

BLDA ARCHITECTS

Design and Access Statement
Planning Permission and Listed Building Consent
Application 2 Presentation Pack

Devizes Castle

August 2023

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1. Introduction

Background
This Design and Access Statement supports an application for Planning Permission and Listed Building Consent to Wiltshire Council regarding the restoration and refurbishment of the Grade I listed building, Devizes Castle, with an application for works to the grounds of the castle submitted in due course. There are some minor alterations proposed to the building to reverse some inappropriate contemporary interventions and to suit the new owner's needs.

Aspirations and Objectives
The site was most recently sold in February 2022 to a private individual who is fully committed to the full conservation, repair and part restoration of the Castle's buildings and its grounds, including the Scheduled Monument, which is on the Heritage Risk Register, for subsequent use as a family dwelling. The areas under this new ownership comprise the majority of northern portion of Devizes Castle, most of the grounds and the gatehouse. The South Tower and the Coach House are the only areas within the Inner Bailley outside of the ownership. Through careful and responsible stewardship and significant financial investment, the new owner is committed to safeguarding the building and its grounds and ensuring this asset of significant heritage importance can be managed for the long-term benefit of its owner and the wider local community, and to secure its enjoyment for future generations.

In close collaboration with Wiltshire Council and Historic England, the new owner's aspiration is to conserve and sensitively repair and restore the castle, its grounds, and other associated elements (including the Scheduled Monument), to the highest of conservation standards that meets the needs of modern-day living in the 21st century. The overall objective is to carry out sympathetic conservation repairs and partial restorations to the castle building and structures within the grounds whilst utilising sympathetic materials and construction techniques. Modern inappropriate additions or repairs will be removed wherever possible, with more appropriate materials and treatments installed, with the intention of an overall enhancement of the heritage asset. The proposals will help to prevent further deterioration of the building's structural integrity and decay of the historic fabric, which would assist in conserving the inherent heritage value of the Grade I Listed castle and its grounds.

Investigative Works
These proposals have been developed following consented investigative / opening up works which were essential in understanding the historic provenance of the building's components. The proposals were developed together with a full evaluation of their impact on the historic building and the application Scheduled Monument site. A separate Scheduled Monument Consent process is being managed by BSA Heritage in consultation with Wiltshire Council's Scheduled Monument Inspector. The opening up works were carried out following approval of the Listed Building Consent (ref PL/2022/07526) on 11 November 2022. Under this consent, floorboards , timber soffits and walls have been carefully lifted to establish the detail and provenance of the substrates and hidden structures. All floorboards have been reinstated in their pre-existing locations.. Similarly, opening up existing walls, ceilings and cavities have been kept to a strategic minimum in order to preserve the original fabric as much as possible. No known specialist painting, stencilling, nor other historic finishes which may not easily be repairable, have been affected.

Pre-Application Advice
Proposals were the subject of pre-application advice which was received on 01/06/2023 ref no. ENQ/2023/00507 and from Historic England on 26/06/2023 with ref no. PA01194065. Notably, the proposals were considered to be acceptable in principle, these proposals are almost the same as those set out in the submission for pre application advice with some minor additions. These being the proposal of a drinking tap in the cellar and plaster in speakers (invisible) with locations noted in this document. This application deals with the comments noted in the pre application advice. Most notably, the approach to the roof access concerning the main roof has been simplified. The access to the main roof areas is proposed to be for maintenance only, selected walkways coupled with a fall arrest system are proposed to assist with the provision of safe maintenance access. The North Tower remains as client and maintenance access. These aspects are noted in further detail in the Scott & Twine drawings and design and access statement.

The Design Team
The initial outline concept designs were prepared by John Pawson Architects were finalised in liaison with BLDA Architects Ltd. Advising as Interior Delivery Architects, with Scott and Twine in their role as External Delivery Architect, and with Justin Ayton as Heritage Consultant. Outline MEPH proposals have been prepared by the MEPH Engineer Vector Design and are included in this application.

General Conservation Principles
The universally established principles of good conservation practice have been central to the evolution of the design of the proposals. These include National Planning Policy Framework (NPPF) section 12 - Conserving and enhancing the historic environment (and associated guidance – Planning Practice Guidance and HE Historic Environment Good practice Advice); BS 7913 – Guide to the conservation of historic buildings and General Heritage England Practical Building Conservation.

The current proposals have been informed by a detailed assessment of the building's evolution & significance. Much of the works would entail necessary, & long overdue repairs, which are required to help preserve the listed building & to sustain its significance. The majority of the proposed alterations are focused on areas of modern fabric & pre-existing modern intervention, such as removing modern partitions & a utilitarian modern stair, which are of little, if any intrinsic significance, & which have harmfully eroded the wider significance of the listed building.

The potential impact to historic fabric has been kept to an absolute minimum, & this has sought to avoid both the most significance fabric (associated with Valentine & Robert Leach), & substantially intact, sound fabric even of the more modest phase associated with Sir Charles Rich. A detailed commentary from Justin Ayton on each of the main proposals is set out in the relevant sections within this document and across other supporting documents for this application submission.

Essential updating and replacement of Mechanical and Electrical Services throughout the building is proposed. Where practicable, existing services routes are used to minimise impact on the fabric relating to notching of joists etc. Where new routes within floor voids are essential, notching of joists will be kept to a minimum in order to preserve as much of the original fabric as practicable. Wall light locations have been chosen to ensure that exposed stonework is not impacted by chasing for cabling, where essential chasing of wall fabric is required to install new electrical cabling, this will be carefully carried out to minimise depth of chases and will be from floor cavities where possible. Where stud partitions exists, cables will be positioned within cavities, again to minimise chasing into plasterwork and masonry and impact to original fabric.

Wholesale replacement of areas of existing plaster is not proposed. Where plaster is damaged or "live", like-for-like patch repairs will be undertaken to preserve as much fabric as practicable. New floor structures overlaid over existing floor structures and floorboards are proposed in a few rooms (see below) to facilitate additional floor structure and services to minimise impact on the existing historic floorboards and joists.

Consequently, the proposals, have been carefully worked up to preserve the special interest, & to sustain & where possible actively enhance the significance of the listed building/designated heritage asset, & as such they would accord to national policy, as laid out in Section 16 to the NPPF, and local policy as laid out in Core Policy 58 of the Wiltshire Core Strategy 2015.

2. Authorship and Associated Documents

This Design and Access Statement has been prepared by BLDA Architects in conjunction with other consultants and should be read with their associated documents as noted below.

BLDA Architects – Internal Architects
Each element of the proposals described in this statement is cross referenced to, and should be read in conjunction with, BLDA Architects drawings listed on the Drawing Issue Sheet in ***Appendix A***, which includes the following categories:

- *Existing Drawings*
- *Demolition Drawings*
- *Proposed Plans and Sections*
- *Proposed Room Elevations*
- *Proposed Floor Build ups*
- *Proposed Door Types*
- *Door Schedule*

Scott and Twine – External Fabric Architects
Scott and Twine have prepared outline proposals for the refurbishment and minor alterations to the external exterior and are included in this application submission for reference only as follows. See the accompanying list in ***Appendix B***, which includes the following categories:

- *Design and Access Statement: External Fabric Repairs (Description)*
- *Former Service Area (Photographs)*
- *External Doors (Photographs)*
- *Proposed External Fabric and Restorations Drawings*

Vector Design – Mechanical and Electrical Consultants
Outline Replacement MEPH proposals have been prepared by Vector Design and are included in this application submission. See the accompanying Drawing Issue Sheet ***Appendix C***, which includes the following categories:

- *Description of the Proposed MEP Services Installation*
- *Power & Fire Alarm Layouts*
- *Lightning Protection Proposal*
- *Trace Heating Proposals*
- *Heating Layouts*
- *Domestic Hot & Cold Water Layouts*
- *Ventilation Layouts (including the Museum close control unit)*
- *Above Ground Drainage Layouts*
- *Plantroom Layout*

Lighting IQ – Lighting Designs
Outline Replacement Lighting proposals have been prepared by Vector Design and are included in this application submission. See the accompanying Drawing Issue Sheet ***Appendix D***, which includes the following categories:

- *Lighting Layout (Plans)*
- *Façade Concept*
- *Scheme Commentary*

Alan Baxter – Below Ground Drainage Designs
Outline Replacement & Retained Below Ground Drainage proposals have been prepared by Vector Design and are included in this application submission. See the accompanying Drawing Issue Sheet ***Appendix E***, which includes the following categories:

- *Assumed Existing Below Ground Drainage (Plan)*
- *Existing Below Ground Drainage Photo Survey*
- *Proposed Below Ground Drainage Layout*
- *Scheme Commentary*

Frank W Haywood and Associates – Structural Engineer
FWH have produced existing floor structure drawings which have informed decisions with regards to the architectural and services installation proposals. See the accompanying Drawing Issue Sheet ***Appendix F***, which includes the following categories:

- *Existing Floor Structure Drawings (Plans and detailed sections)*
- *Proposed Floor Structure Drawings (Plans)*
- *Main House Summary (Structural Assessment of Main House)*
- *Fernery Report (Structural Assessment of The Fernery)*
- *North Tunnel Report (Structural Assessment of the North Tunnel)*

Justin Ayton – Heritage Consultant
The proposals in this submission were addressed in the context of extensive background heritage research into the property, in the following:

- *Heritage Appraisal Part 1, 2 and 3.*

John Pawson – Interiors Architect
Current Design proposals have informed the scope of this application. Their general arrangement designs are reflected on the BLDA drawings and their concept sketches are included in this Statement

Gerald Eve – Planning Consultants
Planning matters have been addressed by Gerald Eve and this Statement should be read in conjunction with their covering letter / statement

3. Location and Site

Devizes Castle is a Grade I Listed Property in a prominent, elevated location in the town of Devizes

The building domain is as indicated in red outline and the property ownership demise is indicated by the blue outline.

The “South Tower” of the same building is in separate ownership and not the subject of this application submission. The property is accessed over land within the application demise.

