



Discharge of Planning Conditions Design Statement

Dear Case Officers

I write to you today in support of the attached drawings referencing approved listed building consent application 23/04420/LBC in relation to the conditions 7 and 8 as per the requirement to “apply for approval of detailed drawings” prior to starting “on these parts of the works”.

Please find below supporting statements in answer of each of the condition points. We trust that you will find these acceptable and remain open to any questions and comments.

Condition 7:

- 1. Photographs of any surviving historic cornices and ceilings that are exposed following removal of existing suspended ceilings.**

Opening up work has been undertaken and photographs attached on drawing 165/03/404. Further drawing 165/03/107a is a revised version of this drawing indicating the exposed changes. More original cornicing was discovered above the dropped ceilings and we intend, as requested, to maintain and match these for all further cornices within the bedroom and kitchen. All copies of the cornicing will be made from moulds on site without any removal of original. Severe damage has been observed in the ceilings above the bathroom where historically pipework and other service connections have been formed. The proposed solution is to take a mould from the good condition cornicing in the hallway in order to recreate the original conditions.

- 2. Details of proposed treatment of surviving cornices and ceilings (including details of any repair works)**

As can be seen in drawing 165/03/405 we are proposing to reinstate matching cornices to complete the rooms and to replace the cornice above the bathroom as the damage is visible on the photographs. All cornice repairs, moulds and installation will be undertaken by specialist artisans in Plaster Locker and Riley. They will mitre and scribe all new cornices to not damage any historic fabric in the property.

- 3. 1:5 drawings of any new cornices (if required).**

As described, most new cornicing will be taken from moulds of existing cornicing, with the exception of the cornicing in the master bedroom. There was no existing cornicing here so we propose a simpler dentelle Georgian cornice in order to maintain the sense of hierarchy of the rooms but also reinstate an attractive coving detail to enhance the historic value of the property and project.

Condition 8:

- 1. New internal doors (1:10 including section drawing)**

All the internal doors are to be fire rated (where appropriate) timber doors. Details provided on drawings 165/03/409 and 410. A hierarchy has been established where we are maintaining the grandeur

of the doors and raising their heights as per the approved application and the doors become simpler as you move through into the less historical portions of the property.

2. Plan showing areas of skirtings to be retained or replaced (supported by photographs of existing) and 1:5 drawings of new skirtings where required to match existing historic mouldings.

Please refer to drawings 165/03/400, 401 and 402 for further information regarding the skirting proposed. No existing historic skirting is to be removed from the property and all new skirting will be provided to match existing skirtings within the flat.

3. New wall mouldings to front principal room (1:5) and new pediment to match existing (1:10)

A simple Georgian moulding is proposed for both the walls and the ceiling to maintain consistency as demonstrated on page 165/03/408.

For the new pediment, the drawing for this can be found on drawing 165/03/409, however as this will be created from an in-situ cast or the original, no technical drawing can be provided. This drawing indicates the general design intent, size and scale of the plaster pediment.

4. Screens to fan coil units (1:20)

All proposed fan coil units are designed to be as unintrusive as possible, using minimal plaster slots concealed directly below cornicing. Please refer to drawing 165/03/411. Where air-intake grills would be visible in panelling or at the base of joinery or within panelling, reclaimed Victorian grills would be utilised to match the ironmongery throughout. As these grills are in varying supply of design, we have indicated an example of the grill, but its final design will depend on the specific stock at the time of purchase.

5. Ceiling rose in front principal room (1:10)

All proposed ceiling roses have been issued for comment. These ceiling roses are plaster ceilings roses sourced from specialist ceiling rose companies to replicate Georgian or Adam's style ceiling roses, in keeping with the age of the property.

We trust that these supporting statements provide sufficient information but please do not hesitate to contact us if you require further details.

Kind Regards

Olivier Jauniaux
Director
Open Volume Studio

ovs@openvolume.studio
www.openvolumestudio.com