

Flat 4, 26 Belvedere Terrace - design statement

1. Building Listing - list entry number 1380609:
 - 1.1. *Grade II - TQ3004NW NORFOLK TERRACE 577-1/31/596 (East side) 20/08/71 Nos.21-28 (Consecutive) Belvedere Terrace and attached railings*
 - 1.2. *Formerly known as: Nos.1-8 BELVEDERE TERRACE. Terraced houses. c1853. Stucco, roofs of Welsh slate. 3 storeys over basement plus dormers, 3-window range. The houses are set out as 4 pairs, linked by double porches, and the front of each house consists of a single segmental bay. Steps up to double porches framed by pilasters and architrave with garlanded frieze; simple recessed doorcase with overlight, panelled doors of original design to Nos 22-23 and 25-26. Ground floor decorated with banded rustication. All windows flat-arched; those to first floor having moulded stucco architraves, cornices to outer windows and pediments to inner; second-floor windows have moulded stucco architraves and 6/6 sashes of original design; cast-iron balconette to ground floor of No.25, balconies to all houses at first-floor level, with cast-iron railings; dentil cornice and blocking course; dormers in mansard roof to all houses; stacks to party walls. INTERIOR: not inspected. Cast-iron railings with fleur-de-lys finials.*
2. Proposed works
 - 2.1. Internal layout alterations:
 - 2.1.1. Walls - the existing walls to be altered are in modern timber stud and plasterboard and not part of the original 1853 construction. The proposed altered and new walls are to be constructed in the same or similar.
 - 2.1.2. Floors generally - the original floor has been overlaid with an acoustic matting topped with floating pine t&g boarding. This is to be retained and made good with the same where wall and kitchen unit positions have been altered.
 - 2.1.3. Bathroom floor - currently the floor is tiled but the substructure and any acoustic matting is unknown. The proposed bathroom floor is to include acoustic matting where absent (if possible subject to the existing structure) with fibre cement backing boards and floor tiles.
 - 2.1.4. Ceilings generally (excluding the formation of the rooflight openings - see below) - these are in the original lath and plaster, made good in areas affected by previous alterations. The proposed alterations to the internal stud walls are not expected to have any significant impact on the existing ceilings which will be made good with gypsum undercoat and finishing plasters where necessary.
 - 2.2. New rooflights to kitchen and bathroom:
 - 2.2.1. The existing roof structure is of a traditional pitched, rafter, purlin and timber sarking construction formed in front and rear sections with a leaded valley gutter between. The roof is finished with bitumen roofing felt, tile battens and Welsh slate.
 - 2.2.2. The proposed new rooflights over the kitchen and bathroom are to form the Velux Heritage Conservation range and are to be located within the central valley between the front and rear roofs.
 - 2.2.3. The structural openings through the ceiling and roof will require some trimming of the existing ceiling joists, rafters and sarking with the openings boxed in with timber framing, plasterboard and skim. Internally the ceiling is to be made good as necessary around the openings with gypsum plaster and galvanised corner beads. Externally the appropriate Velux slate flashing kit and lead apron are to be installed and dressed into the existing surrounding felt and slate.
 - 2.3. Installation of kitchen and bathroom - both the existing kitchen and bathroom are to be replaced with new fittings in new layouts as shown, in substantially the same locations, and plumbed into the existing wastes and drainage.