

Amendments to LBCs
PL/2023/10864 (2nd Floor Bathroom)
&
PL/2023/01416 (Main Application)

Following Building Control's approval of the updated fire strategy for the whole building and ventilation compliance, a small number of minor changes are proposed, summarised below. Given that the associated planning adjustments are very limited in scale, we intend to address them together through a single Non-Material Amendment once the works are completed, to ensure that the as-built drawings accurately reflect all minor changes.

Communal Staircase

14 New Canal (half-landing): The shop's emergency exit is no longer required. The small lobby ($\approx 0.8 \text{ m}^2$) will be reintegrated into the communal staircase as it was before the post-1985 conversion into three shop units, reinstating the previous configuration; modern FD30 doors will be removed. (Pictures 1a,1b,1c)

9 Fish Row (first floor): The shop's emergency exit is no longer required; the opening will be sealed and the modern FD30 door removed. Making-good will match the surrounding fabric. (Picture 2)

A compact services room (approx. $1.0 \text{ m} \times 1.80 \text{ m}$) will be formed off the first floor landing to accommodate communal services, using lightweight partitions within modern fabric only.

Replacement and modest enlargement of the existing conservation style Velux rooflight on the rear roof slope, within the later roof structure, with an automatic conservation style Velux smoke vent in the same position, to accord with the approved fire strategy, with no change to the roof pitch or overall roof form.

Facades

Ventilation grilles (Rytons AAC125HP): Low-profile external grilles will be installed on elevations visible from public streets; cowls will be used on non-public elevations (west façades), all in the positions shown on the accompanying drawings. Detailing and finishes will be sympathetic to host materials (Pictures 4a,4b,4c,4d – not in scale, just to indicate the grill location).

<https://rts.vents.co.uk/blog/product-details/aac125hp-rytons-super-acoustic-controllable-lookryt-aircore/>

Roof penetrations: Two additional penetrations in the roof are needed to serve Flat 1's bathroom and kitchen. The location is not visible from the public streets; however, two low-profile roof grilles will be used as they are extremely discreet. Pictures 5a,5b.

<https://www.justlead.co.uk/product/lead-sheet-roof-vents/>

Residential Entrance Door

It is proposed to replace the existing modern flush door with a restored 1930s timber panelled door featuring a small leaded stained-glass detail. The design, materials, and black painted finish are in keeping with the building's Tudor Revival elements, including the leaded oriel windows on the principal façade. This reinstatement will enhance the historic character of the frontage and provide a more sympathetic appearance consistent with the building's architectural period.

The proposed canopy is a lightweight black metal unit with a projection of approximately 350 mm from the façade and a clearance exceeding 2.3 m above the pavement. The installation will be fixed into existing mortar joints, entirely within the building's ownership boundary. Following consultation with Wiltshire Council's Local Highways team, written confirmation has been received from Graham Axtell, Area Highways Engineer, confirming that the proposed design is acceptable.

Pictures 6a,6b,6c.

Flat 1

Bathroom and entrance: The bathroom will be open-plan with doors D-10 (existing modern 4-panel door) removed and provisional FD-13 not installed. A small entrance lobby (approx. 0.9 m × 2.0 m) will be created in the location of the former changing rooms. Picture 7.

Emergency bedroom-to-bedroom egress: An emergency fire door has been added from Bedroom 2 to Bedroom 1 to provide a secondary escape route via Bedroom 1's egress window in the event a fire affects the living room area.

Flat 3

Bedroom 1 and ensuite: The cloakroom bathroom will become an ensuite to Bedroom 1, extended to incorporate the existing VELUX. The modern Bedroom 1 door will be removed and replaced at the lobby level with a sympathetic FD30 four-panel Victorian-style door.

The flat entrance will be moved in the direction of the head of staircase with a new opening in the corridor (non-historic plasterboard wall) incorporating approx. 0.8 m² of Flat 2. Pictures 8a,8b.

