTANT

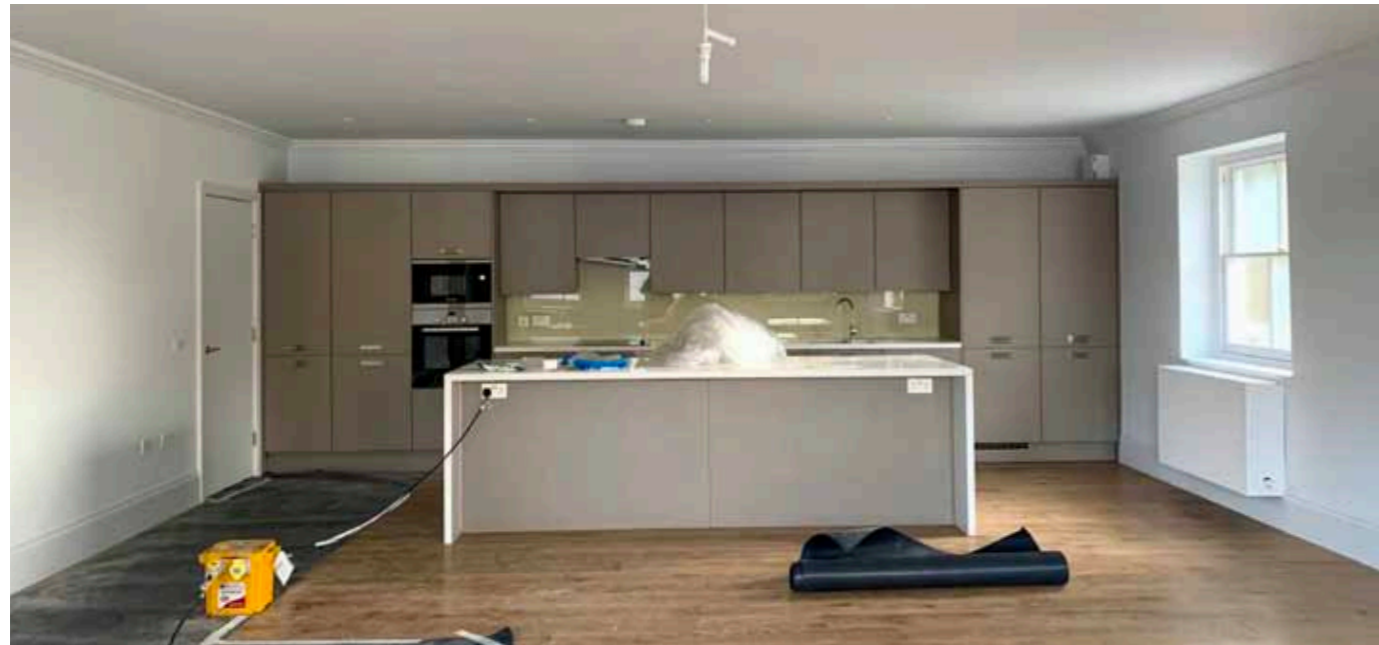
**Heritage Impact: Low historic value in terms of historic fabric.**

**Level of Change:**

Change in these spaces is largely limited to the introduction of insulated plasterboard. Sympathetic repair and decoration is also proposed. The level of change in these spaces is considered to be moderate.

**Overall Impact:**

Slight Beneficial impact On balance, the historic quality of these spaces will be enhanced through the upgraded of materials proposed.



