

6.0 Design Proposal for the Listed Building

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6.0 Design Proposal for the Listed Building



This section seeks to give a brief summary of the alterations of the Listed Building required for the refurbishment, restoration and conversion back to residential use and gives a summary of the interventions required. It explains the manner in which it is proposed to re-use the Listed Building. The current design proposals have been developed in response to comments raised by council officers and through further in-depth interrogation of the Listed Building.

This document should be read in conjunction with the following documents:-

- Heritage Statement from KM Heritage
- Proposed floor plans and Demolition drawings.

Proposed Refurbishment and Restoration



Listed Building Front Elevation along Kew Foot Road



Listed Building Rear Elevation

Existing alterations

- The building has been substantially altered in the 1990's and during the early part of the 20th Century.
- Roof light was removed and added circa. 1995.
- Portico and steps and substantial parts of the front façade were rebuilt circa 1995.
- External balustrades and all external metalwork was added circa 1995.
- Roof was recovered circa 1995, incorporating a series of new services penetrations, ducts and louvres.
- Internally all party walls at every level have been "broken through" to create horizontal divisions to form a wide circulation corridor and new stair enclosure.
- Internally there are few original historic features remaining.
- All rooms have late 20th century interventions including services installations, such as recessed downlighters, heater units, heating pipes, services casings and vents to roof level and outside walls. These "modern" services penetrate floors, ceilings and walls.
- Most rooms have late 20th century floor finishes including in some areas modern raised floors.
- The major of window appear to be late 20th century

Proposed External Refurbishment and Restoration

- Retain, refurbish and repair all the brickwork, windows and features such as original cast iron downpipes, the timber portico, stone steps and cills.
- The roofing finishes will be removed and re-laid to incorporate insulation and weathering membrane. All redundant services flues, louvres and other penetrations will be removed.
- The late 20th century roof light will be rebuilt to match the existing. We would propose a traditional design in tradition materials such as patent glazing, lead and painted timber.
- The blue plaque will be kept in situ but the damaged "Richmond Royal Hospital" letters will be removed. Other modern "NHS" signage will also be removed.
- Remove redundant services, features and fittings which are all late 20th century

Proposed Internal Refurbishment, Restoration and Alterations.

- All principle existing historic internal components such as cornices, skirtings, architraves, window shutters, stairs and principle fabric are being retained.
- Interventions are required to the fabric whatever the use, for example all the services within the buildings require renewal,
- including all electrical rewiring, plumbing, heating, ventilation, secondary glazing, updated fire safety systems and fire separation.
- Interventions are required to convert the existing building to residential use which is applicable whether converted to a single dwelling or flats. For example rooms such as kitchens and bathrooms will need to be added which require ventilation, drainage and water services.
- The Listed Building is proposed to be converted to five apartments.
- New service pipes will be offset (where required) from existing historic cornices.
- In bathroom and kitchen areas a new suspended ceiling will be installed to preserve existing historic features and to house ventilation ducts.

Conclusion

In summary, this current proposal;

- Does not require the intervention of two new full-height staircases & associated alterations to the historic fabric of the building.
- Does not require an additional entrance into both the principal & rear facades of the Listed Building.
- Does not affect the existing staircase which remains open from ground floor right up the rooflight above.
- Requires minimal alterations to the existing structure, layout, & historic fabric of the building.

Proposed Division of Listed Building



Proposed Division of Listed Building

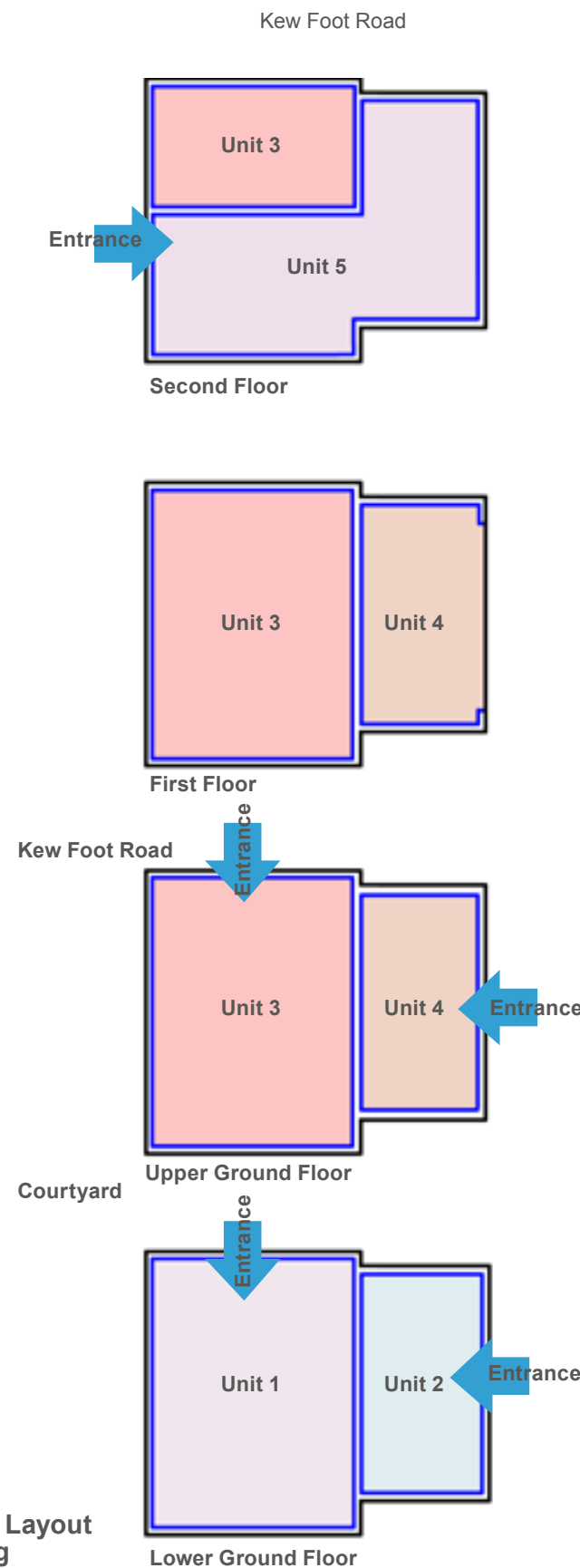


Figure 1



Figure 2

Proposed Apartment Layout within Listed Building



The current proposal results in minimal disturbance to historic building fabric whilst providing non-compromised residential dual-aspect accommodation. As the images show, Unit 3 now extends up over three floors which allows the historic staircase to be retained as it currently exists without being affected by upper level compartment floors. Unit 4 extends from Ground Floor to First Floor with its entrance from the Concierge.

The following pages show the plans of each level in their existing form alongside proposed layouts. The detailed pros/cons of this approach are described below.

Pros;

- ✓ Lower Ground Floor Unit 1 accessed via existing lightwell entrance, no additional opening in the facade required for access
- ✓ No requirement for additional staircases within the Listed Building, which would require extensive structural alterations, loss of historic building elements (such as original cornices, skirtings, ceilings etc) and loss of existing floor area.
- ✓ Second Floor Unit 5 accessed via proposed core away from Listed Building, not requiring additional staircase as above.
- ✓ Minimal structural openings and demolition of existing partitions.
- ✓ Well proportioned layouts can be achieved utilising existing partitions. Refer to proposed plans on following pages.
- ✓ Existing staircase retained and left open up to the rooflight (Figure 01), no requirement to create a compartment line through the stair.
- ✓ All units are contained within the Listed Building. Units 2 and 5 however utilises existing openings between the listed building & adjacent Building of Townscape Merit, therefore does not require structural alterations.

Cons;

- × Enclosure of existing stair required at lower level only (to create compartment line between dwellings). However this portion of the stair is already separated from the main staircase above, and the proposed enclosure at lower level would not affect the existing fabric.
- × The lower ground floor level is to be reduced by approximately 300mm to be aligned with existing door threshold level to courtyard lightwell.

Lower Ground Floor Plan



Lower Ground Floor Plan As Existing / Demolition

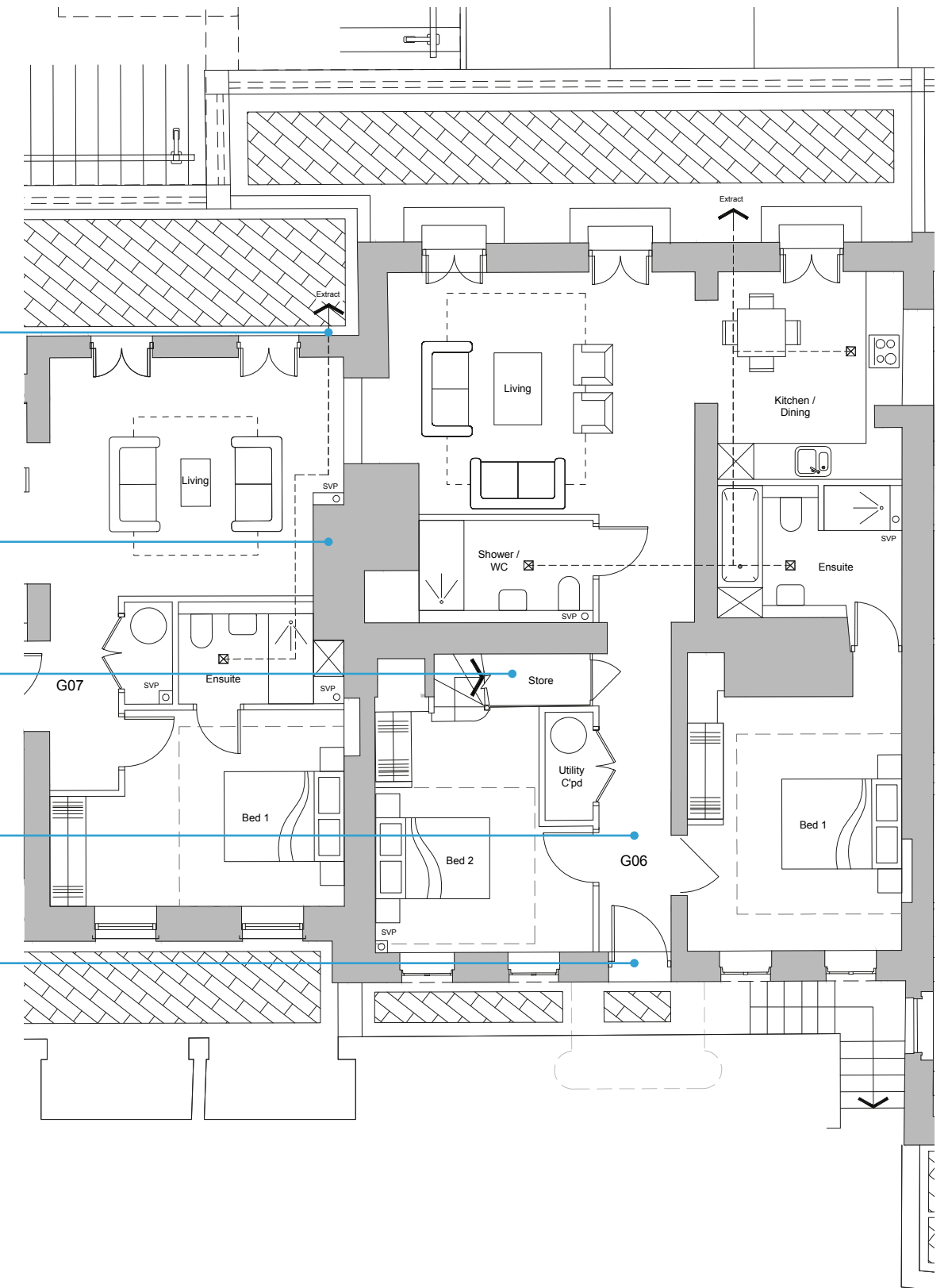
Bathroom / Kitchen extracts provided via airbricks to rear (secondary) facade only

Minimal internal fabric removed

Existing staircase to be left open to bedrooms and fire compartmentation provided via party floor constructed above.

