

Validation condition description

Dear Joe,

Please see the attached variation of condition proposed for 13 St John's street application numbers 124227/LO/2019 and 124226/LO/2019.

Below is the list of changes that has been incorporated into the Statement of design and heritage significance assessment.

We have as agreed revised the drawings in accordance with the meeting which was on 6th of January at 2:00pm at the townhall.

Please let us know if you require any further information.

Project Name:	St John's Street	Drafted by:	Vicky Saunders
Job No:	3521	Date:	15.01.20
Client:	Nilesh Bhatt		

Floor	Change	Significance of space or feature	Impact on significance	Justification changes/mitigation
Basement	New Basement waterproofing to Cellar Room 6 Dwg 208H	Medium, the existing brickwork has salting, and stalactite are evident from vaulted ceiling	The existing fabric will remain, and the walls will receive fixings, the existing vaulted ceiling will be cleaned and retained	The rooms must be brought into a habitat state in accordance with the BS if used by occupants
"	To expose existing flags in the staircase corridor Dwg 208H	High, existing flags are evident in the staircase and are to be reinstated.	The existing flags are to have the bitumen removed, cleaned and reinstated onto insulated concrete floor with DPM	The basement must be brought up to habitable standards and comply with BS8102 and prevent flooding.
"	New Underfloor heating Dwg 208H	Low, the existing floor has been removed previously	The impact is low as the fabric is new and the	The rooms must be brought into a habitat state in accordance with

		in part and is being renewed to enable waterproofing to comply with the BS	pipework is within the floor structure	the BS and heated adequately to provide thermal comfort for residents using the space
“	Existing lightweight partition to be removed and rebuilt as a solid wall Dwg 208H	Low, reinstatement of a removed wall	Betterment as the structure will benefit from the support, no impact on significance	Returns the plans to the original basement layout in an appropriate material
G. Floor	Widen opening kitchen window Dwg 209H	Low, previous consent has agreed the removal of the window and wall beneath the opening, widening the opening has low impact it is removing slightly more of the original fabric	Slight harm, removal of slightly more original wall and no longer reflects the original aperture	Enable the kitchen and extension to be better connected and provide a kitchen which is more workable and appropriate for the size for the house, it will deter unauthorised alterations in the future and therefore protect the asset.
“	Chimney breast removal and introduction of steel to provide support to the upper wall Dwg 209H	Medium, the alteration is internal and at ground floor only, the external appearance of the building is unaffected, the removal of the outrigger which is to be rebuilt due its lack of structural integrity and stability affects this wall	Slightly harmful, removes the existing fabric, however the condition of the rear of the property is in poor condition generally and removal of a lateral wall will affect the chimney breast as this will have less structural integrity	Enable the kitchen size to be more workable and appropriate for the size for the house, it will deter unauthorised alterations in the future and therefore protect the asset.
“	Rebuild single storey outrigger to include new back door and window and wc in line with 3 storey outrigger to increase the size of the kitchen. Replace	Low, the condition is poor and the structure is unstable and SE has advised rebuilding	Slight, the wall is at the rear of the building and in the yard and not visible from the street scene, the	Enable the kitchen size to be more workable and appropriate for the size for the house, it will deter unauthorised alterations in the future and therefore protect the

	the lean to roof which his demolished due to the rebuild with a glazed contemporary roof Dwg 209H		existing slate roof has been removed due to the rebuild and a new glazed roof light replacement is proposed	asset. The glazed roof is a new feature and will improve light and wellbeing in the kitchen area
1 st Floor	Demolish 20 th Century existing bathroom walls in Bedroom 2 and rebuild. New door and partition arrangement, bedroom 2 Dwg 210E	Low, the walls are a 20 th Century addition, fabric not significant	Neutral, rearrangement of the bathroom and dressing area	No original authentic fabric affected
“	Approved Ensuite in Bedroom 1 to reposition walls, sink and new bathtub Dwg 210E	Low, alteration are to new proposed studs and fittings	Neutral, rearrangement of the bathroom	No original authentic fabric affected
“	Rehang existing door Ensuite and Bedroom1 Dwg 210E	Low, reuse door fittings where appropriate and facsimile ironmongery where defective	Minimal impact to rehang existing door. Improvement on the room use. No loss of original fabric.	Improve ergonomics of room, deter future alterations.
2 nd Floor	Rehang existing door Bedroom 4 and Bathroom Dwg 211F	Low, reuse door fittings where appropriate and facsimile ironmongery where defective	Minimal impact to rehang existing door. Improvement on the room use. No loss of original fabric.	Improve ergonomics of room, deter future alterations.
“	New underfloor heating kitchen and bathrooms Dwg 209H, 210E and 211F	Low, the underfloor will be with the joists and have minimal effect on original fabric. The flooring to be reinstated.	The impact is low , no visible heating emitters are present and heating is within the floor structure	The rooms must be brought into a habitat state in accordance with the BS and heated adequately to provide thermal comfort for residents using the space

BTP Architects
10th January, 2020