Apartment 19 Living / kitchen / dining room



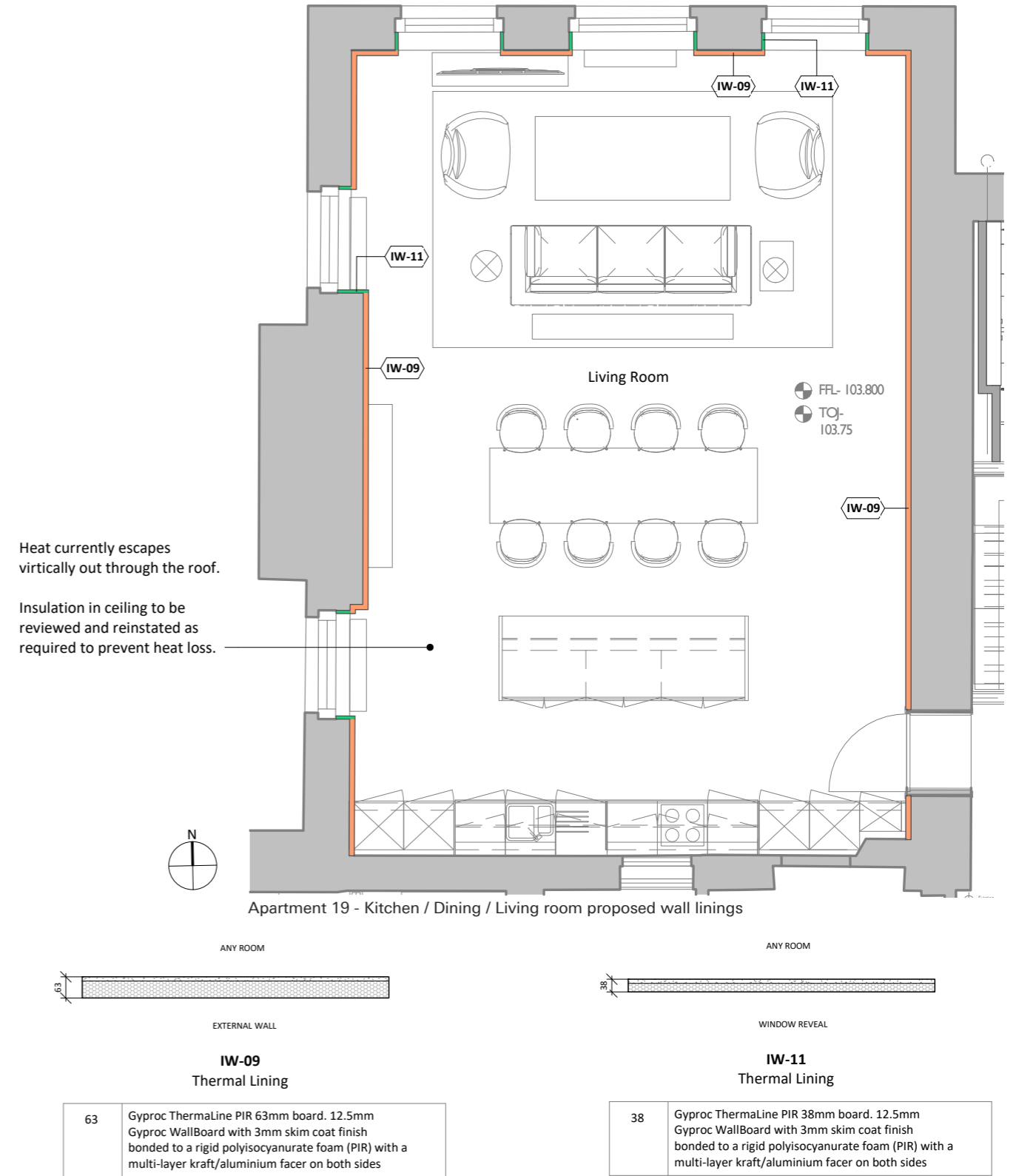
Paint peeling off the walls



Plaster directly onto the solid wall with no insulation



Ceiling void / roof required full review of insulation



Apartment 19 - Proposed wall linings

## PROPOSED WORKS

A historic damp issue has degraded the integrity of the existing lath and plaster in the bathroom to Apartment 19. When removing the recently added wall tiles to replace, the finish to the wall behind disintegrated as a result.

A new wall lining is proposed, using an independent stud frame construction (IW-04). A void is to be created between the new plasterboard lining and the existing brickwork. The remaining void will enable the existing structure to dry out over time.

## HERITAGE IMPACT ASSESSMENT

BY GREEN TEA HERITAGE CONSULTANT

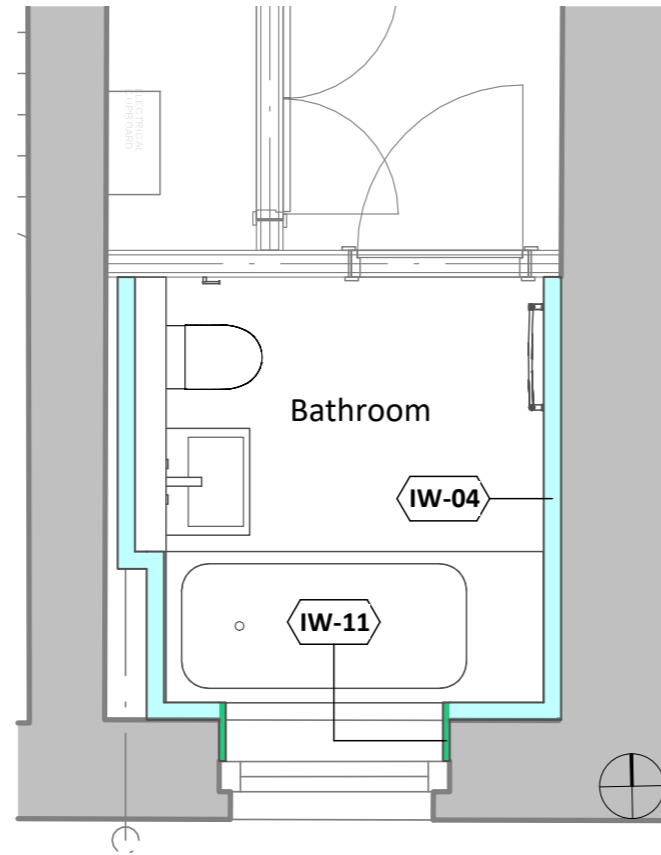
**Heritage Impact: Low historic value in terms of historic fabric.**

### Level of Change:

Change in these spaces is largely limited to the introduction of the lining proposed. Sympathetic repair and decoration is also proposed. The level of change in these spaces is considered to be moderate.

### Overall Impact:

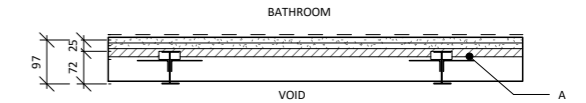
Slight Beneficial impact On balance, the whistoric quality of these spaces will be enhanced through the upgraded of materials proposed.



Proposed wall lining to Apartment 19 Bathroom (NTS)



Apartment 19 bathroom after removal of wall tiles



**IW-04**  
Lining to bathrooms

*	Allowance for tiled finish to Interior Designer specification
72	70mm I Gypframe studs @ max 400mm centres,
25	2no 12.5mm moisture-resistant plasterboard
A	Install 18mm WBP Plywood pattressing on Shaft encasement angles or specific pattressing support system as required between studs within the partition framing. Indicative pattressing requirements shown on drawing 70.200 - for full pattressing requirements refer to interior designer drawings
*	Moisture resistant board to be used in all kitchens & bathrooms. Stud centres to be reduced to 400mm in areas of wall tiling (can reduce acoustic performance by up to 2dB)

Apartment 19 proposed wall lining

**ColladoCollins Architects**