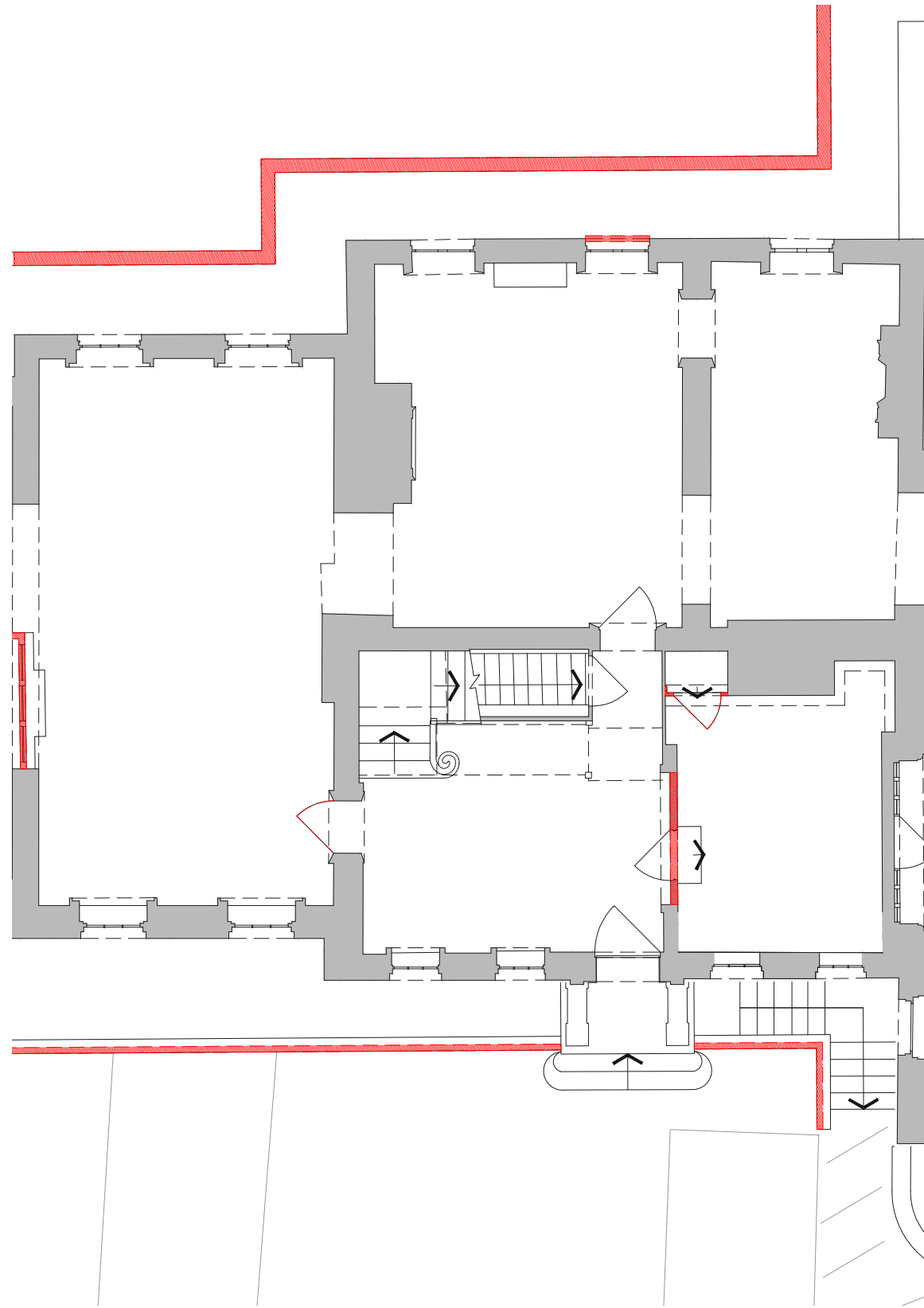
Basement level to be dropped by approximately 300mm to rear half only.

Existing entrance retained & reused



Proposed Lower Ground Floor Plan

Upper Ground Floor Plan



Upper Ground Floor Plan As Existing / Demolition

Bathroom / Kitchen extracts provided via airbricks to rear (secondary) facade only

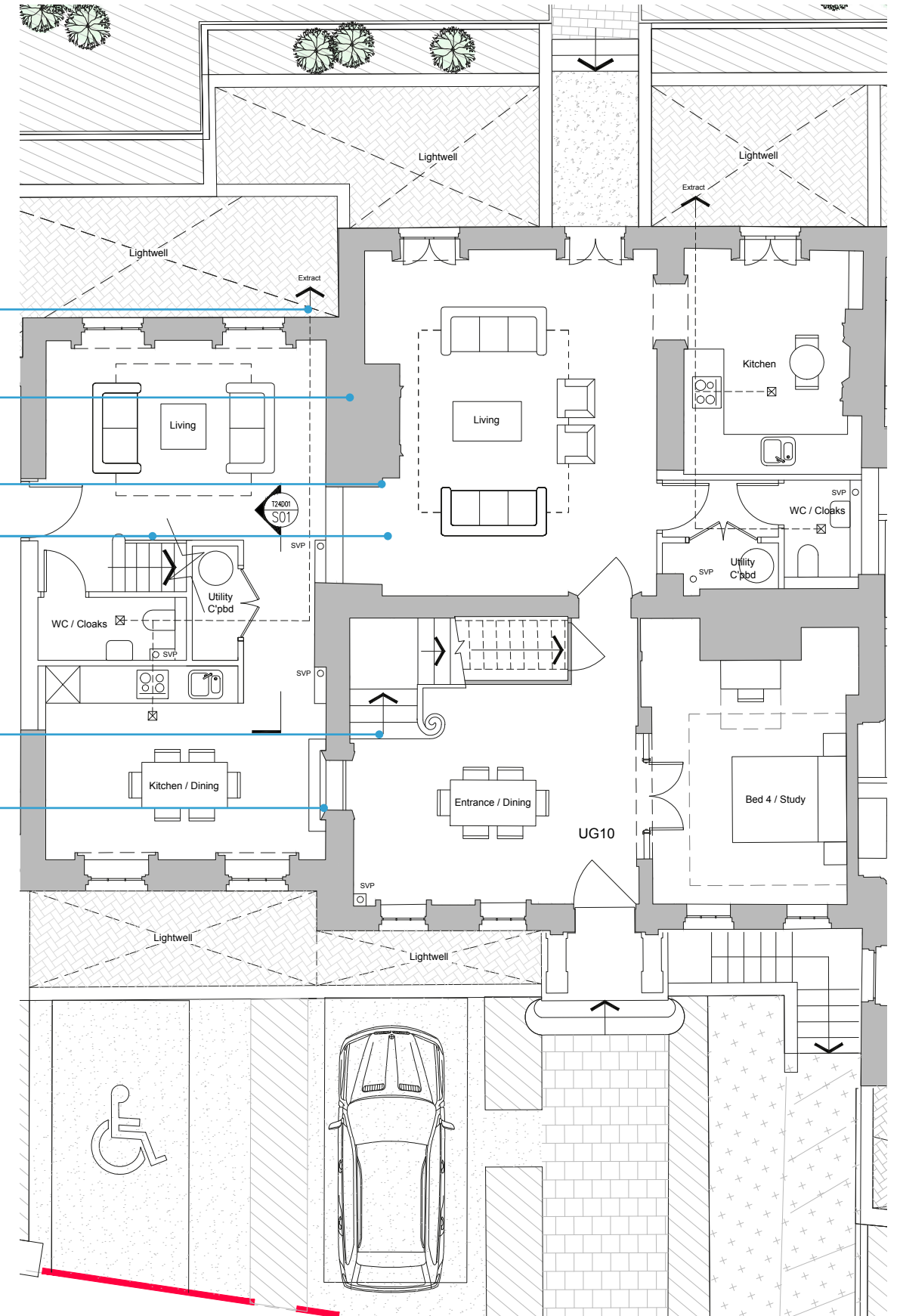
Minimal alterations to existing building fabric

Proposed single story staircase for duplex unit UG11.