There is a “Gate House” in the east of the property, which is in the same ownership and not the subject of this application submission.

More details on the building and its historic significance can be found in the accompanying Heritage Appraisal by Justin Ayton Ltd.

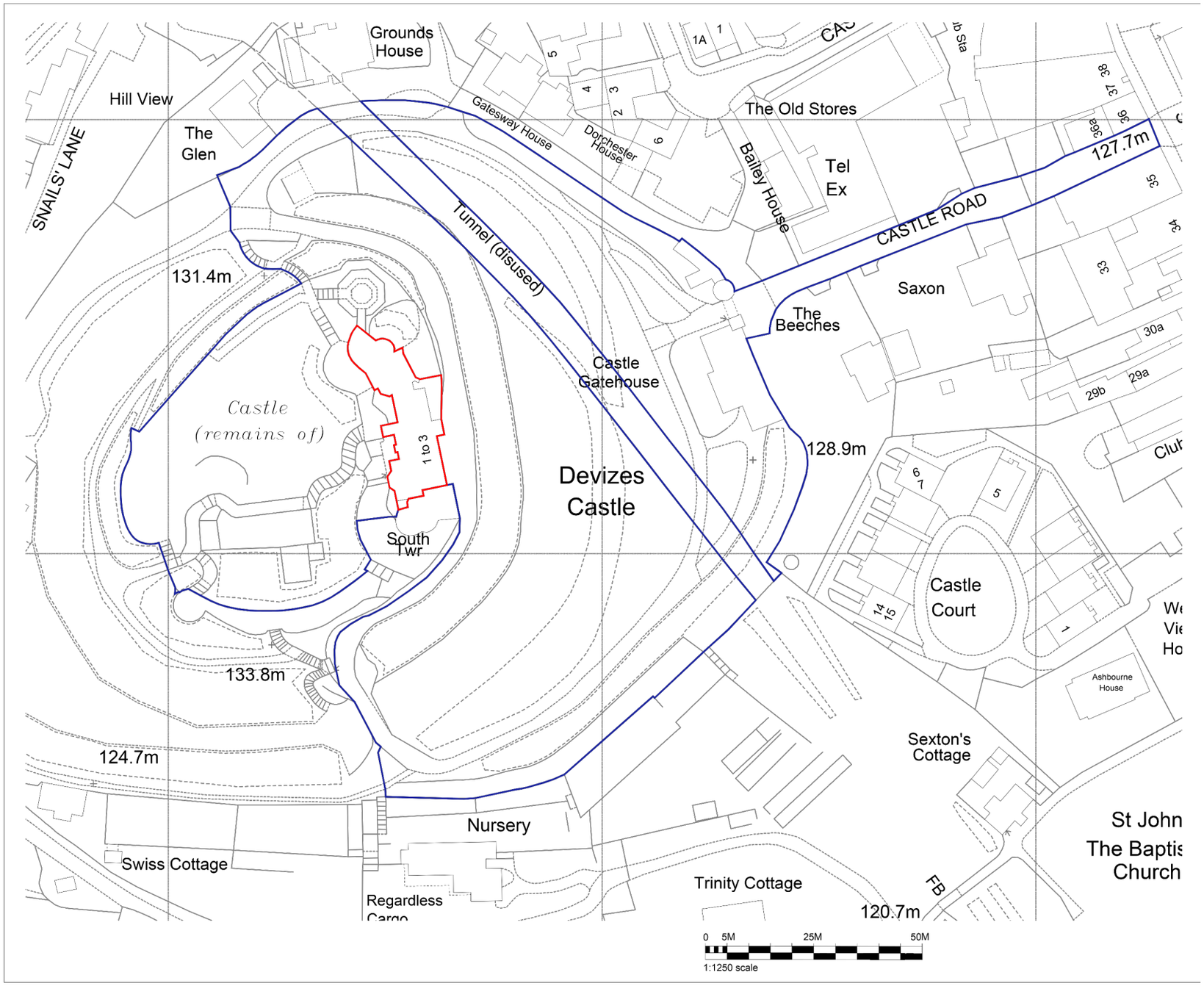


Fig. 5.1 Existing Site Plan

4.0 Description and Design Principles of Proposed Internal Works – Cellar Level

Note: To be read in conjunction with BLDA Existing and Proposed Drawings, Vector Services Drawings, Lighting IQ drawings and Justin Ayton`s Heritage Statement

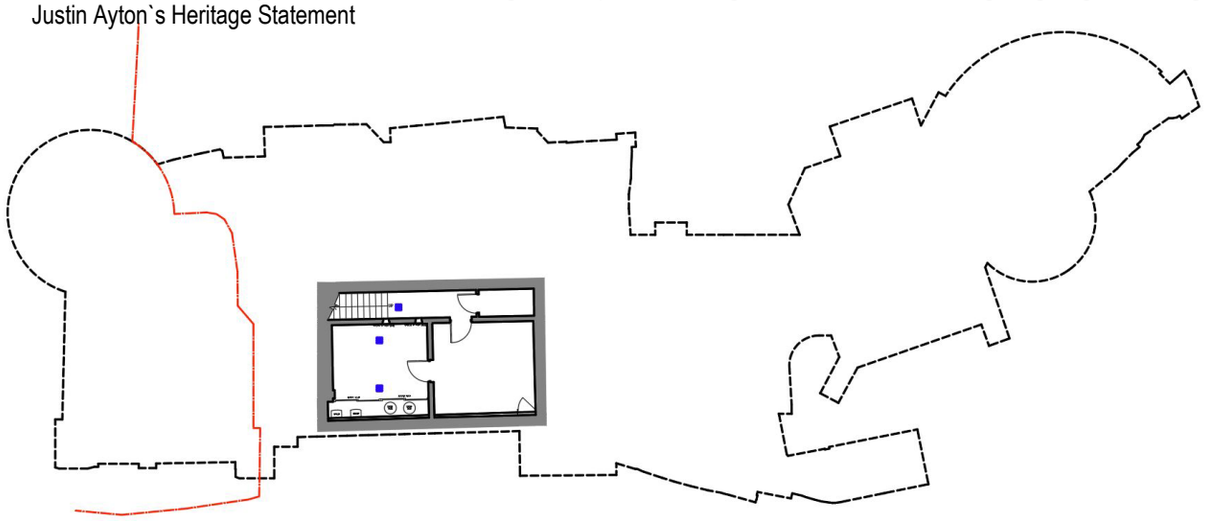


Fig. 6.1 Existing Cellar Plan

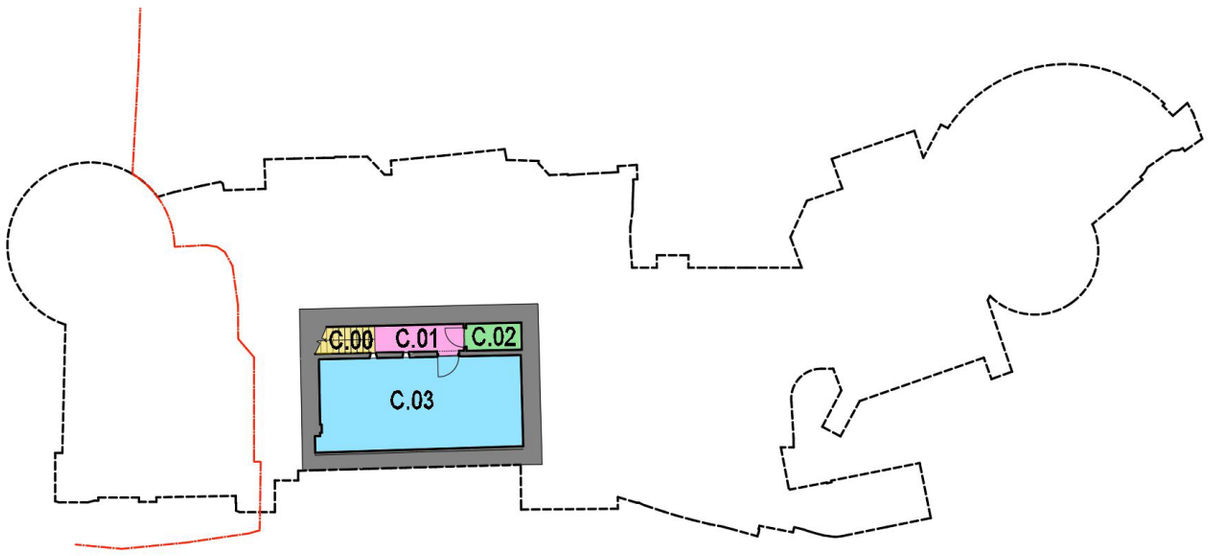


Fig. 6.2 Proposed Cellar Key Plan

Proposed rooms

C.00 Stair
C.01 Cellar landing
C.02 Storage
C.03 Gym

4.1 Cellar: C.03 Gym



Fig. 7.1 Existing view (North)

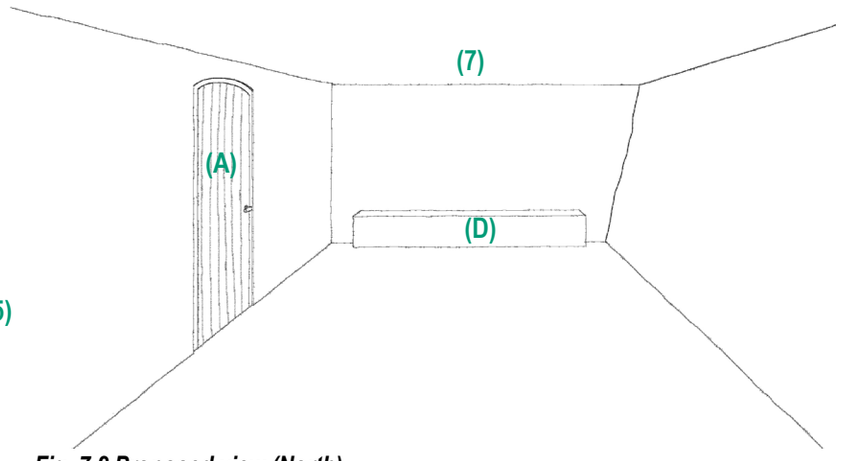


Fig. 7.2 Proposed view (North)



