

**SCHEDULE OF PHOTOGRAPHS SHOWING AREAS WHERE NEW WORKS ARE TO BE
CARRIED OUT**

**FOR
5 RUTLAND GARDENS,
LONDON,
SW7 1BS**

22nd February 2024

Ref: JG/Heritage / Planning / D&A



Avis Appleton & Associates have been instructed by the client Sean O'Brien to prepare a Heritage, Planning and Design and Access Statement in support of development proposals to 5 Rutland Gardens, London SW7 1BS (the 'Site').

The existing building comprises a two-storey mews property with an existing basement area. The Site is located in City of Westminster (the 'City Council'). An aerial view of the Site is provided below.

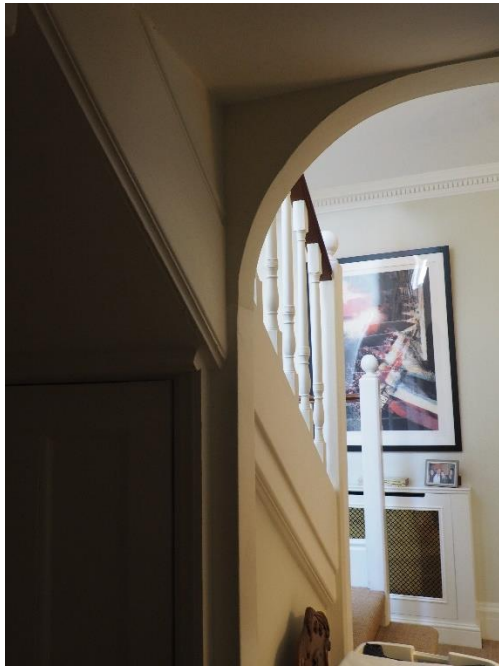
The property was previously granted Full Planning Ref: **21/03982/FULL** and Listed Building Ref: **21/04061/LBC** on the 14th October 2021 and the client is now seeking to re-submit as he is seeking new minor interior layout alterations.

Permission was granted to strip out all areas. The staircase / spindles, skirtings, cornices, architraves, ceiling roses, internal doors, kitchen area etc were **NOT** original to the building.

BELOW PHOTOGRAPHS SHOW THE EXISTING INTERNALS OF THE BUILDING GRANTED FULL PLANNING AND LISTED BUILDING CONSENT.

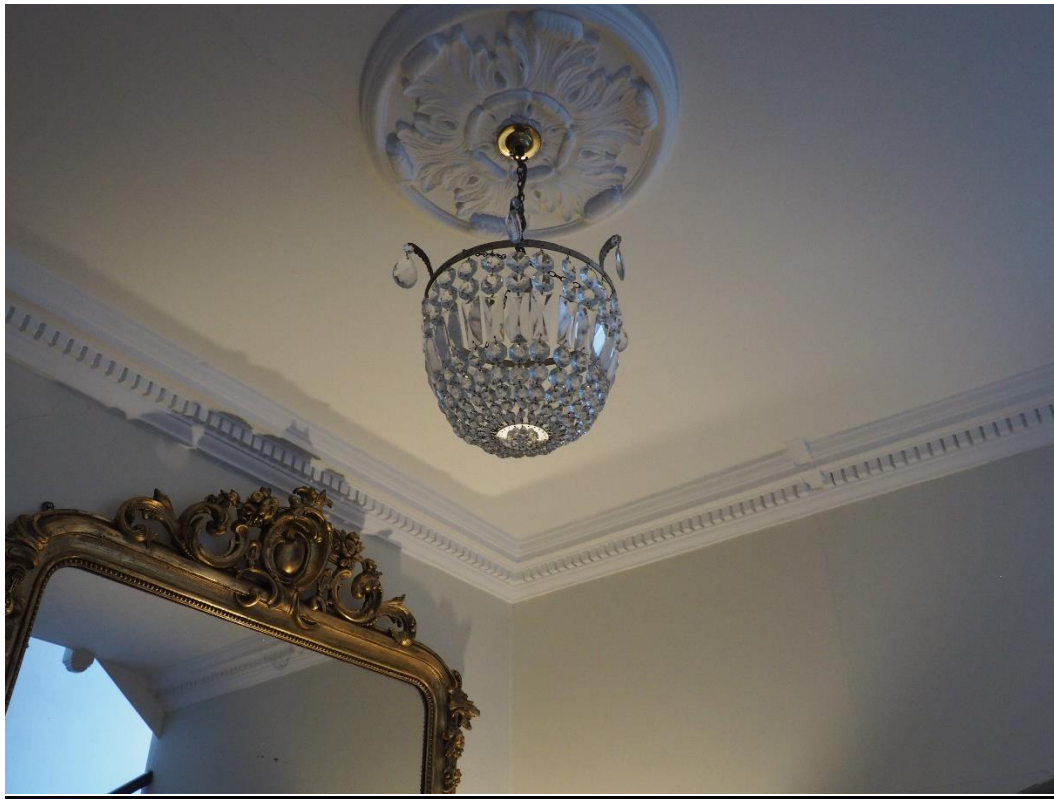
GROUND FLOOR:

ENTRANCE LOBBY AND STAIRWELL:









RECEPTION ROOM AREA



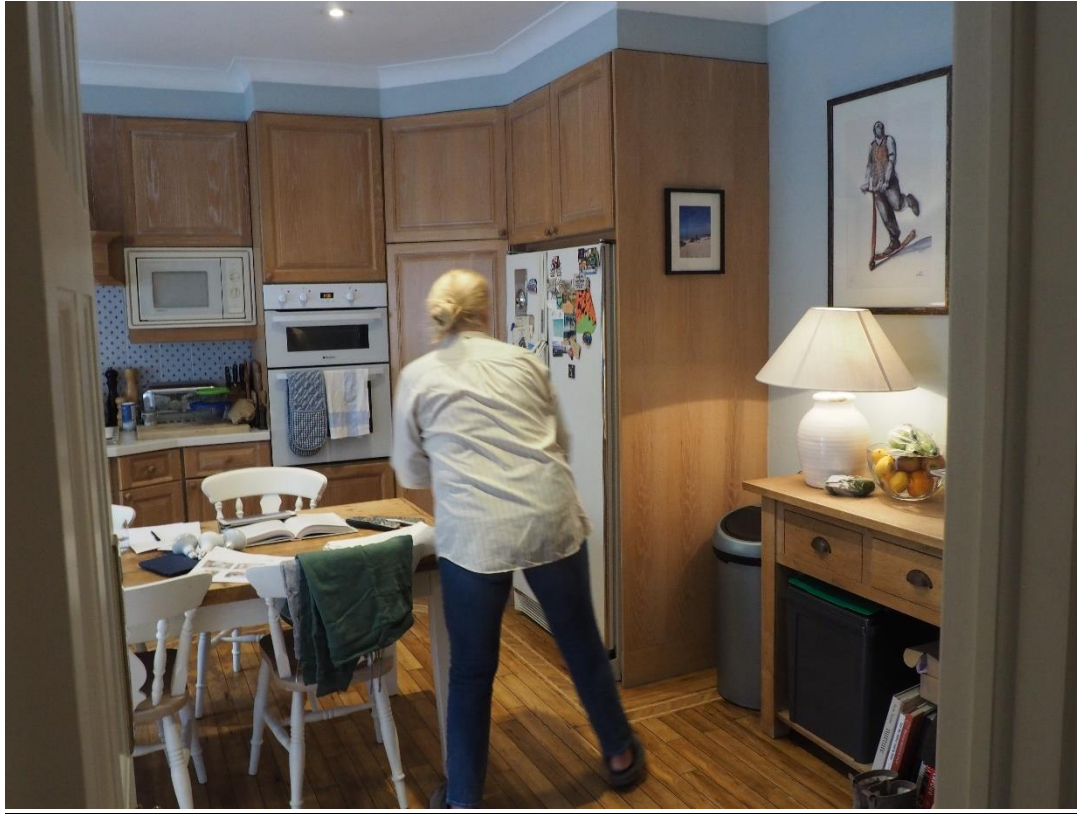
DINING ROOM AREA



W/C



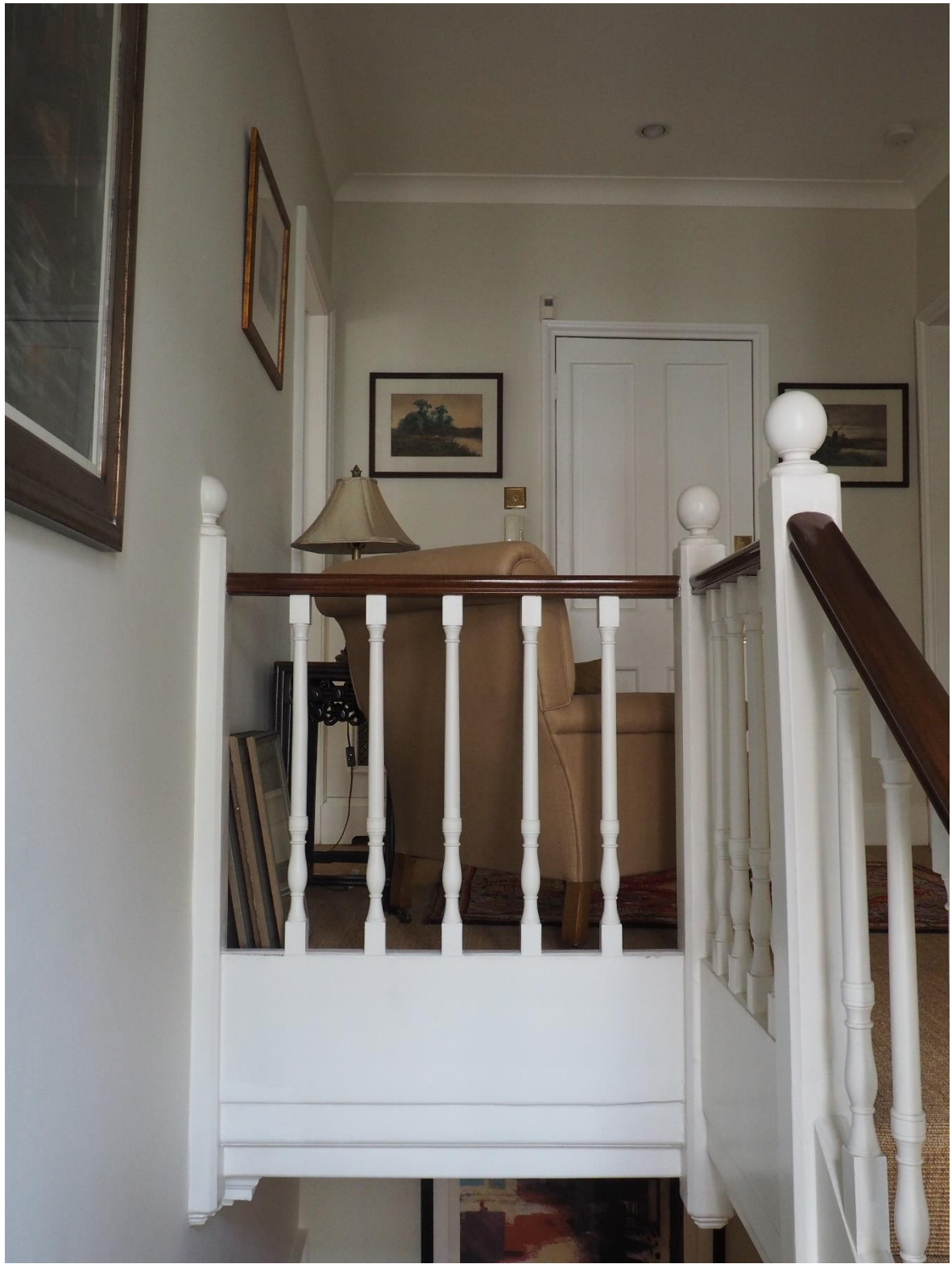
KITCHEN



FIRST FLOOR:

STAIRWELL / LANDING AREA





BEDROOM AREAS











BATHROOMS



BELOW PHOTOGRAPHS SHOW THE PROPERTY IN ITS CURRENT STATE AFTER BEING FULLY STRIPPED OUT AND BASEMENT EXCAVATION AND WATERPROOFING COMPLETED.