Existing floor upgrading acoustically throughout

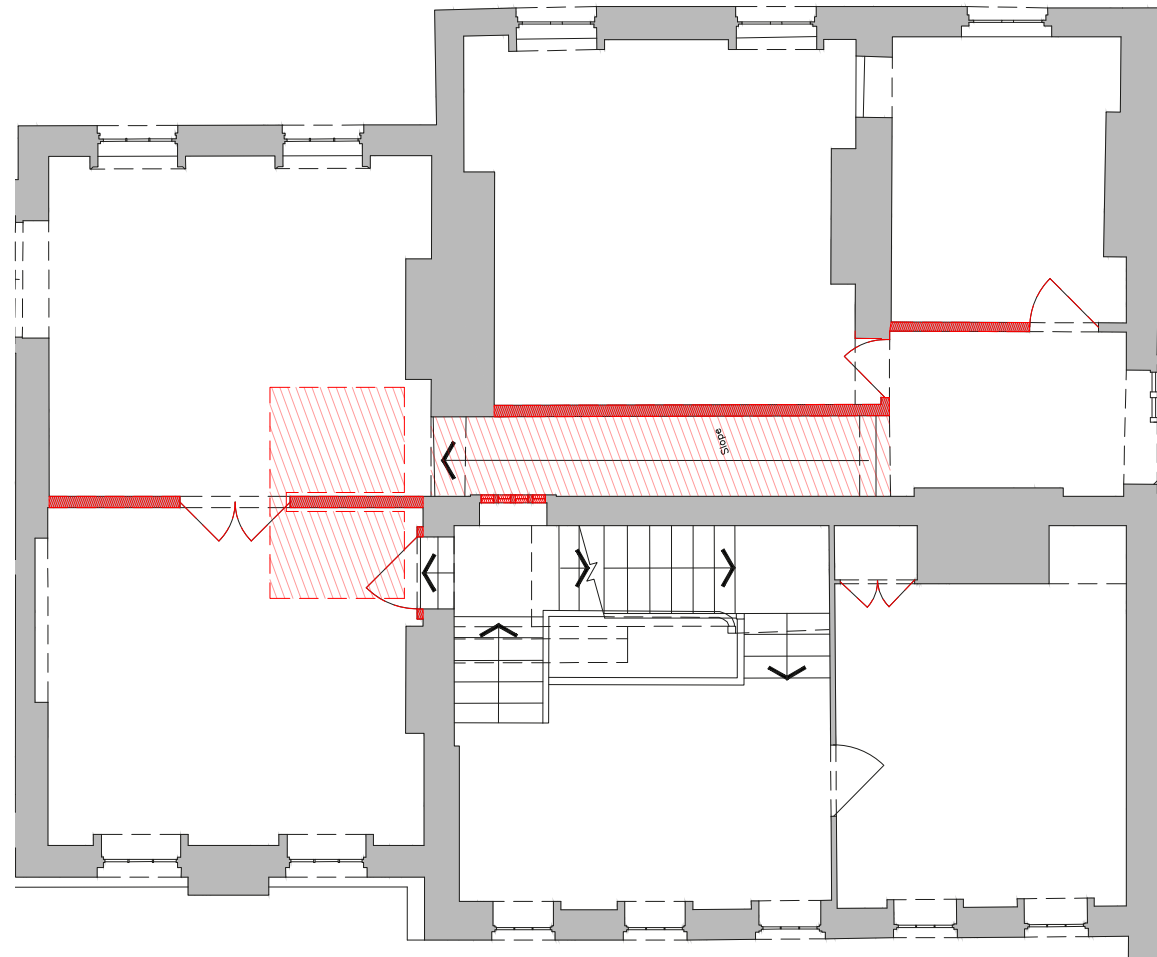
Non-intrusive floor to be provided sealing off & protecting existing staircase below. Staircase from upper ground floor upwards to be retained and refurbished in full.

Existing architectural detailing to be retained & exposed where new compartment walls are constructed



Proposed Upper Ground Floor Plan

First Floor Plan

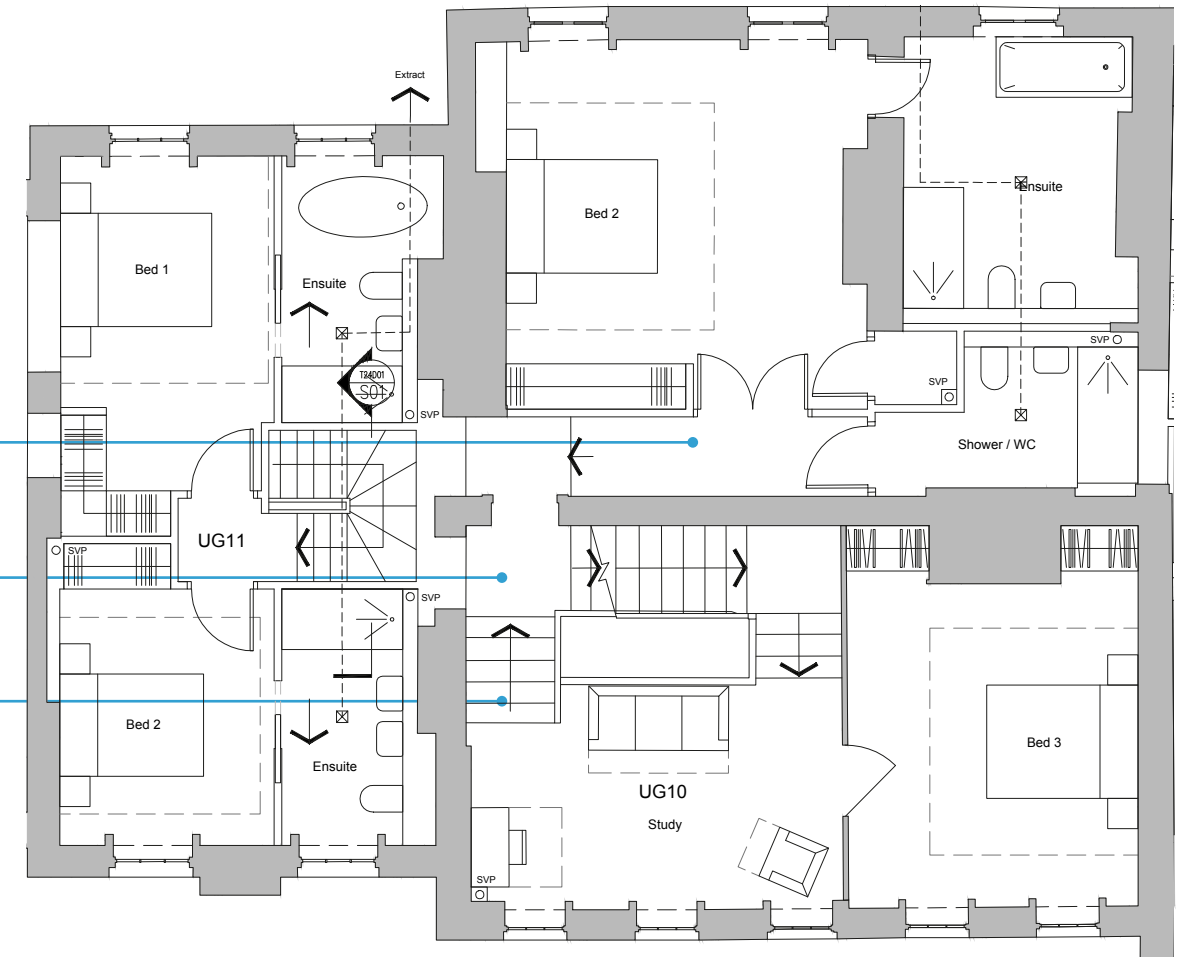


First Floor Plan As Existing / Demolition

Existing architectural detailing to be retained & left exposed where new compartment walls are constructed

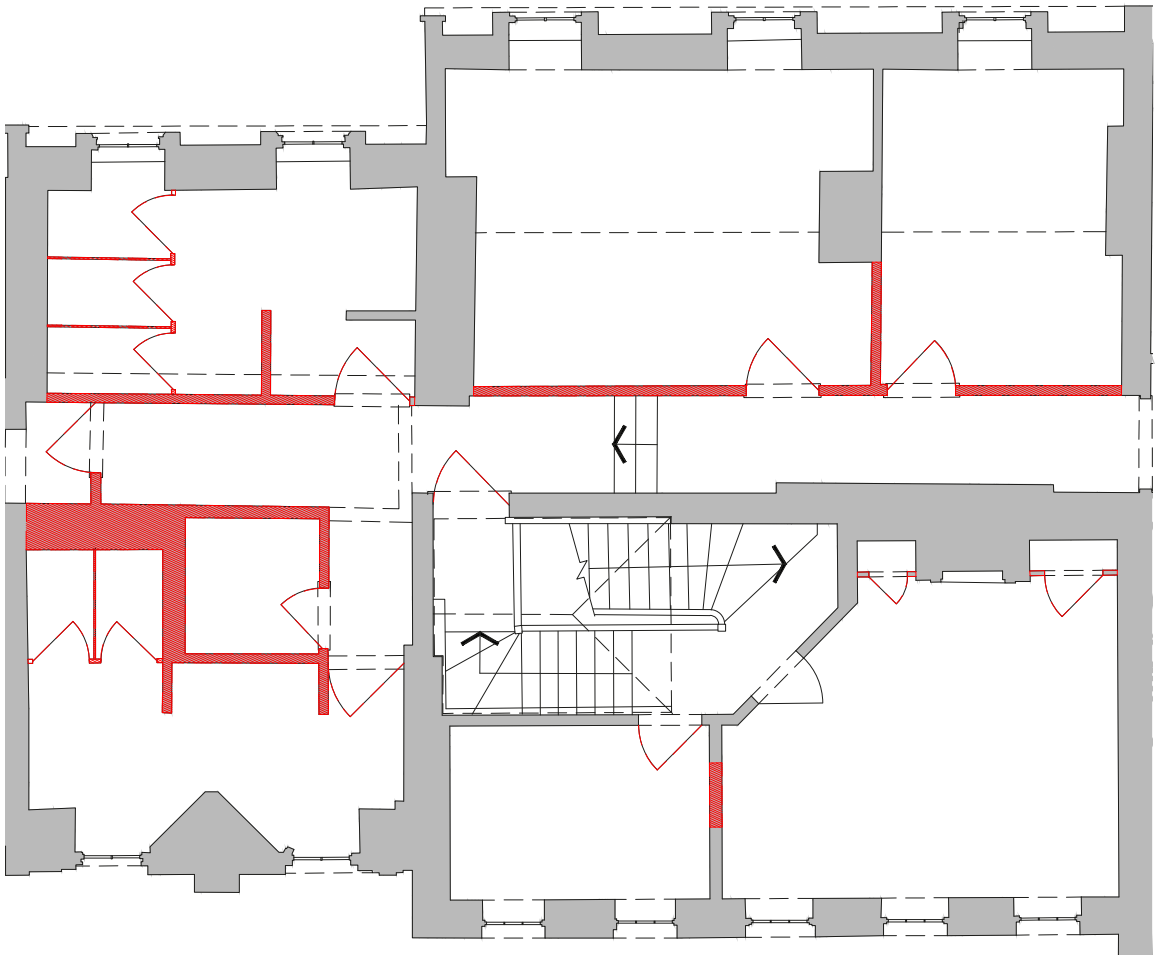
Proposed single story staircase for duplex unit UG11.