Fig. 7.3 Existing view (South)

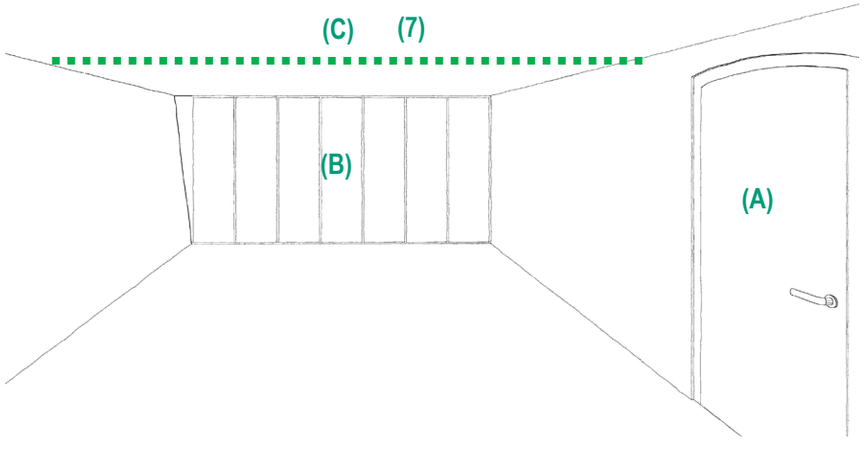
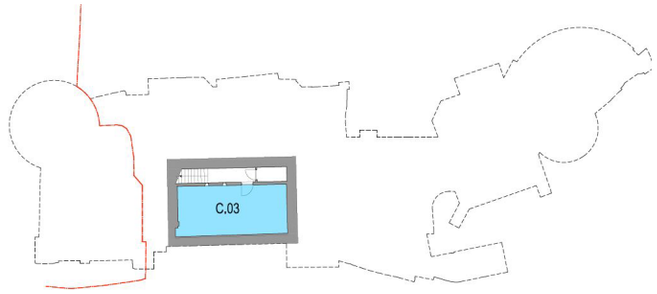


Fig. 7.4 Proposed view (South)



Proposals

Walls & Doors

Existing fletton brick partition wall between the two existing rooms (1) removed to achieve one open plan space to be usable as a Gym and in order to expose historic (possibly medieval) stone wall in its entirety. **Just Ayton commentary on the heritage issues relating to proposed removal of the wall noted above:**

(1) :

This red brick wall appears to be integral to the Rich phase, although it comprises a utilitarian wall in a much-altered, low-status area of the building.

Existing contemporary hardwood slatted door and frame (2) and attached contemporary Joinery (3) removed. Contemporary room access hardwood slatted door (A) & linings to be replaced with new contemporary designed door with arched head. Lintel above rebuilt to suit.

Joinery

- Existing contemporary joinery (4) removed.
- Existing contemporary storage units (5) removed to expose the historic stone wall behind
- New solid / veneered oak joinery units (B) installed
- Grohe Bule Home located at L/L in the cupboard (tap) (refer to Vector drawing for drainage run).

Floor

- Replacement of contemporary screed / concrete floor with insulation and waterproofing under new screed / concrete floor.
- New rubber flooring proposed over new screed / concrete
- All contemporary timber skirtings removed and walls made good in a like for like manner.

Ceiling

- Existing plasterboard ceiling retained and made good. Proposal for 4-5 plaster in speakers (invisible) in plasterboard ceiling. (7)
- Steel RHS (C) inserted on the line of the removed wall, within the depth of the existing joists, to carry the ends of the existing joists – refer to the accompanying ***BLDA floor build-up*** **drawing No 701 Detail 3**
- Existing contemporary plasterboard bulkhead (6) removed (contemporary mechanical pipework etc to be removed)

Services

- Existing contemporary boiler and associated mechanical equipment removed (reinstated in new plantroom – as described below)
- New radiator installed (to be concealed underneath a freestanding bench (C) as shown on Fig 7.2
- Contemporary unsightly electrical elements to be replaced.
- Refer to accompanying Vector Design Drawings and narrative for details of mechanical, electrical and public health (MEP) proposals.
- Contemporary lighting elements replaced with traditional fittings – refer to accompanying Light IQ proposals

5. Description and Design Principles of Proposed Internal Works – Lower Ground Floor

Note: To be read in conjunction with BLDA Existing and Proposed Drawings, Vector Services Drawings, Lighting IQ drawings and Justin Ayton`s Heritage Statement

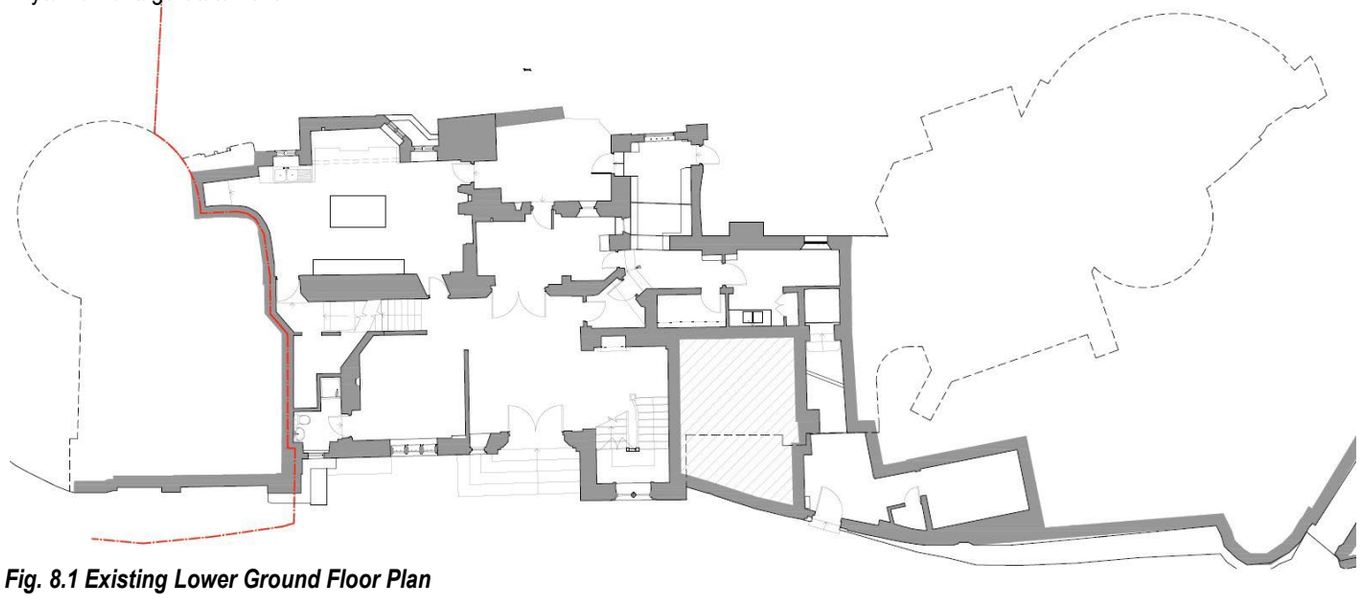


Fig. 8.1 Existing Lower Ground Floor Plan

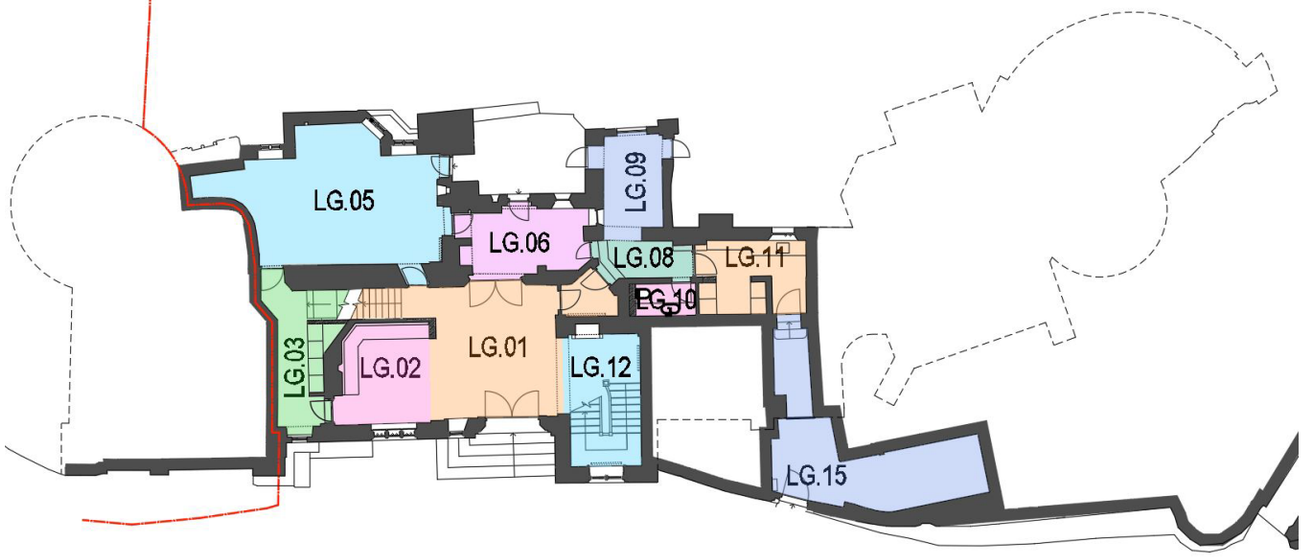


Fig. 8.2 Proposed Lower Ground Floor Key Plan

Proposed rooms

LG.01 Entrance Hall
LG.02 Sitting Room
LG.03 Coats Lobby 1
LG.05 Kitchen
LG.06 Vestibule
LG.08 Lobby 2
LG.09 Boot Room
LG.10 WC
LG.11 Laundry
LG.12 Main Stair
LG.15 Plant Room