Dressing room: The previously proposed dressing or bathroom will now be a dressing room only, without plumbing or sanitary installation, with the bathroom provided as per the earlier approval, so that no new pipework is cut through the original floor and joists.

Roof access hatch: The existing hatch will be sealed and a new hatch created within the communal area, as already approved under LBC PL/2025/04132.

In summary, all of the proposed changes either reinstate earlier layouts, remove intrusive modern fabric or are confined to later partitions and roof structure. The impact on the special interest of the listed building is neutral or beneficial, while delivering significant improvements in life safety, building services and residential amenity.

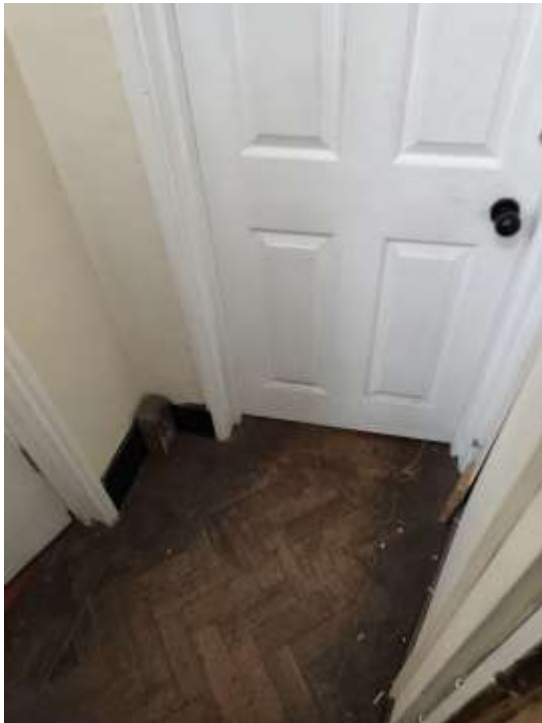
APPENDIX A

Facades – Background Ventilation and Extractors Location Summary (planning summary – see Part F for performance)

- New Canal (public façade): Flat 1 Living Room n.2 Rytons AAC125HP, Flat 2 Living/Kitchen n.2 Rytons AAC125HP + n.1 extractor, Flat 2 Bedroom n.1 Rytons AAC125HP
- Fish Row (public façade): Flat 1 Bedroom n.1 Ryton AAC125HP ; Flat 2 Bedroom n.1 Rytons AAC125HP; Flat 3 Living/Kitchen n.2 Rytons AAC125HP + n.1 extractor; Flat 3 Bedroom 1 n.1 Rytons AAC125HP
- West (plant-facing, not public): Flat 1 Bedroom 2 n.1 Rytons AAC125HPCWL + n.1 extractor; Flat 3 Dressing room n.1 Rytons AAC125HPCWL + n.1 extractor
- Internal rooms: Flat 1 Kitchen n.1 extractor; Flat 1 Bathroom n.1 extractor.