Existing staircase & baulstrading retained & refurbished in full



Proposed First Floor Plan

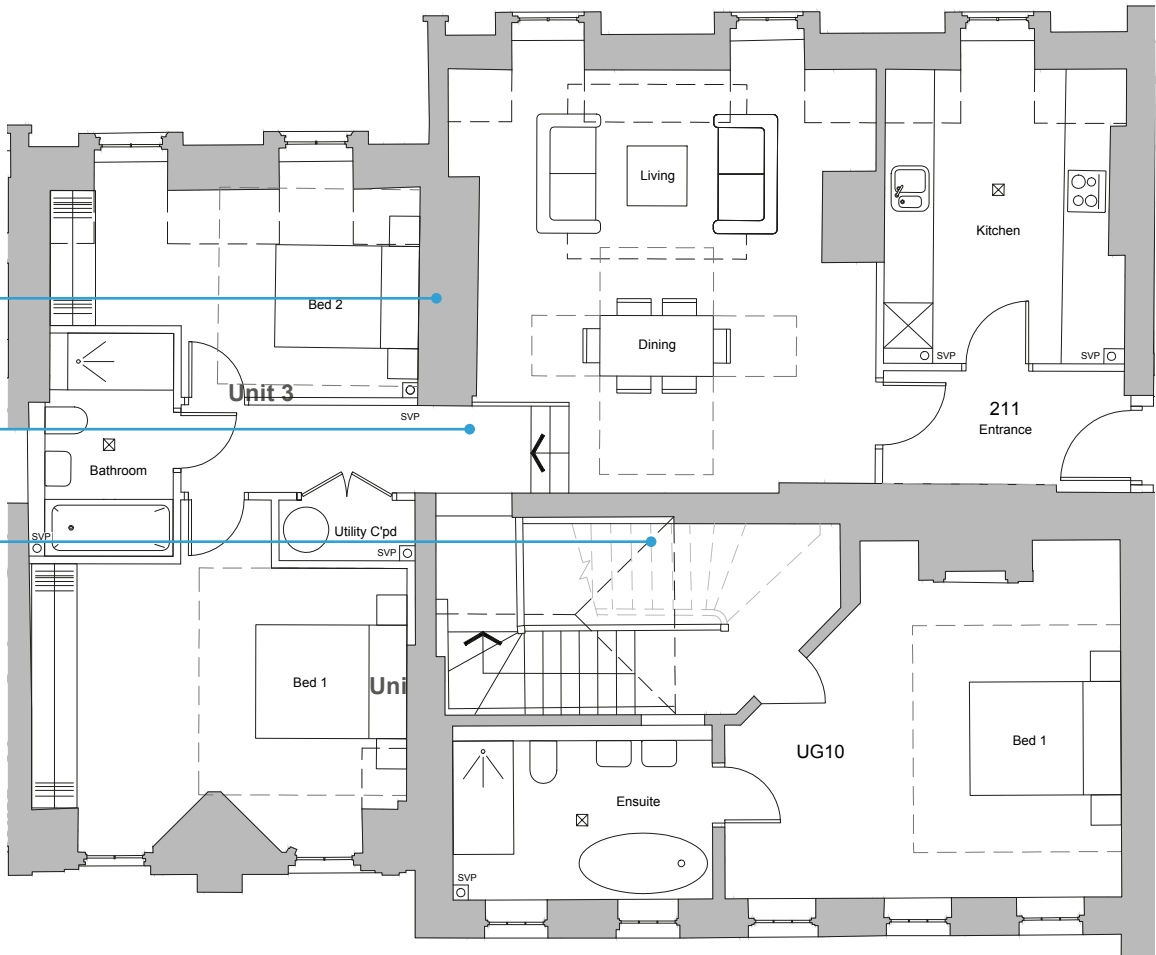
Second Floor Plan



Minimal alterations to existing fabric

Existing level changes to be retained

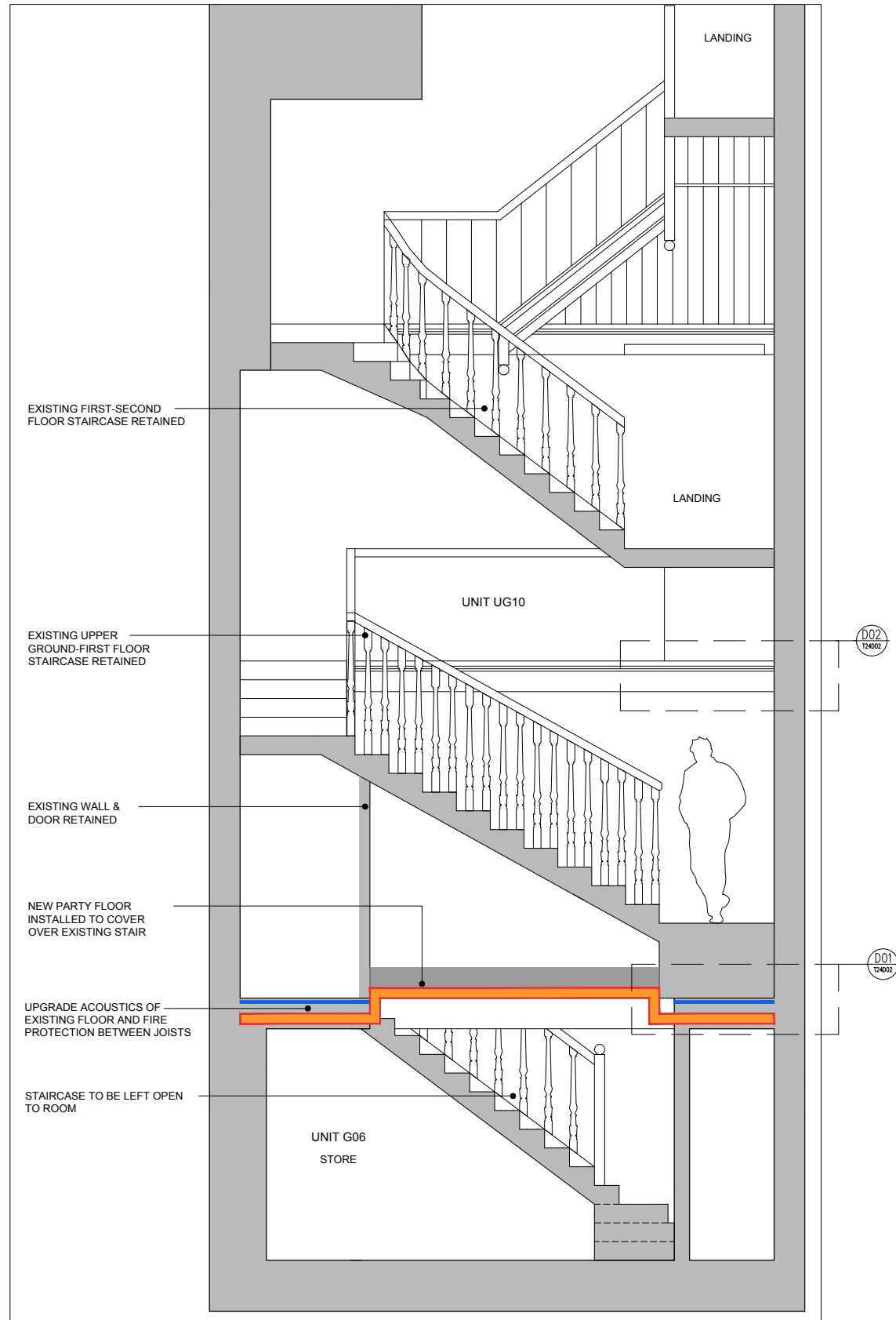
Existing non-historic rooflight above to be refurbished



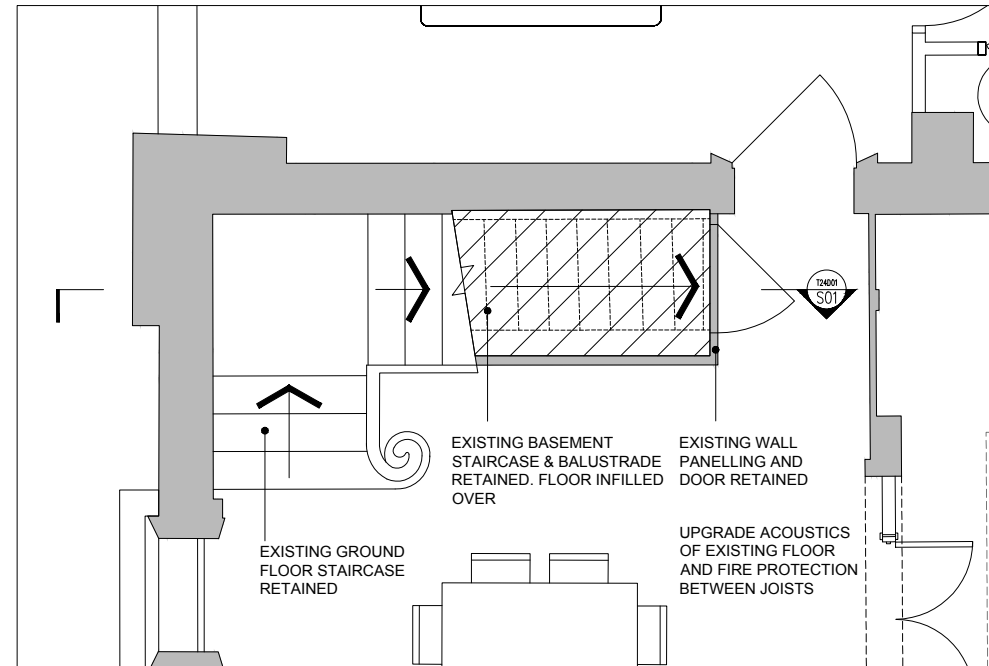
Second Floor Plan As Existing / Demolition

Proposed Second Floor Plan

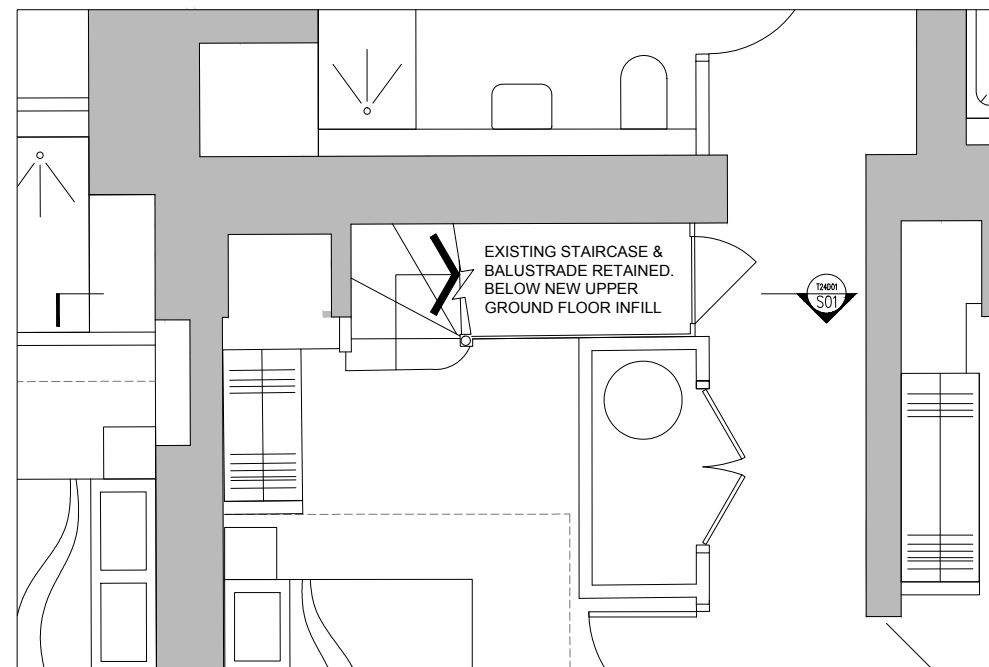
Refurbished Stair Section Details - Unit UG10