5.1 Lower Ground Floor: LG.01 Entrance Hall & LG.12 Main Stair



Fig. 9.1 Existing view (South)

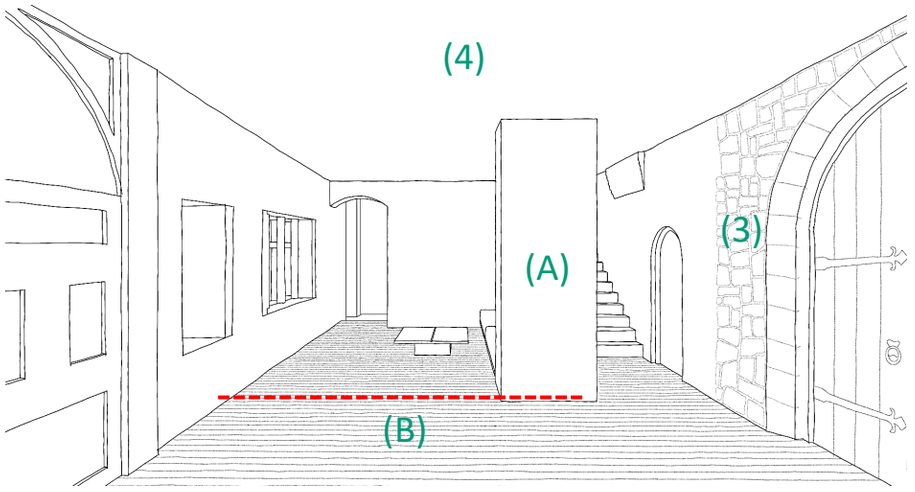


Fig. 9.2 Proposed view (South)

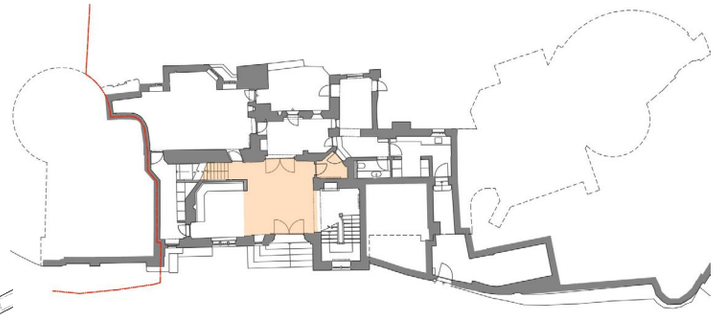




Fig. 9.3 Existing view (West)

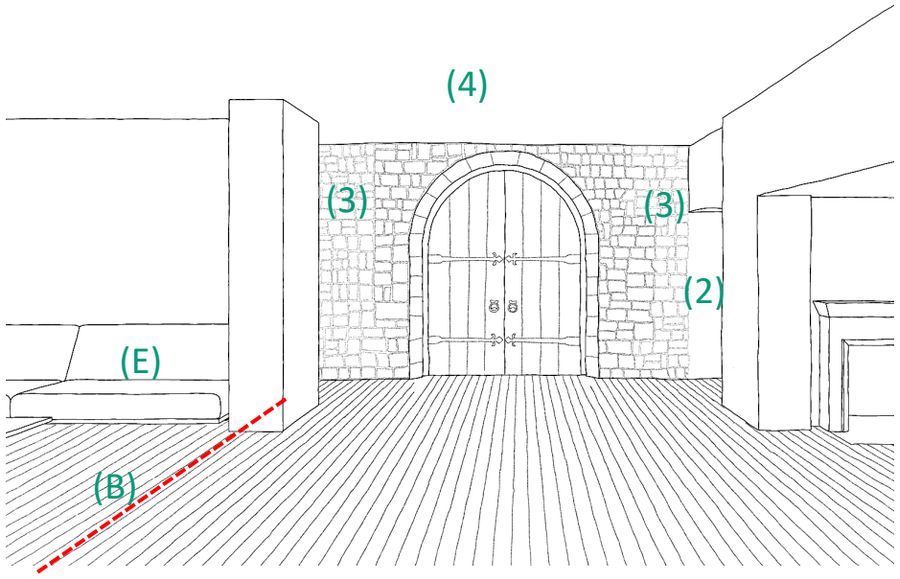


Fig. 9.4 Proposed view (West)

Proposals

Walls & Doors

- Existing brick partition (1) to LG.02 Sitting Room removed, and part rebuilt, in same alignment (A), to open up the space.
- Existing contemporary door (2), linings and nib walls to LG.08 Coats Lobby 2 removed.
- Existing render on East wall (3) partially removed so that dividing line between exposed stone and render aligns with above mentioned partition wall to uncover more of the existing stone wall behind.
- Existing remaining plaster retained, refurbished in a like-for-like manner and redecorated.
- Doors onto room undercut slightly in order to run new floor over retained historic floor

Joinery

- Existing radiator casings (and radiators) removed

Floor and skirtings

- Steel RHS (B) inserted on the line of the removed wall below (dashed in red), within the depth of the existing joists, to carry the ends of the existing joists – refer to the accompanying ***BLDA drawing 701 Proposed Floor Build up – Lower Ground Floor – Detail 3.***
- New hardwood floorboards fitted over existing floorboards and other flooring.(– refer to the accompanying Main Stair - ***BLDA drawing 701 Proposed Floor Build up – Lower Ground Floor – Detail 3.*****(see page overleaf for further information)**
- All contemporary timber skirtings removed and walls made good
- Main Stair - ***BLDA drawing 701 Proposed Floor Build up – Lower Ground Floor – Detail 2.***

Ceiling

- Existing plasterboard ceiling in majority of room, some lath and plaster in the southwest corner of the ceiling (over sitting room) retained and made good in like-for-like manner.
- Proposal for 4-5 plaster in speakers (invisible) in plasterboard ceiling (4).

Services

- New radiator installed (to be concealed underneath built in sofa to LG.02 Sitting Room (E) as shown
- Contemporary electrical elements to be replaced.
- Refer to accompanying Vector Design Drawings and narrative for details of MEP proposals.
- Contemporary lighting elements replaced with traditional fittings – refer to accompanying Light IQ proposals

Chimneypiece

- Retained and refurbished in a like-for-like manner.

5.1.1 Lower Ground Floor: LG.01 Entrance Hall & LG.12 Main Stair



Fig. 9.5 Existing floor materiality under existing carpet (location highlighted below in red)

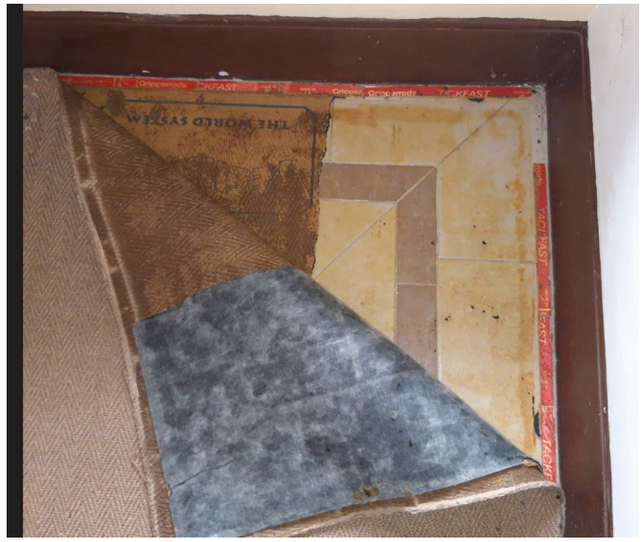


Fig. 9.6 Existing floor materiality under existing carpet. (location highlighted below in red)

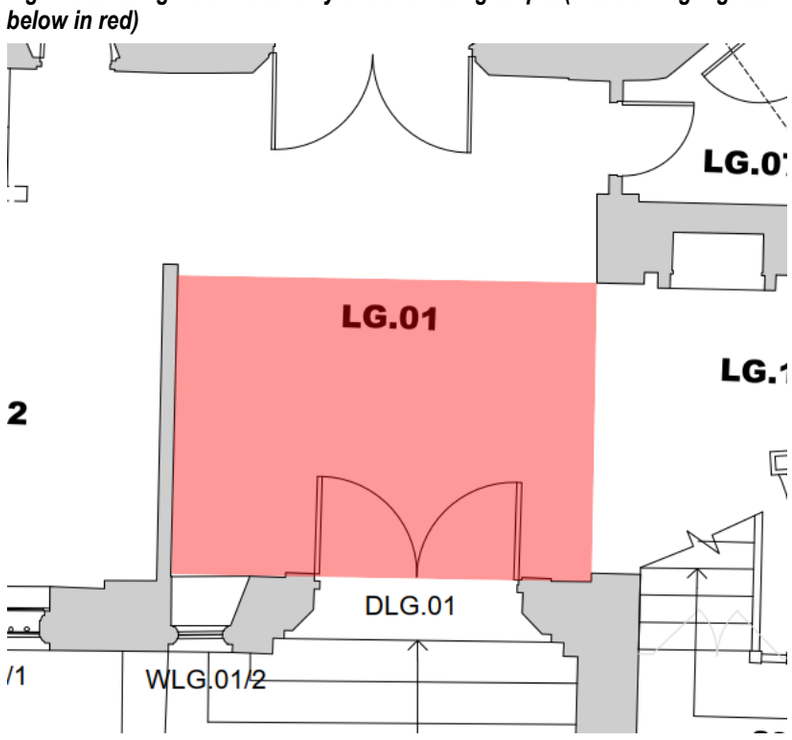
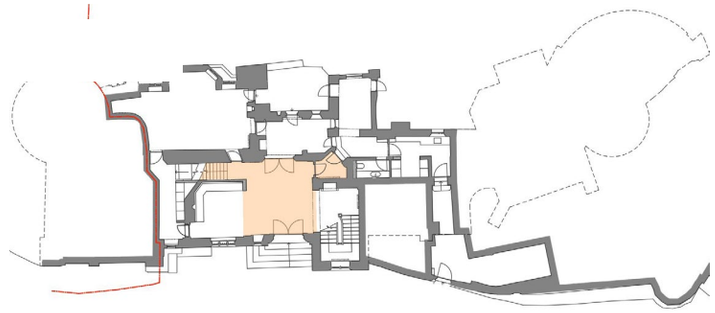