APPENDIX B – Pictures

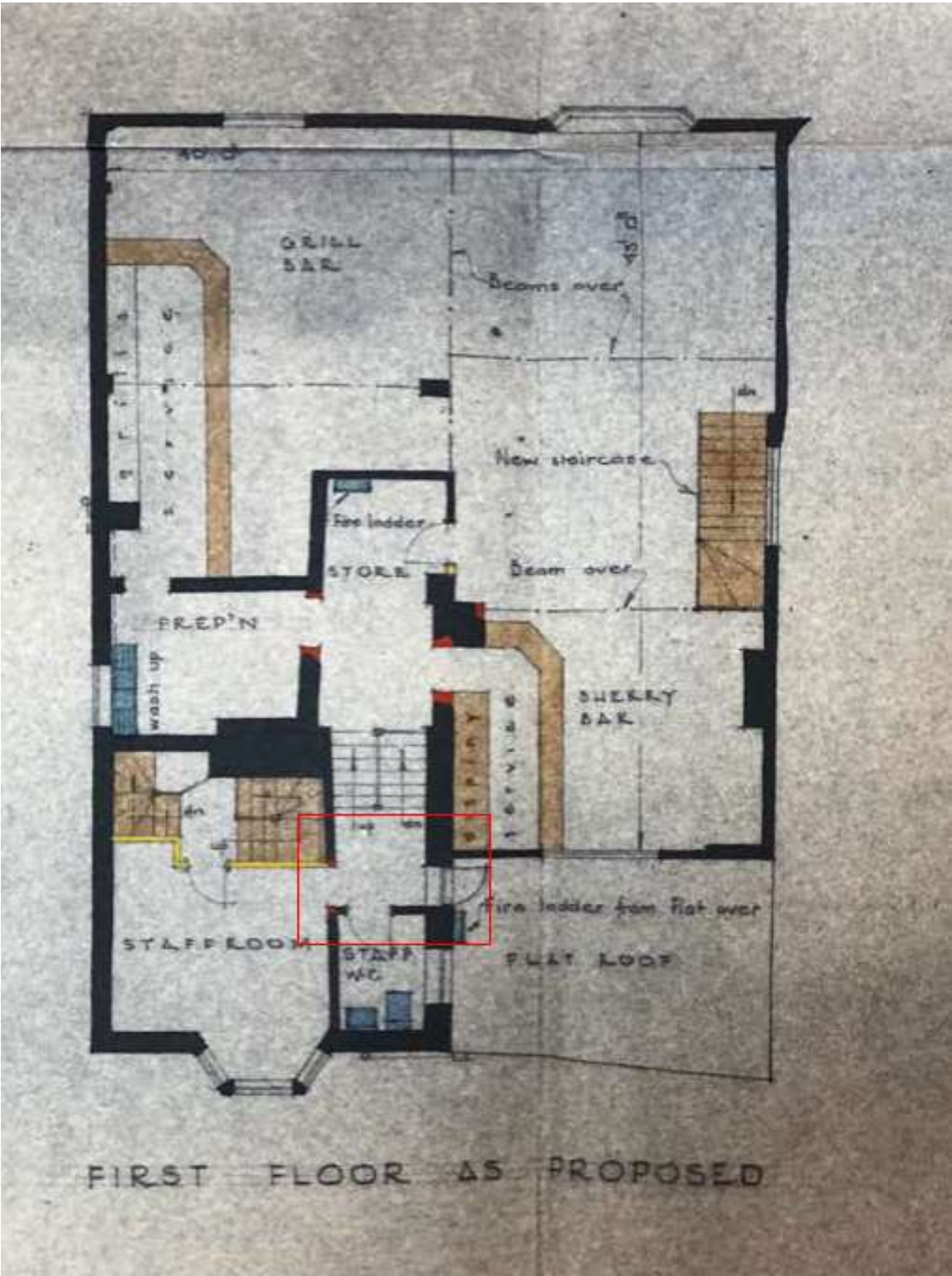
Picture 1a – 14 New Canal Shop Lobby to reintegrate in the staircase



Picture 1b – Communal staircase current reduced half-landing



Picture 1c – 1963 floor plan showing the communal staircase without the lobby



Picture 2 – 9 Fish Row emergency exit door to be removed and opening sealed



Picture 4a – 7 Fish Row façade grill location (red – extractor, blu – ventilation)



Picture 4b – 9 Fish Row façade grill location (red – extractor, blu – ventilation)



Picture 4c – Fish Row façade grill location (red – extractor, blu – ventilation)



Picture 4d – New Canal façade grill location (red – extractor, blu – ventilation)



Picture 5a – Roof extractors (red)



Picture 5b – Lead Roof Vent proposed



Picture 6a – Residential entrance (existing)



Picture 6b – Residential entrance (with new door, canopy, pot and lighthouse)



Picture 6c – Residential door details (restored, unrestored)



Picture 7. New lobby for Flat 1



Picture 8a. New entrance door for Flat 3



Picture 8b. New entrance door for Flat 3