S01 SECTION THROUGH EXISTING STAIR
SCALE: 1:25 (A1)

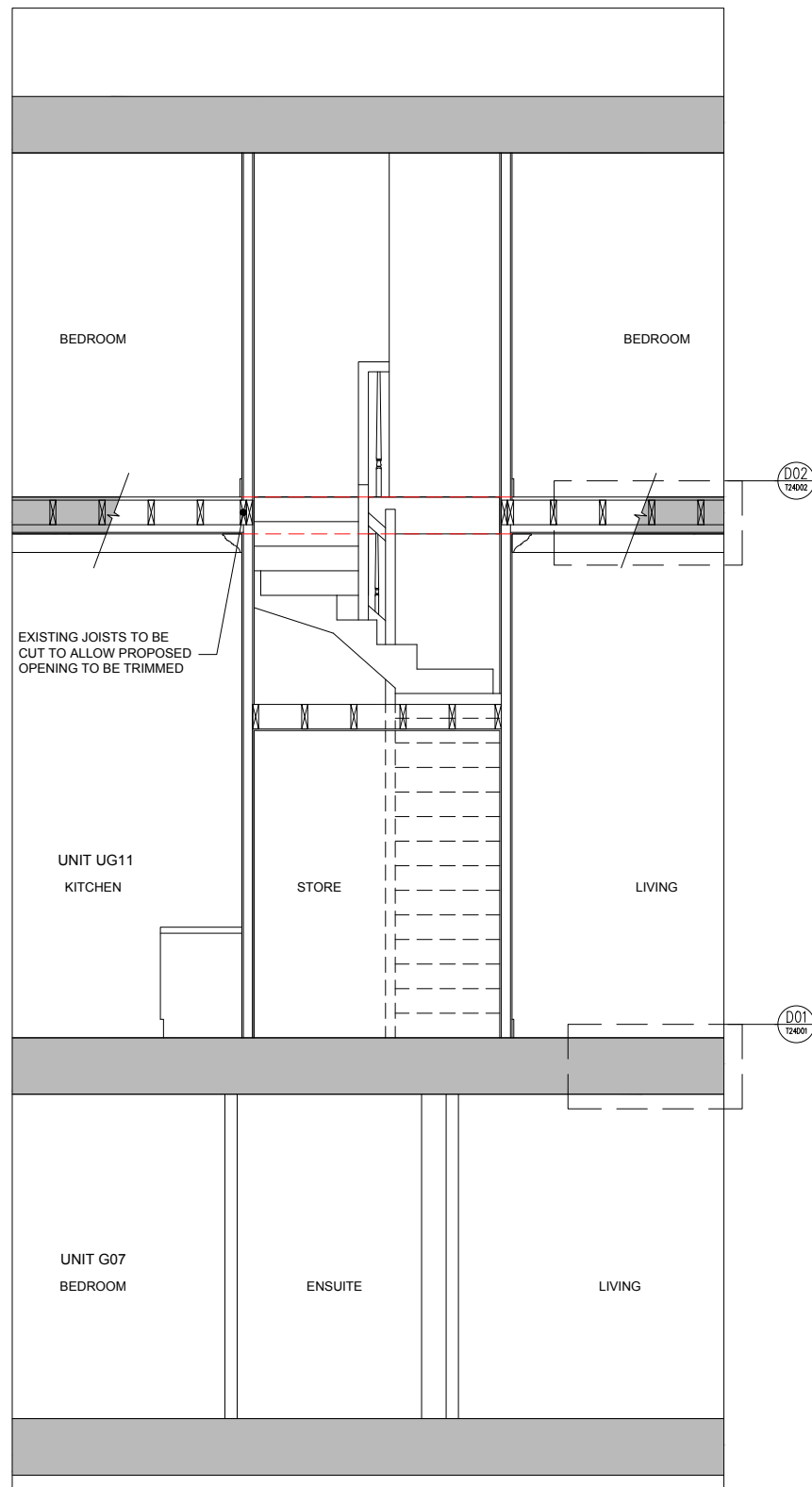


P00 UPPER GROUND FLOOR STAIR PLAN - UNIT UG10
SCALE: 1:25 (A1)

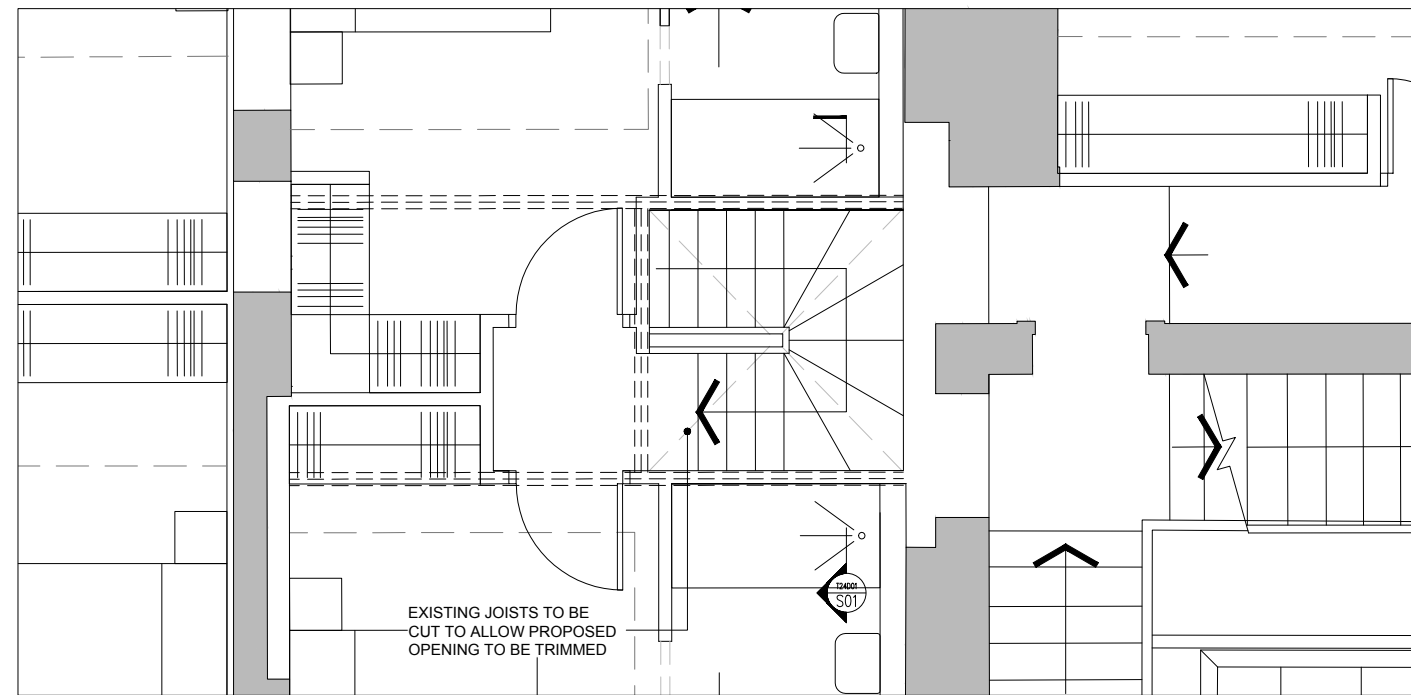


P-1 LOWER GROUND FLOOR STAIR PLAN - UNIT G06
SCALE: 1:25 (A1)

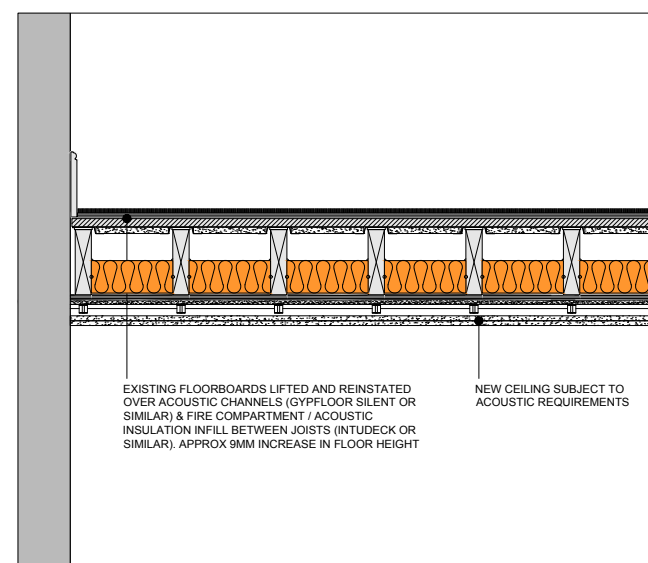
Proposed Stair Section Details - Unit UG11



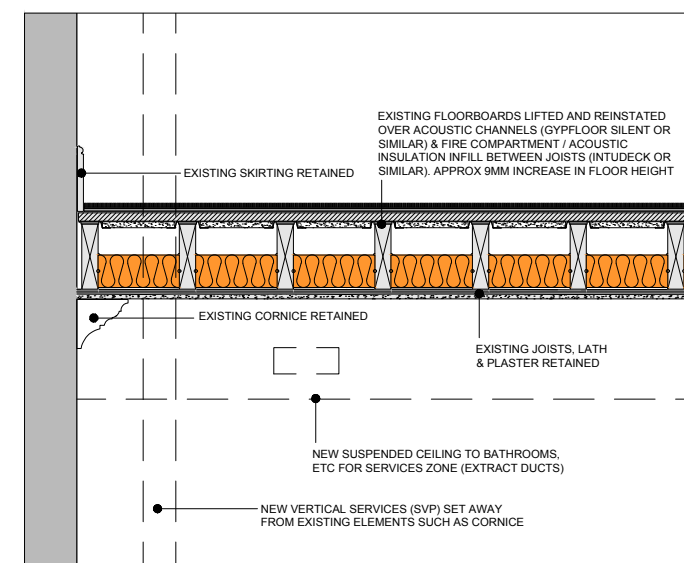
S01 SECTION THROUGH PROPOSED STAIR - UNIT UG11
SCALE: 1:25 (A1)



P01 FIRST FLOOR STAIR PLAN - UNIT UG11
SCALE: 1:25 (A1)