Fig. 9.7 Location highlighted below in red showing the extent of uncovered existing floor exploration



Proposals

Floor and skirtings

- New hardwood floorboards fitted over existing floorboards and other flooring – refer to the accompanying ***BLDA floor build-up*** **drawing No 701 Detail 3** (10mm hardwood floorboards over 2x9mm plywood over existing floor).
- Main Stair - ***BLDA drawing 701 Proposed Floor Build up – Lower Ground Floor – Detail 2.***

5.2 Lower Ground Floor: LG.02 Sitting Room



Fig. 10.1 Existing view (west)

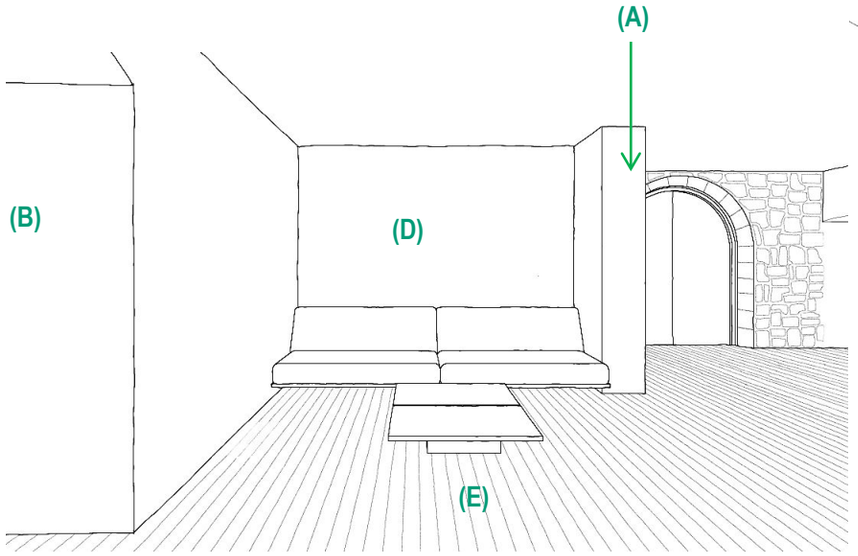


Fig. 10.2 Proposed view (west)

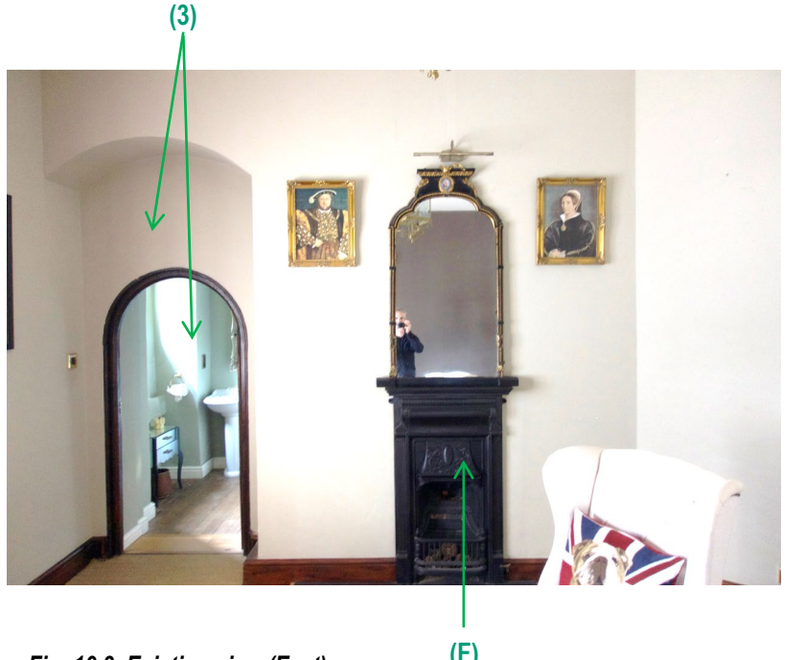


Fig. 10.3 Existing view (East)

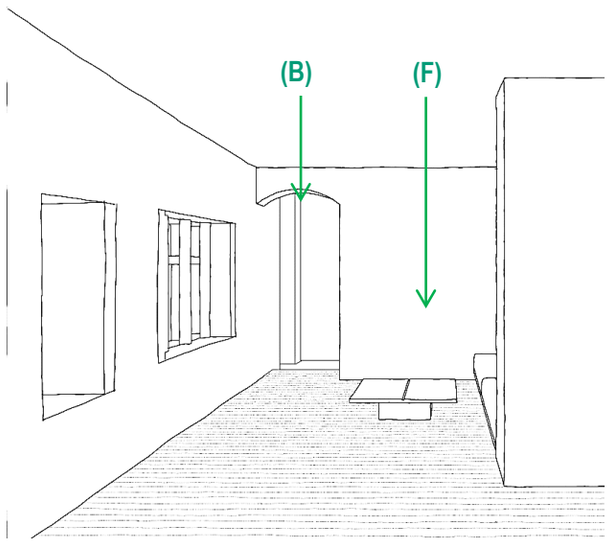
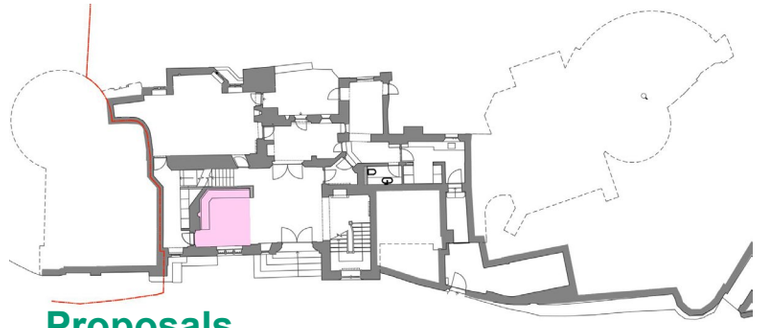


Fig. 10.4 Proposed view (South)



Proposals

Walls & Doors

- Existing contemporary brick partition to LG.02 Sitting Room **(1)** removed and rebuilt, in part in same position **(A)** , but in lightweight plasterboard and timber studs, to open up the space and to visually centre the double doors accessing LG.06 Vestibule / Pantry
- Wall forming balustrade to staircase **(2)** extended in lightweight plasterboard on timber studs, to form new partition **(D)** ,between upper arch and lower arch **(3)** removed to open up this space **(B)**
- Door to existing bathroom and frame **(3)** to be removed here and relocated in same historic part of the building, on the First Floor, as entrance door to new Dressing (1.17) .
- Existing remaining plaster retained, refurbished in a like-for-like manner and redecorated.

Joinery

- Existing radiator casing (and radiator) removed

Floor and Skirtings

- New hardwood floorboards **(E)** fitted over existing floorboards and other flooring - refer to the accompanying ***BLDA floor build-up*** **drawing No 701, Detail 3**
- All contemporary timber skirtings removed and walls made good

Ceiling

- Existing plasterboard ceiling in majority of room, some lath and plaster in the southwest corner of the ceiling (over sitting room) retained and made good in like-for-like manner.

Services

- New radiator installed (concealed under furniture shown) **(D)**
- Contemporary electrical elements to be replaced.
- Refer to accompanying Vector Design Drawings and narrative for details of MEP proposals.
- Contemporary lighting elements replaced – refer to accompanying Light IQ proposals

Chimneypiece

- Existing cast iron fireplace & chimneypiece removed and wall infilled in a like for like manner **(F)**

Justin Ayton commentary on the heritage issues relating to proposed removal of the wall noted above:

(1) and **(A):**

The wall within the entrance hall is an isolated fragment of a room that has otherwise already been opened up & radically altered, so that the context & meaning of the wall have been substantially lost & its intrinsic significance eroded; the wall itself comprising a single skin of late-19th century brickwork. These works would impact on only very limited areas of altered or damaged fabric that is of, at best, moderate significance.

5.3 Lower Ground Floor: LG.03 Coats Lobby

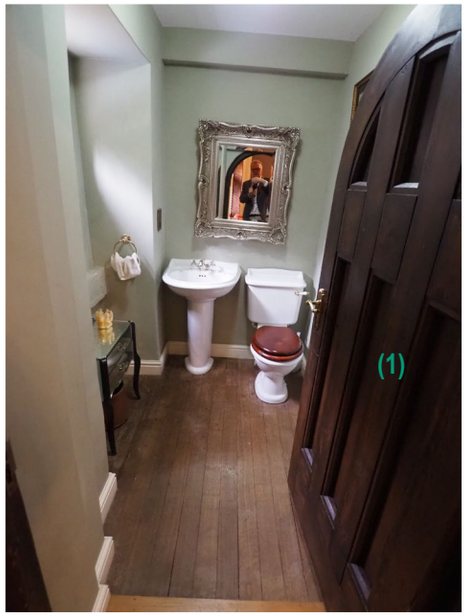


Fig. 11.1 Existing view (South) of existing Cloakroom to be removed

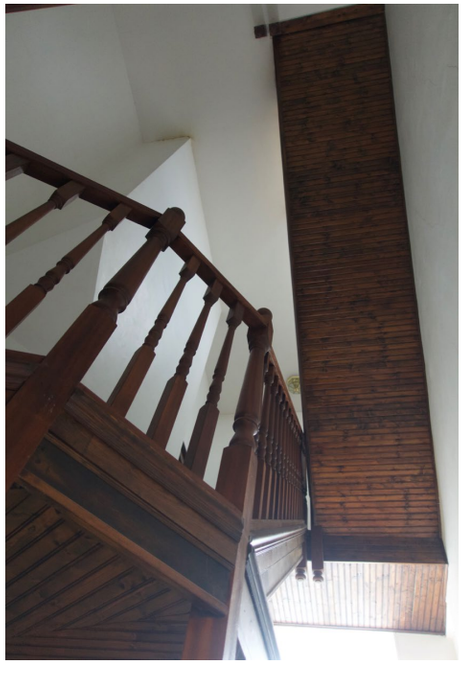


Fig. 11.3 View of existing contemporary stair looking up

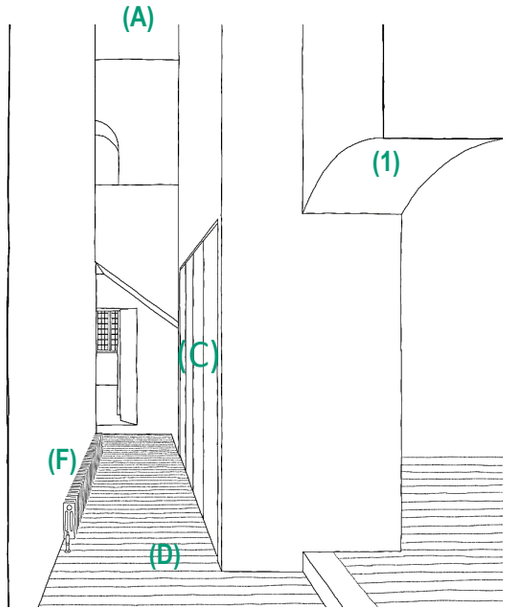


Fig. 11.2 Proposed view (West)