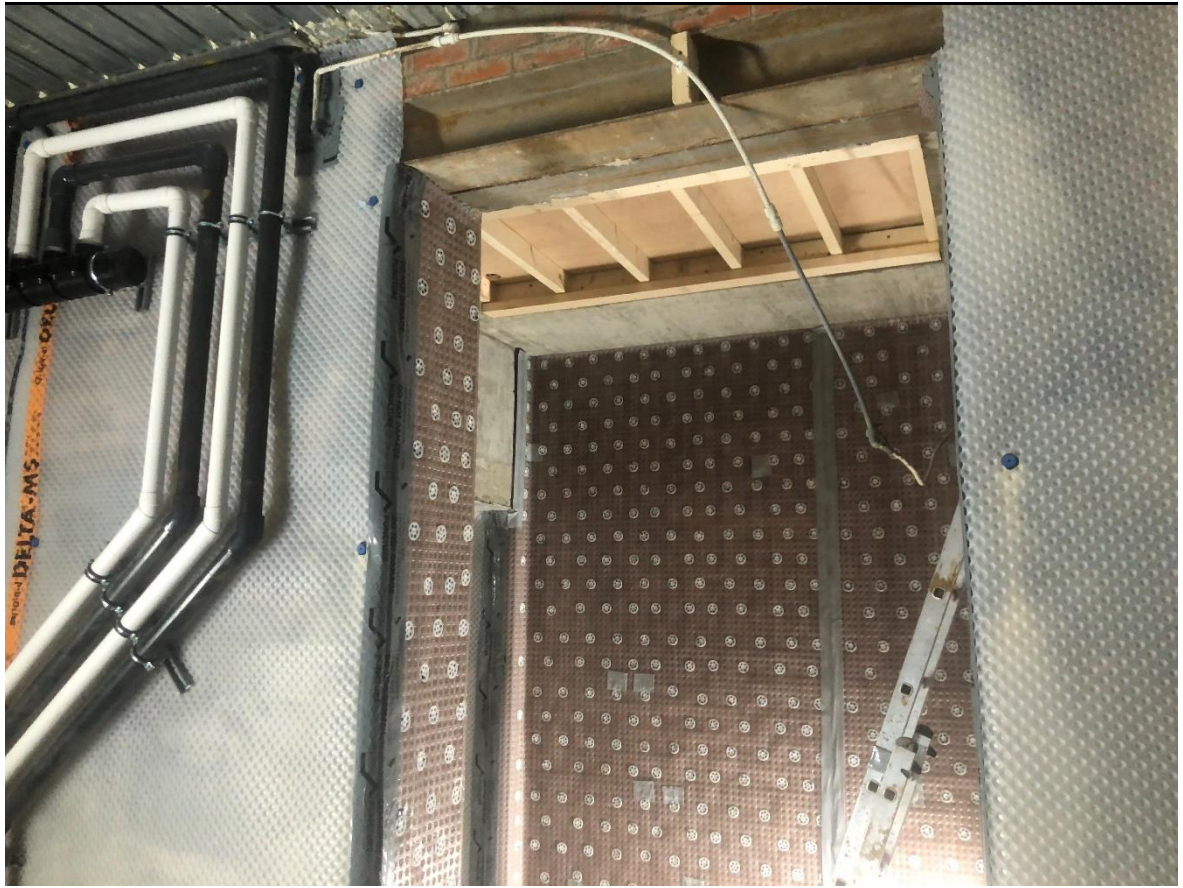
NEW BASEMENT











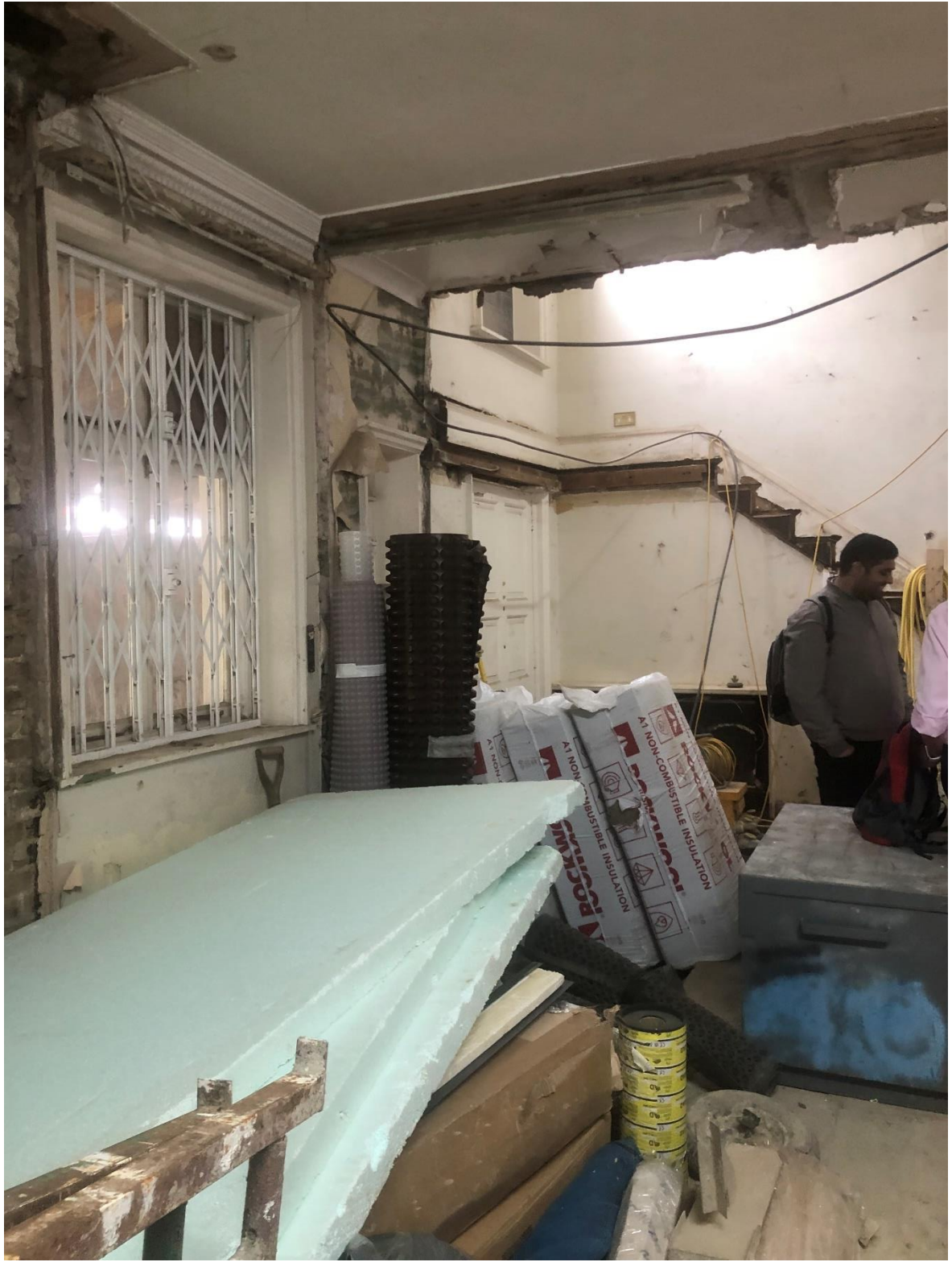


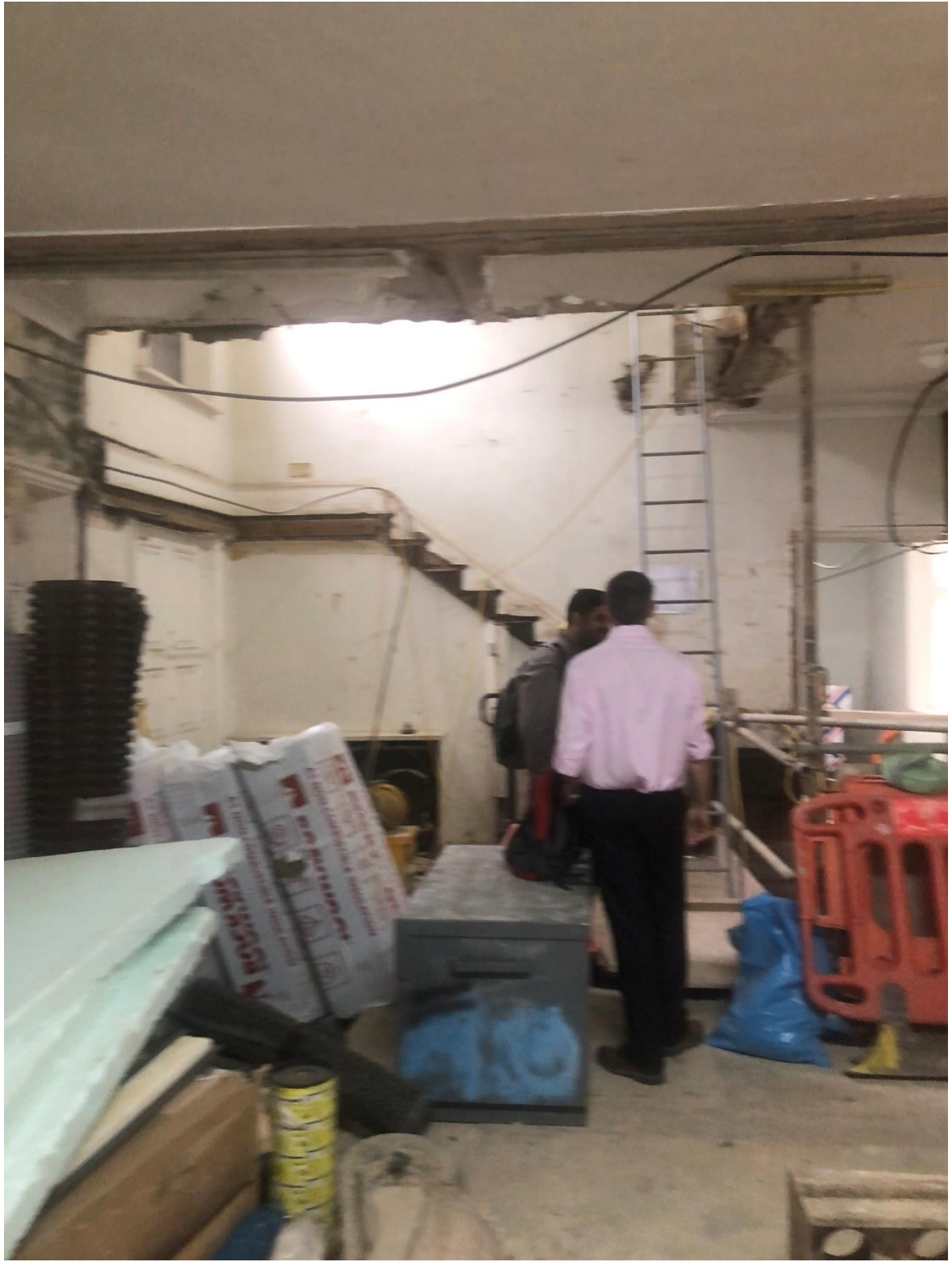


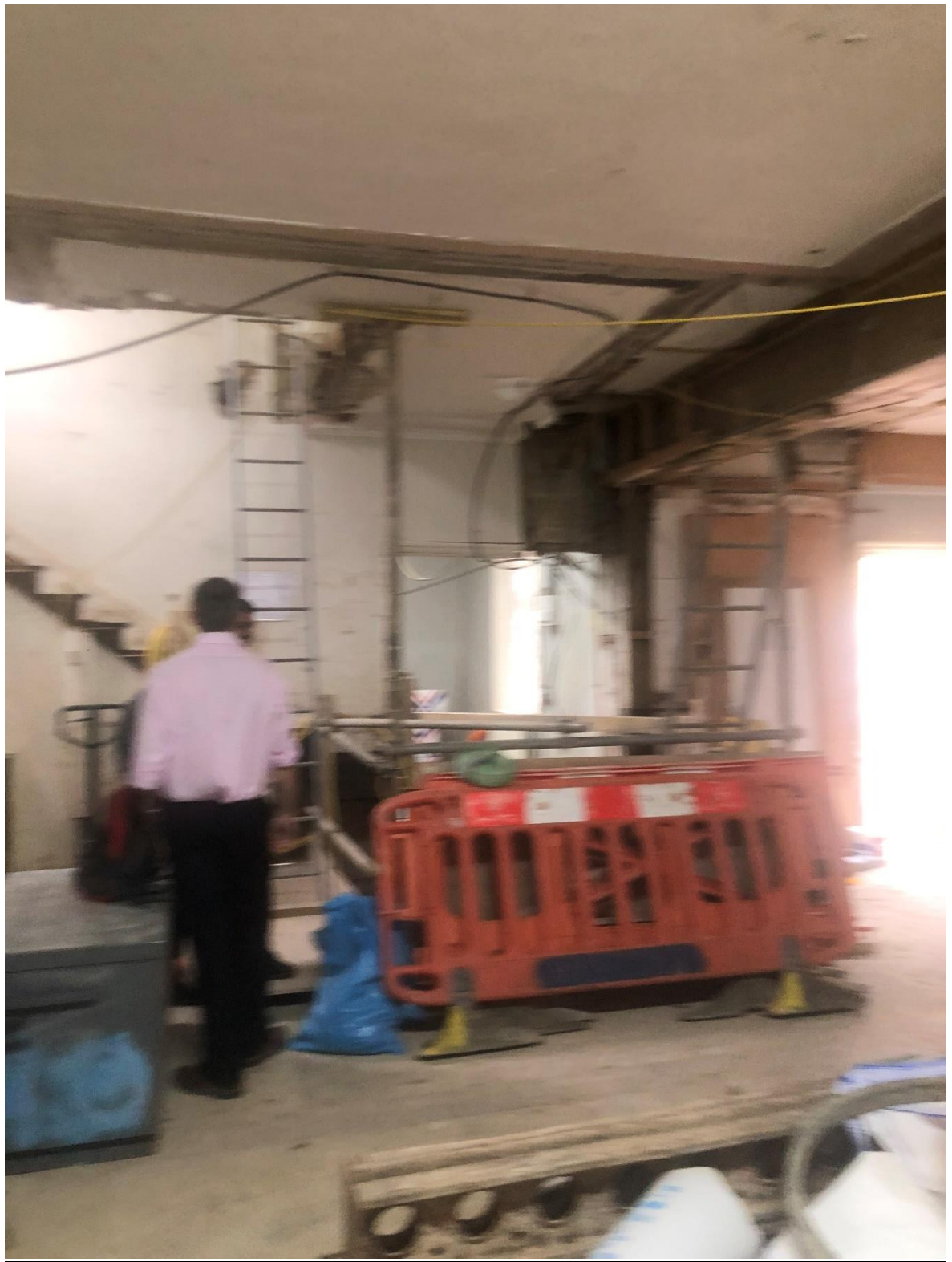
GROUND & FIRST FLOOR AREAS





























These works have been carried out along with the excavation of the basement area as per the photographs above.

No external alterations are required. All elevational elements listed are to be retained.

THE PROPOSALS ARE AS FOLLOWS (OVERVIEW):

- 1) Internal layout alterations to Lower Ground, Ground and First Floors. All details are new including all internal partitioning, staircase, internal doors, skirting, cornice, architraves, cupboards, sanitary ware, kitchen all works are new throughout.
- 2) All existing finishes have been stripped out in preparation for new layout schematic. (As per photographs above).
- 3) All existing materials were not listed elements and were not original to the existing building. Internal refurbishment was previously carried out by the previous owner.
- 4) All new finishes and materials are included within the drawing package of information provided. Each room has its own detail (as provided with the application)

GENERAL DESIGN:

1. All materials will be to a highest standard of finish and match the existing.
2. The proposals are non-obtrusive and tie in Architecturally with the existing building and would not have any detrimental effect on any of the neighbouring properties.

Proposals are in line with Council guidelines and would trust that the Council will grant planning consent accordingly.