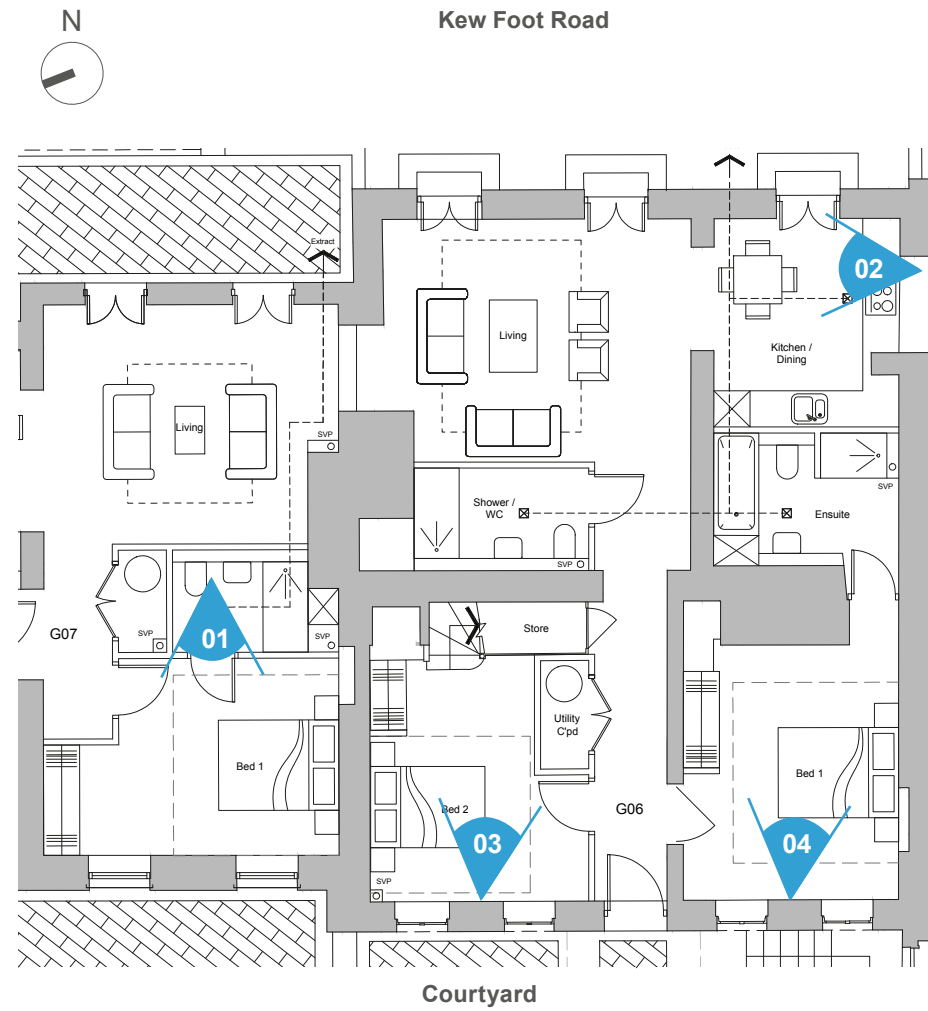


D01 GROUND FLOOR DETAIL
SCALE: 1:10 (A1)



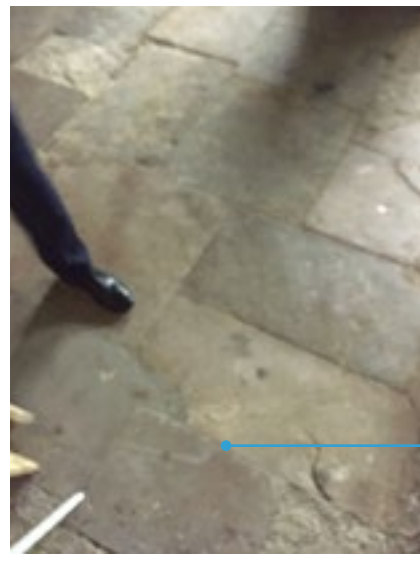
D02 FIRST & SECOND FLOOR DETAIL
SCALE: 1:10 (A1)

Internal Images of Listed Building Lower Ground Floor



Proposed Lower Ground Floor

View 04



View 01



View 02



View 03

Floor level lowered to match existing "lower" level to rear (west) of Listed Building

All existing lower ground floor window openings to rear elevation to be lowered & replaced with glazed double door sets

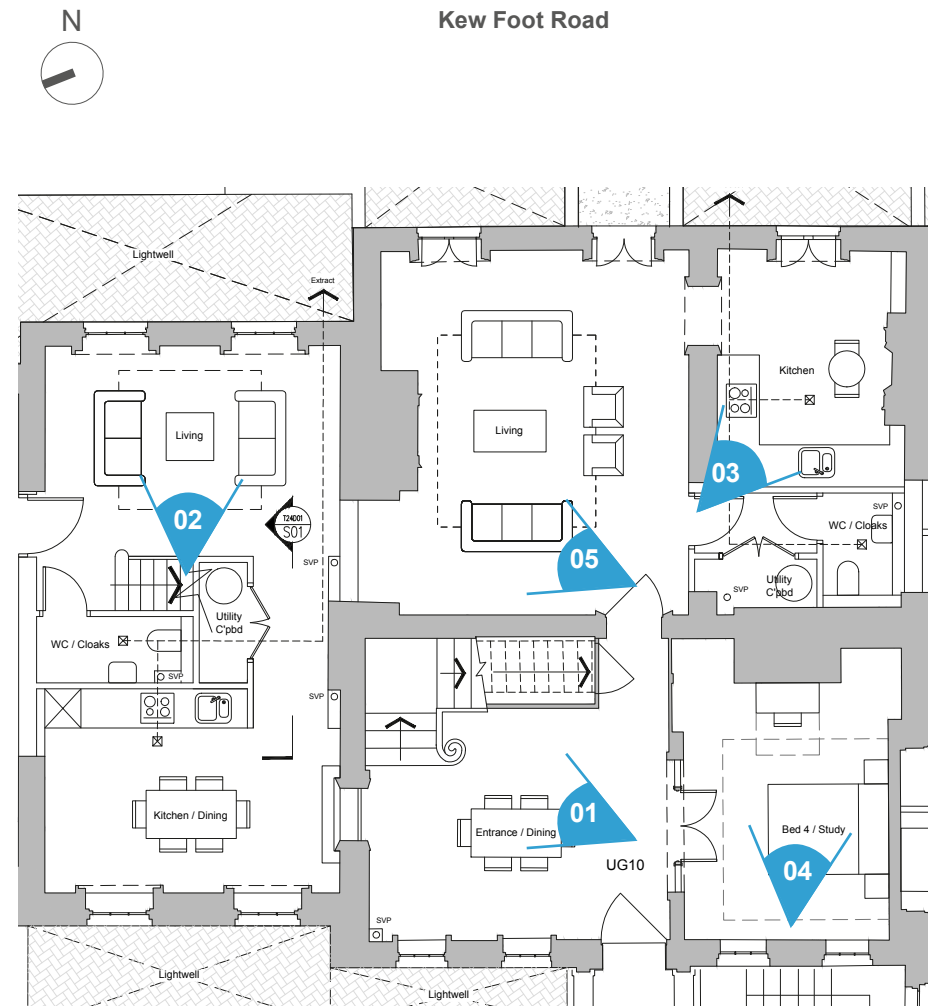
Floor level to match existing rear access threshold level

Existing panelling around historic fireplace to be retained, refurbished and left exposed

Existing stair & panelling to remain open to proposed bedroom

Existing stone floor carefully removed and re-laid to new floor level

Internal Images of Listed Building Upper Ground Floor



Proposed Upper Ground Floor

Original staircase to be retained and refurbished in full. Upper Ground Floor and above to remain fully open serving Unit UG10 only. To be separated with secondary stair below via means of part floor constructed in void. Refer to drawing T24D01



View 01

Historic door, surround & reveals to be retained in full and left open to main Listed Building entrance side. Party wall to be constructed behind to provide separation between units UG10 & UG11

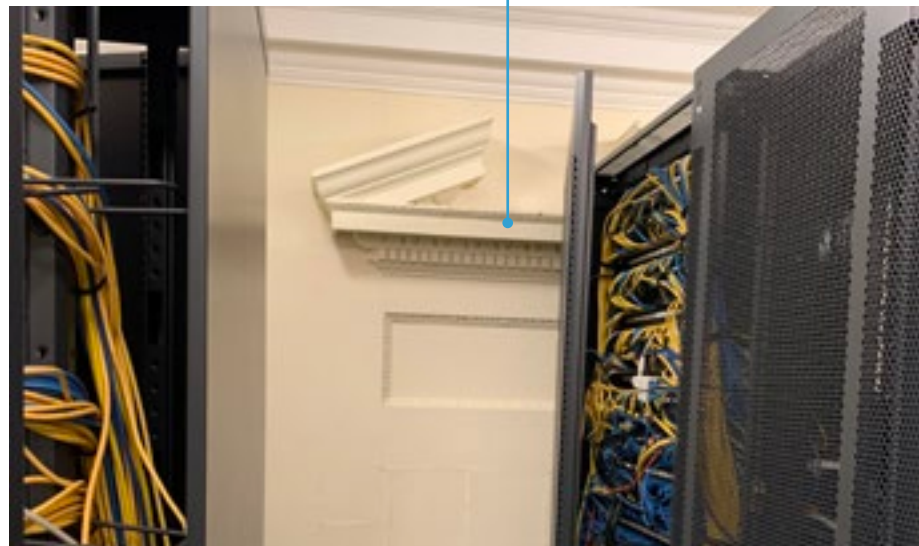


View 02

Non-original glazed screen and opening infilled to create separation between concierge and Unit UG11