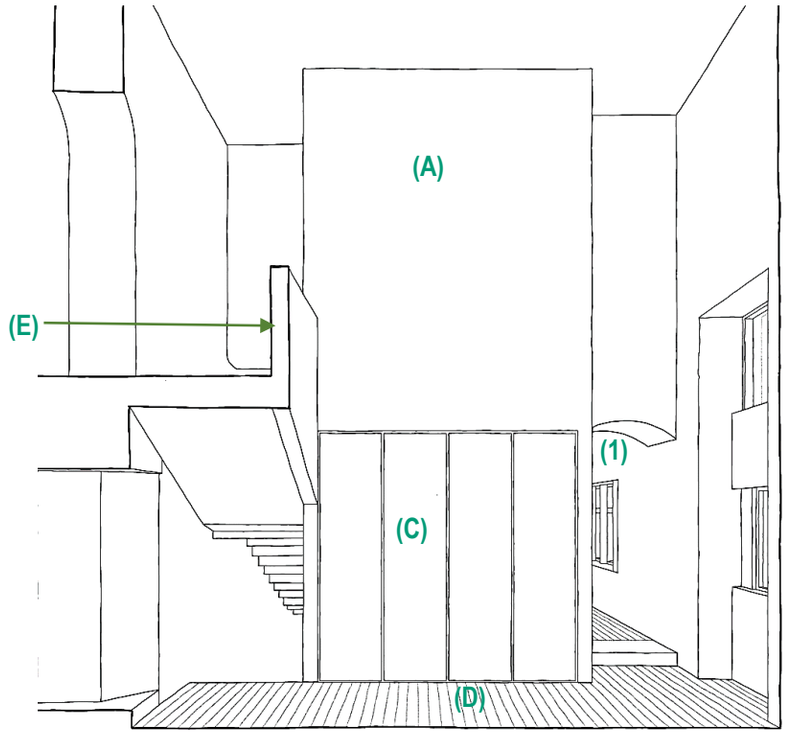
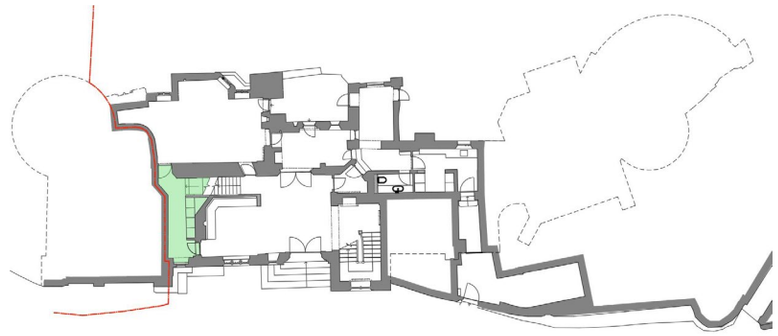


Fig. 11. 4 Proposed view (North)



Proposals

Walls / Layout / Door

- Existing entirely modern staircase above and partition wall removed to create double height space (A)
- New solid but lightweight dry construction balustrade (E) installed to protect from falling from existing landing given that staircase is removed. Plaster finished to like-for-like with walls. Hardwood coping over balustrade.
- Existing door, frame and section of wall between upper arch and lower arch removed to open up this space (1) Existing historic door leaf and frame to be carefully removed here and relocated to new location on the first floor above this location to serve as entry door to Dressing (1.17).
- Existing remaining plaster retained, refurbished and redecorated.

Joinery & Fittings

- Existing radiator casing, radiator, and contemporary sanitaryware removed
- New built in joinery unit (C) and associated partition walling installed

Floor and Skirtings

- Contemporary floorboards replaced with new timber floorboards to match those laid over existing floorboards in Entrance Hall (D)
- All contemporary timber skirtings removed, and walls made good

Services

- Contemporary electrical elements to be replaced.
- Refer to accompanying Vector Design Drawings and narrative.
- Contemporary lighting elements replaced – refer to accompanying Light IQ proposals
- New radiator installed (F)

5.4 Lower Ground Floor: LG.05 Kitchen



Fig. 12.1 Existing view (West)

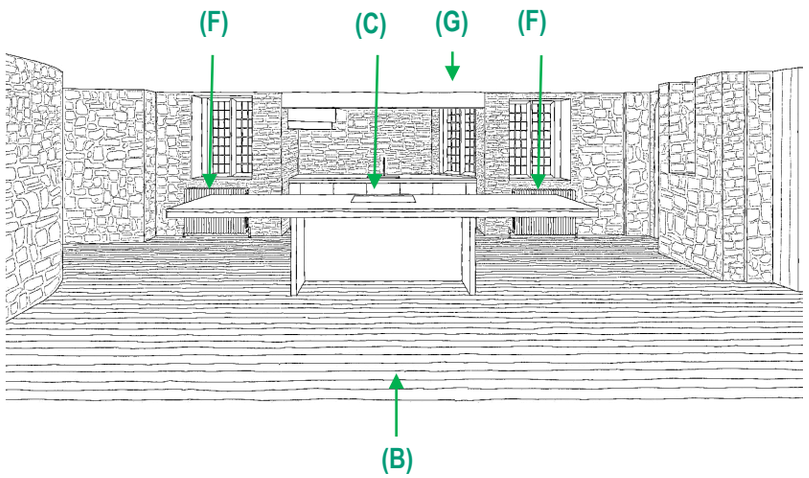
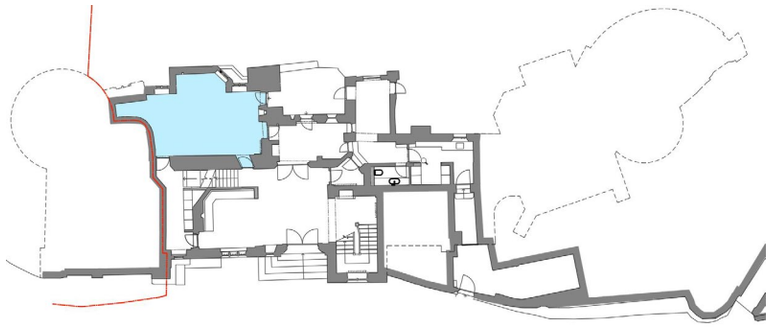


Fig. 12.2 Proposed view (West)



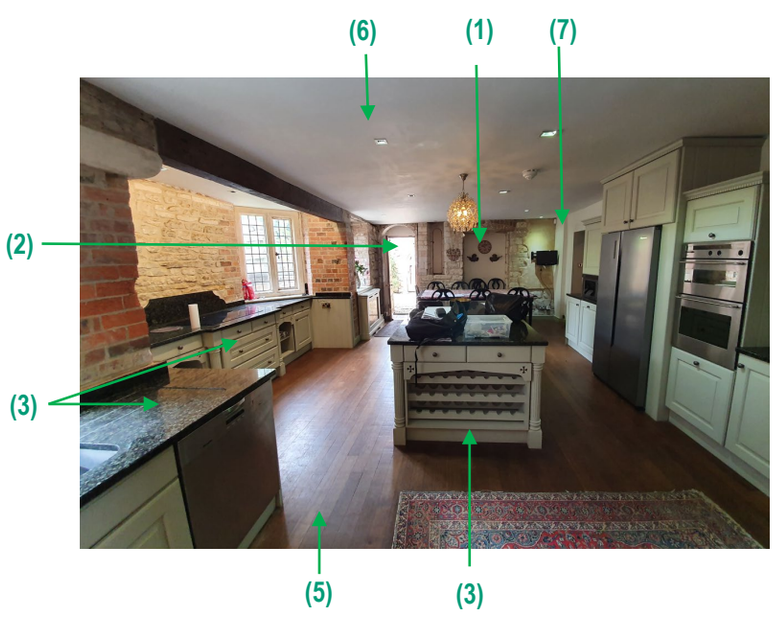


Fig. 12.3 Existing view (North)

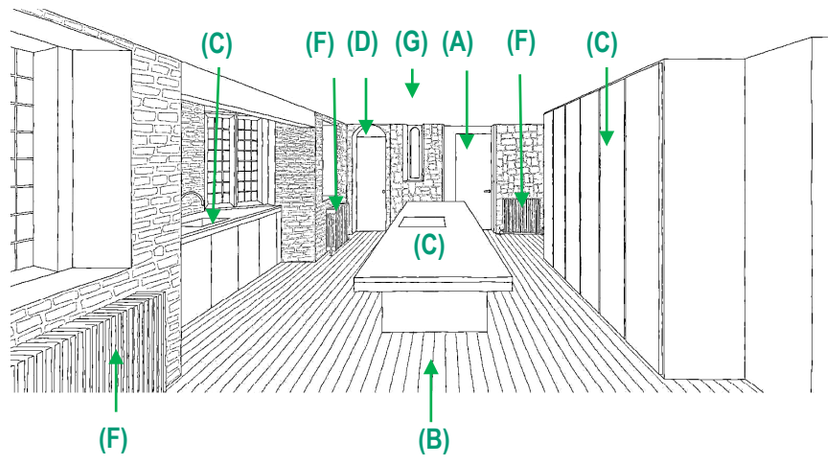


Fig. 12.4 Proposed view (North)

Proposals

Walls / Doors

- Where a doorway has been previously infilled with masonry, (ref to Heritage Appraisal for background) infill wall (1) removed to re-instate doorway between LG.05 Kitchen and LG.06 Vestibule. Appropriate contemporary timber doorframe, door leaf and architraves (A) to be installed.
- Existing contemporary door frames and door leaf (2) replaced with new External door frames and door leaf Modern infill masonry above door head removed to re-establish earlier arched stone opening (D).
- Existing MEP riser (7) rebuilt like-for-like once replacement MEP pipework etc. installed
- Existing remaining plaster retained, refurbished in like-for-like manner and redecorated.