Existing detailing around historic fireplace to be retained and left exposed

View 04



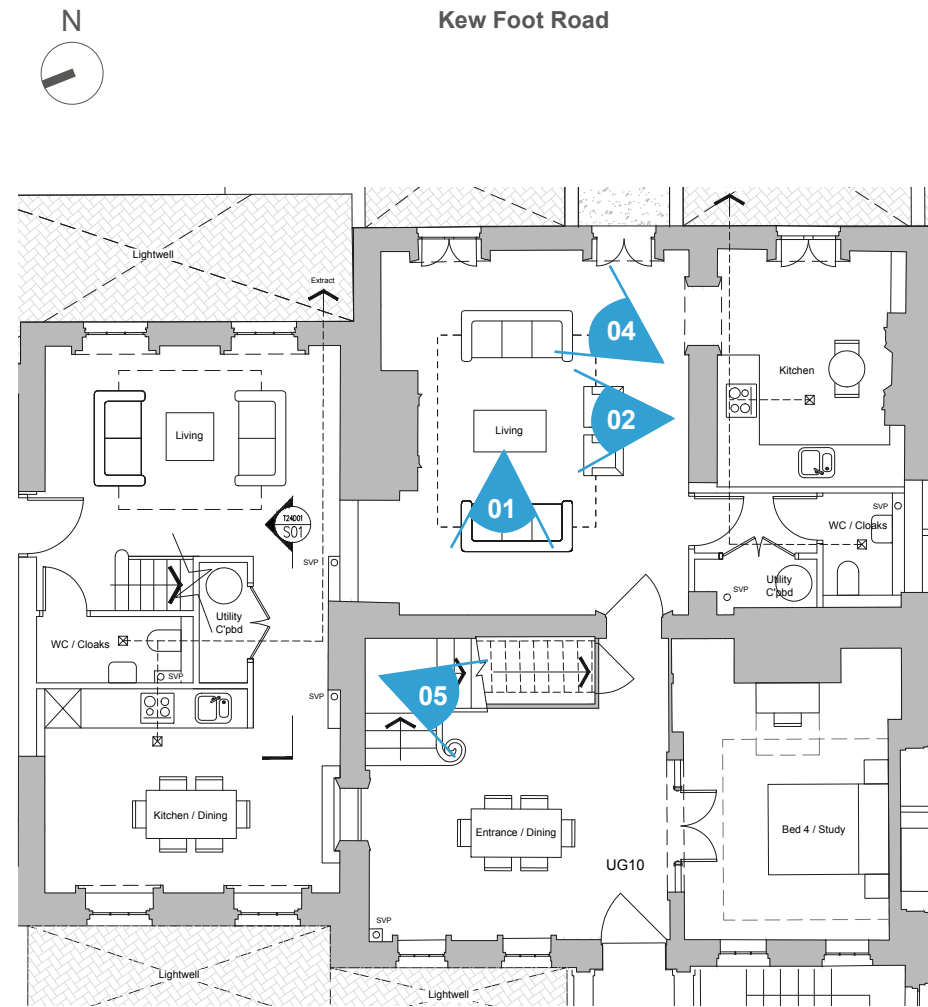
Historic skirtings, cornices, surrounds & other architectural details to be retained

Existing fire surrounds to be retained



View 03

Internal Images of Listed Building Upper Ground Floor



Proposed Upper Ground Floor

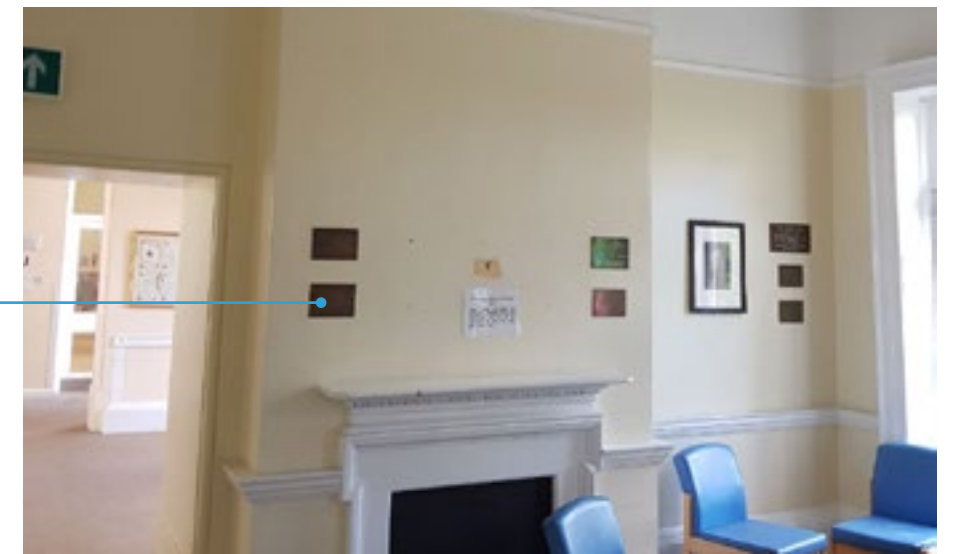
View 05



Historic arch to be retained, modern infill partition and door to be replaced.



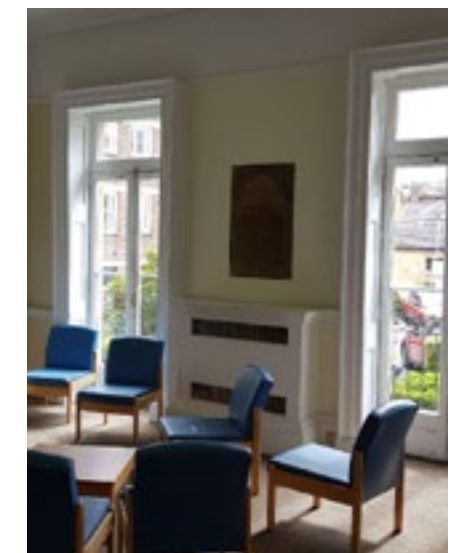
View 01



View 02



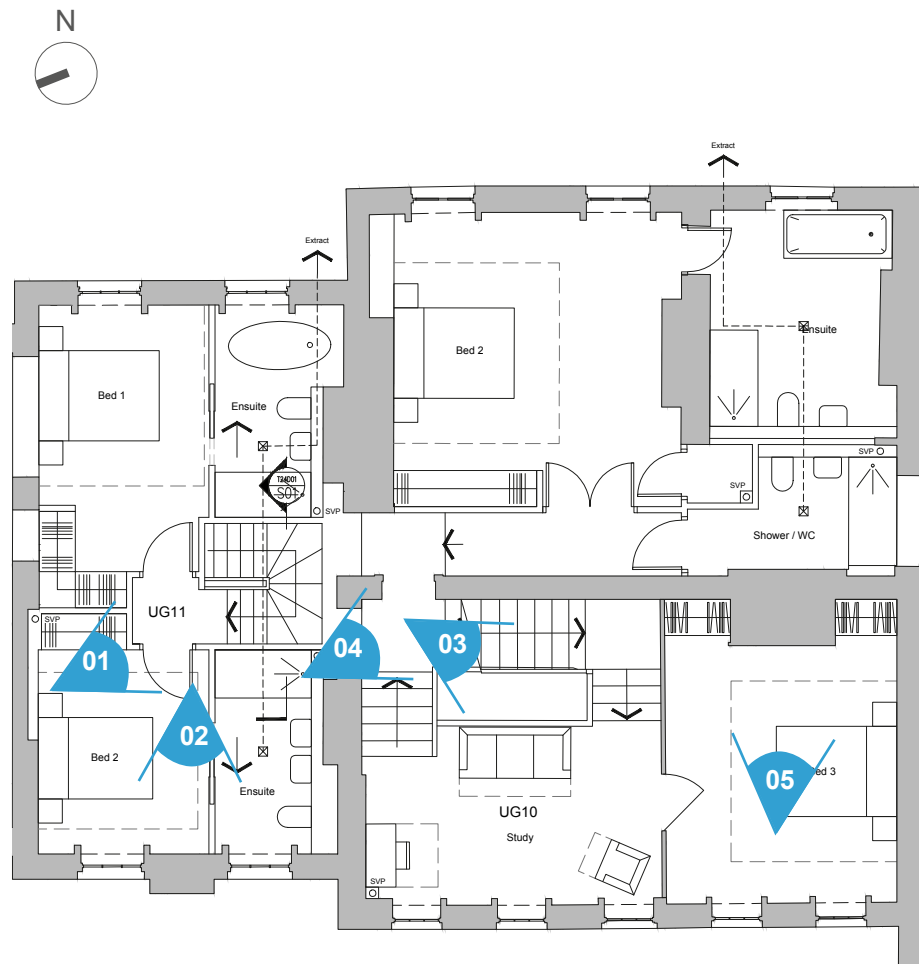
View 03



View 04

Existing plaques to be carefully removed and reinstated within proposed concierge

Internal Images of Listed Building First Floor



Proposed First Floor

Existing partition and non-historic double door set to be removed.

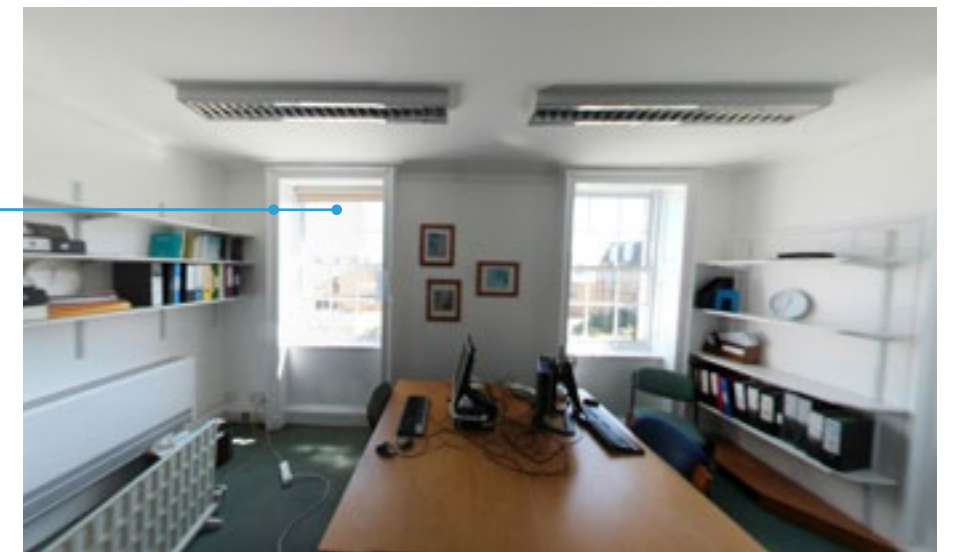
Existing levels throughout retained

Existing windows, surrounds and detailing retained & refurbished.

Historic fabric, wood panelling, fireplace and other architectural detailing retained and refurbished. windows, surrounds and detailing retained & refurbished.

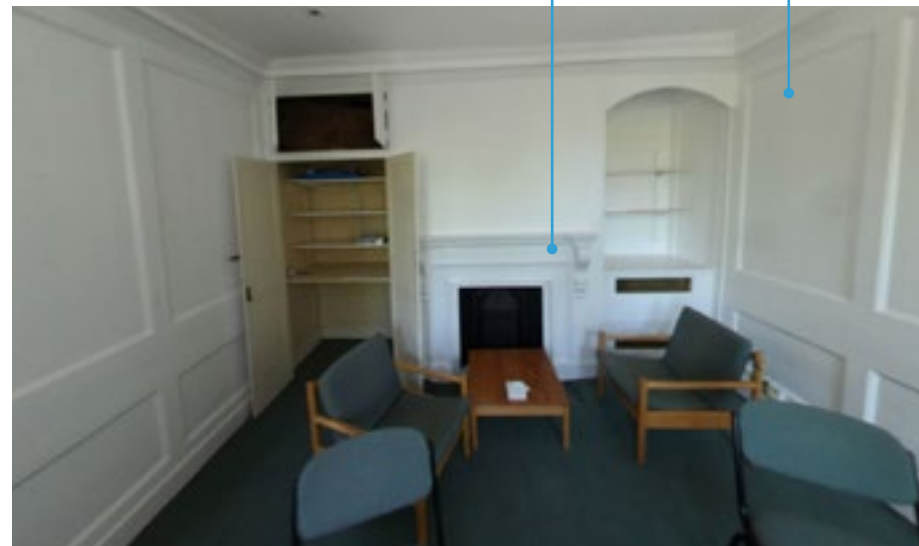


View 01



View 02

View 05



View 04



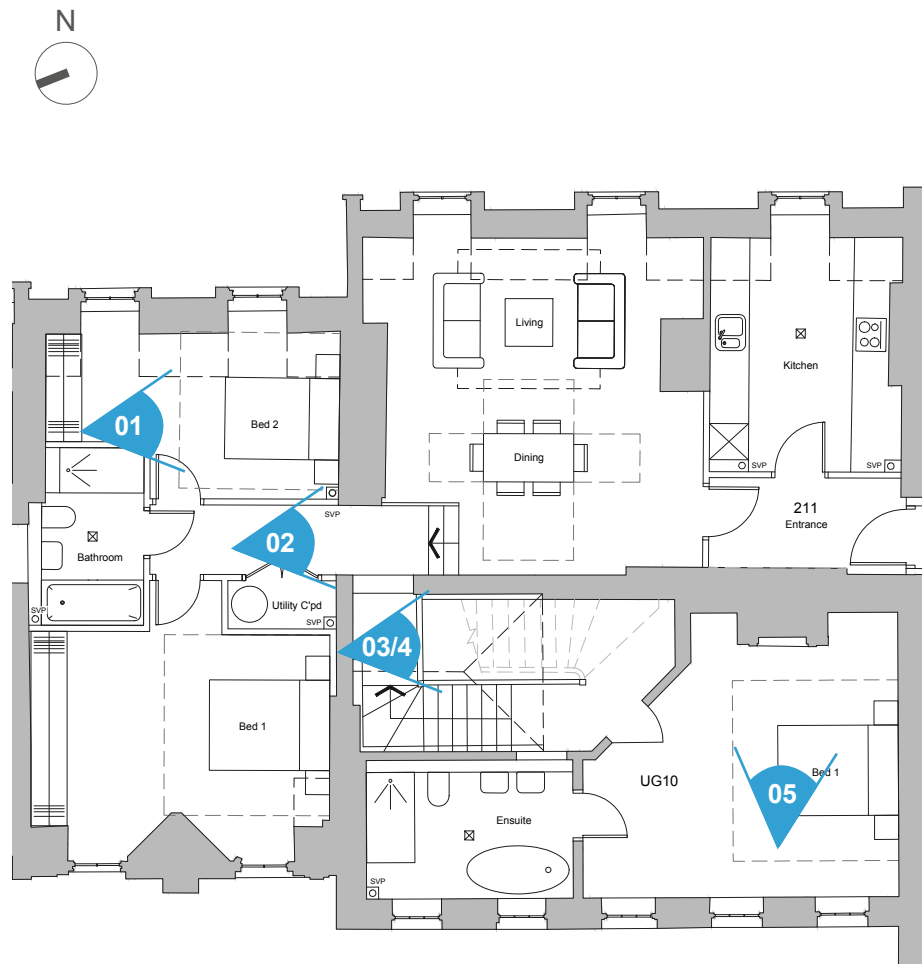
Original staircase to be retained and refurbished in full. Upper Ground Floor and above to remain fully open serving Unit UG10 only.

Existing glazing to be removed and opening lowered to provide access between the front and rear section of the primary Listed Building building element.



View 03

Internal Images of Listed Building Second Floor



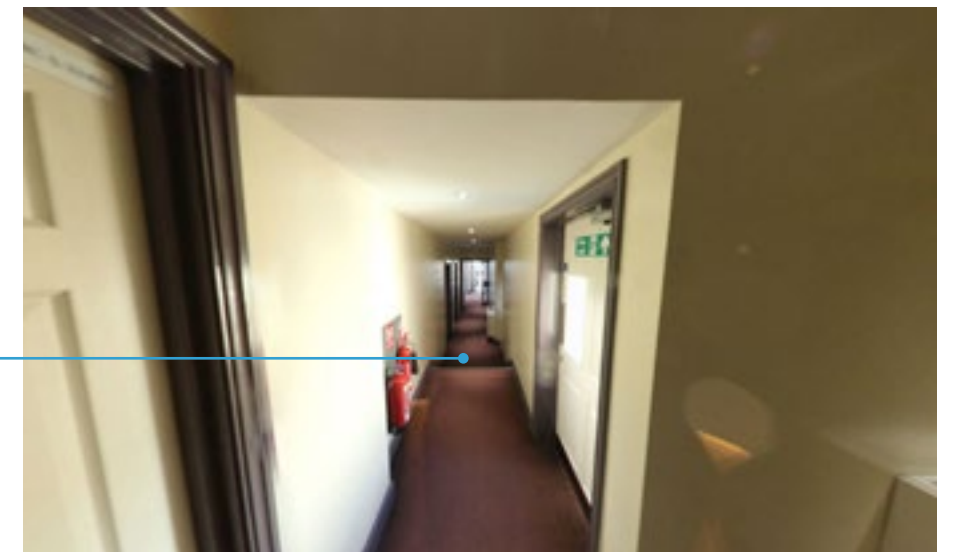
Proposed Second Floor

Existing modern male & female WC facilities to be removed including associated lightweight partitions



View 01

Existing levels to be retained.



View 02

Existing fireplace retained & refurbished.

View 05



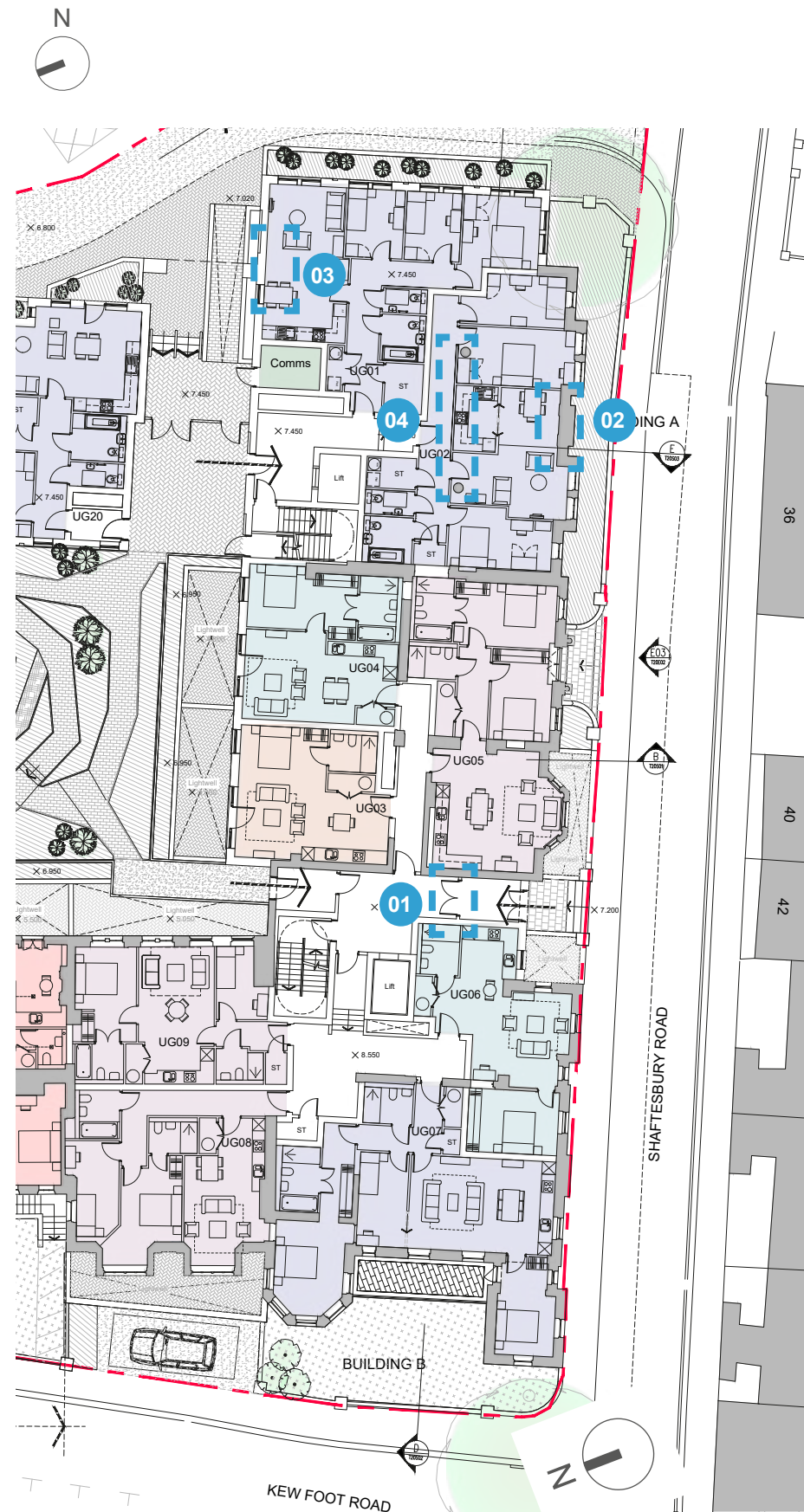
Existing non-historic rooflight to be replaced, to match existing with patent glazing.

View 04



View 03

Internal Elements of Locally Listed Building Ground Floor



Proposed Ground Floor Plan

Existing historic lobby doors to existing Shaftesbury Road entrance to be relocated to new entrance lobby proposed further west.

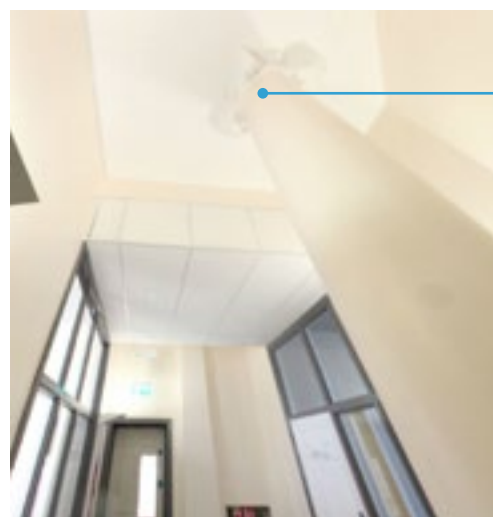


View 01

Fireplace retained in situ within proposed Unit UG02 living room.



View 02



View 04

Existing classical columns to be retained and left exposed in Unit G02

Fireplace removed and relocated to Unit UG01 living room for re-use



View 03