Joinery

- Existing radiator casings and radiators (4) removed
- Contemporary Kitchen units (3) replaced with new built-in joinery units (C) and associated partition walling installed

Floor

- Existing contemporary floorboards (5) retained and refurbished (B) Insulation placed between existing joists on a breathable membrane – ref to ***BLDA drawing 701 Proposed Floor Build up – Lower Ground Floor – Detail 2.***
- All contemporary timber skirtings removed and walls made good

Ceiling

- Existing plasterboard ceiling (6) retained and refurbished in like-for-like manner.
- Proposal for 4-5 plaster in speakers (invisible) in plasterboard ceiling (G).

Services

- Contemporary electrical elements to be replaced.
- Refer to accompanying Vector Design Drawings and narrative for proposed MEP details.
- Existing contemporary plasterboard riser (E) to be rebuilt to accommodate new pipework from above.
- Contemporary lighting elements replaced – refer to accompanying Light IQ proposals
- New radiators (F) installed

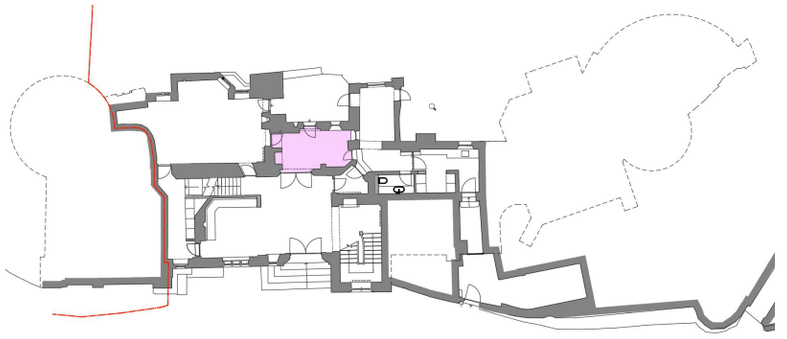
5.5 Lower Ground Floor: LG.06 Vestibule



Fig. 13.1 Existing view (South)



Fig. 13.2 Existing view (North)



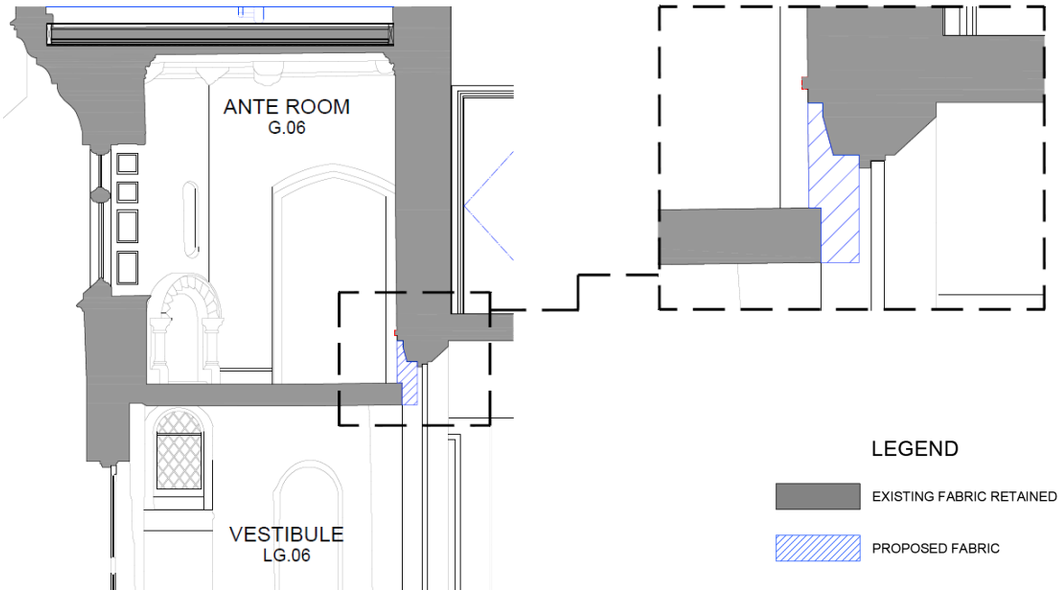


Fig. 13.3 – Proposal to close existing gap between opening to arched doorway in floor below to be closed with firestopping plasterboard casing

Proposals

Walls / Layout / Doors

- Where a doorway has been previously infilled with masonry, (ref to Heritage Report for background) infill removed to re-instate doorway (1) between LG.05 Kitchen and LG.06 Vestibule. Appropriate contemporary doorframe, door leaf and architraves to be installed. Ref to Kitchen proposals Page 12.
- Existing contemporary external door leaf (2) removed and replaced with a more appropriate door – Re Scott & Twine drawings.
- Existing entrance door (3) retained and restored in like-for-like manner
- Existing stonework walls (4) retained and restored in like-for-like manner

Floor

- Existing Concrete floor (5) replaced to accommodate waterproofing and insulation under – ref to ***BLDA drawing 701 Proposed Floor Build up – Lower Ground Floor – Detail 1.***
- (7) **Refer to Fig 13.3**

Ceiling

- Existing plaster-and-lath ceiling (6) retained, repaired and made good

Services

- Contemporary electrical elements to be replaced.
- New radiators installed
- Refer to accompanying Vector Design Drawings and narrative for MEP proposed details.
- Contemporary lighting elements replaced – refer to accompanying Light IQ proposals

5.6 Lower Ground Floor: LG.08 Lobby 2

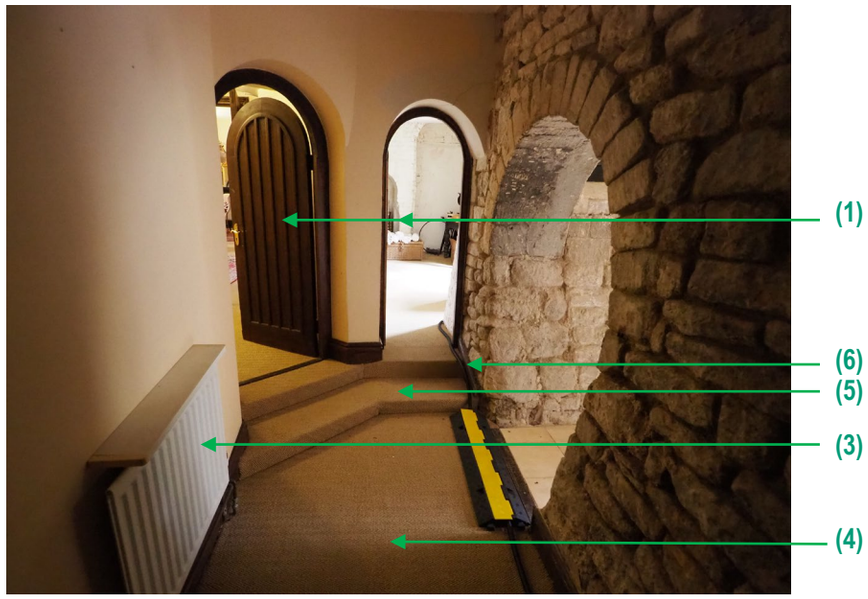


Fig. 14.1 Existing view (South)

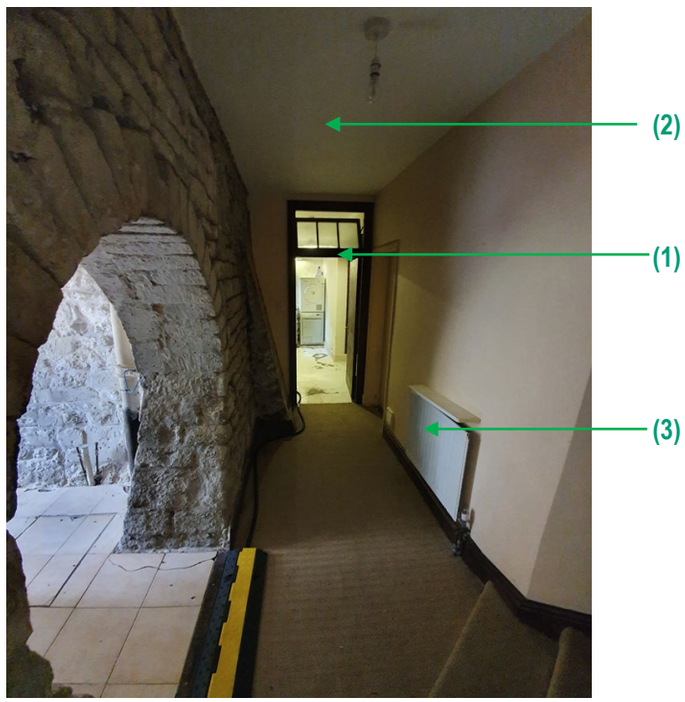


Fig. 14.2 Existing view (North)

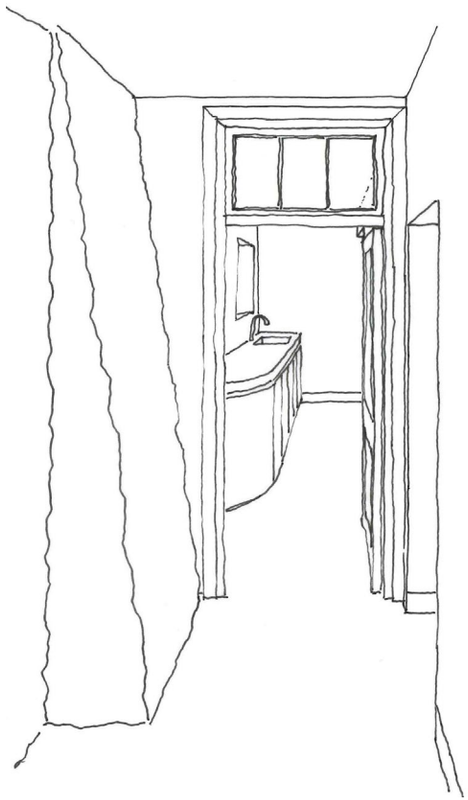
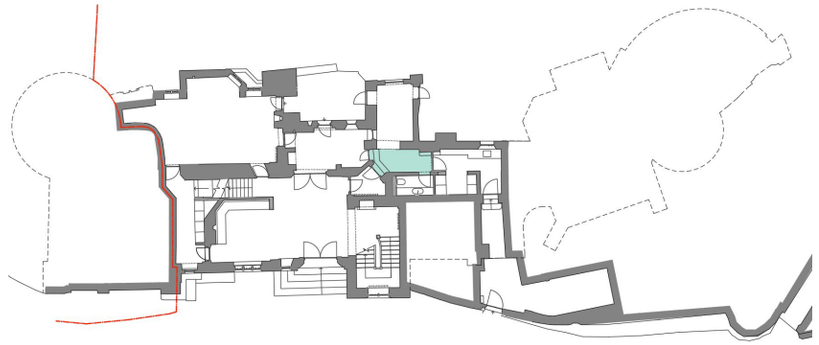


Fig. 14. Proposed view (North) also showing proposed Laundry – refer too Section 5.9



Proposals

Walls / Doors

- Existing plaster and stonework walls retained, refurbished in like-for-like manner and redecorated.
- All doors. frames and architraves (1) retained and refurbished including fanlight (2)

Floor ,Steps & Skirtings

- Contemporary screed / concrete floor (4) replaced with insulation and waterproofing under new stone / screed / concrete floor.– ref to ***BLDA drawing 701 Proposed Floor Build up – Lower Ground Floor – Detail 1.***
- Existing timber steps (5) replaced over new concrete floor with concrete steps to same configuration with stone finish..
- All contemporary timber skirtings removed and walls made good. Older Skirtings to stone walls on both sides of stone arch removed to expose stone (6).

Ceiling

- Existing contemporary plasterboard ceiling removed & replaced.

Services

- Contemporary electrical elements to be replaced.
- Refer to accompanying Vector Design Drawings and narrative for MEP details..
- Contemporary radiator & shelf (3) removed , new radiators installed
- Contemporary lighting elements replaced – refer to accompanying Light IQ proposals

5.7 Lower Ground Floor: LG.09 Boot Room



Fig. 15.1 Existing view (West)

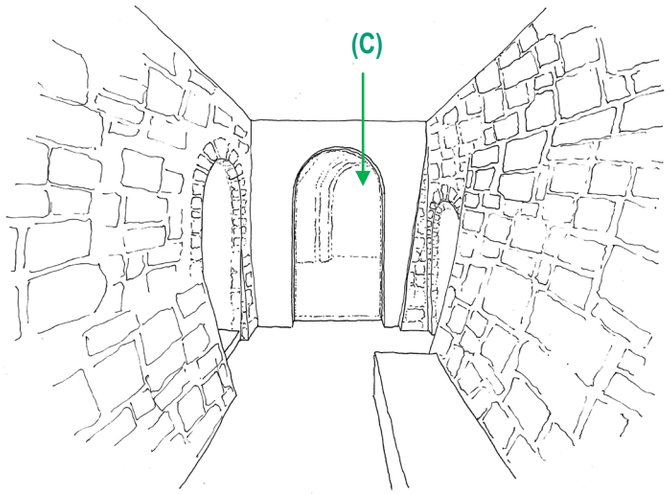


Fig. 15.2 Proposed view (West)

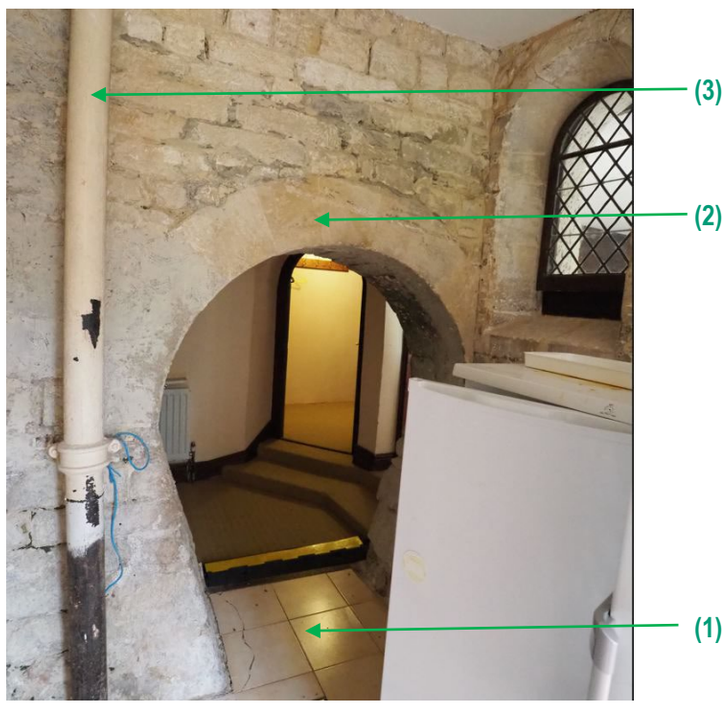


Fig. 15.3 Existing view (East)

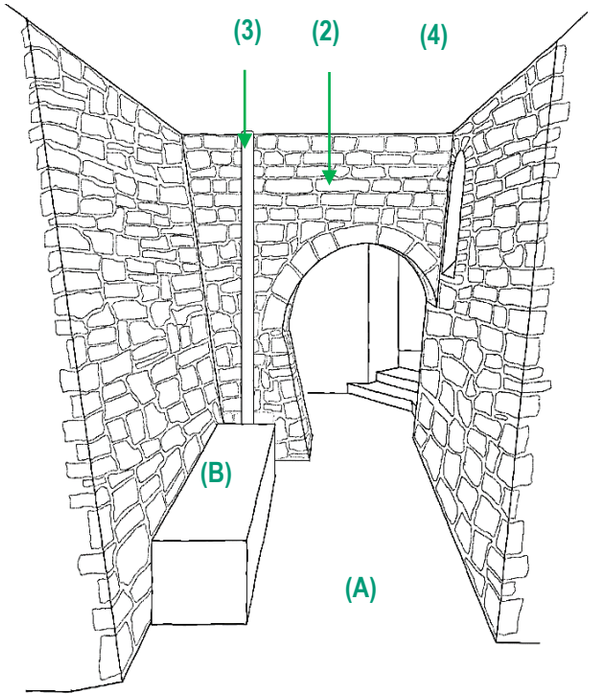
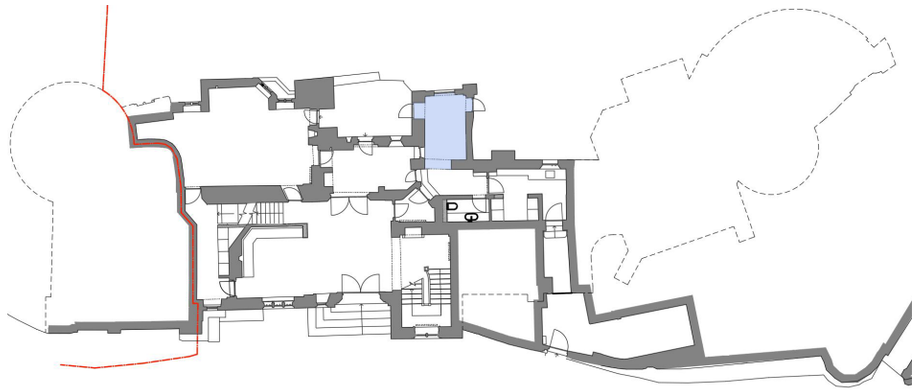


Fig. 15.4 Proposed view (East)



Proposals

Walls / Windows / Doors

- Alterations to contemporary external stone external walls, windows and doors - Refer to Scott and Twine drawings. Refer to Heritage report for provenance of these walls,
- Stone Walls (2) retained and refurbished in like-for-like manner. See S&T external proposals for resolution of rising damp.
- New structural glazed window within new masonry arch to West Façade (C) - Refer to Scott and Twine drawings.

Floor

- Contemporary tiled screed / concrete floor (1), replaced with insulation and waterproofing under new screed / concrete floor with stone slabs over (A). – refer to the accompanying ***BLDA drawing 701 Proposed Floor Build up – Lower Ground Floor – Detail 1.***
- Contemporary manhole removed – rebuilt with stone set into "concealed" manhole cover.
- All contemporary timber skirtings removed and walls made good

Ceiling & Roof

- Existing contemporary lean-to roof removed and replaced with green roof – Ref Scott &Twine drawings. Plasterboard ceiling (4) replaced accordingly in like-for-like manner.

Services

- Contemporary electrical elements to be replaced.
- New radiators installed concealed by bench fixed to floor and walls (B)
- Existing downpipe (3) replaced to match
- Refer to accompanying Vector Design Drawings and narrative for MEP details.
- Contemporary lighting elements replaced – refer to accompanying Light IQ proposals