

Dear Mr Pearce

Thank you for your email and telephone conversation regarding the above building. I note that you have provided some basic information regarding your proposals, and these have been used to provide my comments.

I note that you propose to undertake various works to the building. I shall discuss them here:

- The proposed works to the first floor appear to be acceptable; the sub-division of the bathroom to create two rooms will not harm the character of the building. This is subject to joinery etc matching the existing and issues related to drainage being dealt with.
- The proposed alteration to the existing en-suite to the front of the building are small in scale and acceptable.
- Converting the existing kitchen into an additional bedroom is acceptable, subject to details of the introduction of the en-suite – where would it be located, and how would issues related to drainage be considered etc?
- It is not clear how you would alter the stairs? Would they stay in the same location, but be upgraded? As they lead to a basement level, they should be of a simple style to reflect the status of the lower floor.
- The proposal to the basement level will have the greatest impact. Works should not remove all of the walls within the area. There should be some way of understanding the existing floor plan. Nibs of existing walls should be kept. The lowering of the section of flooring appears to be acceptable, subject to confirmation that they can be undertaken from a structural perspective (I am not a structural engineer).
- It is not clear from the information provided what is meant by 'Form light well' please can this be clarified?
- It would also appear that you are proposing a new porch and/or bay window? Whilst there is a bay window next door, this property appears to retain its original façade, and this proposal would result in the loss of historic fabric and alter the older façade. As a consequence, it is considered that this would harm the significance of this building and cannot be supported.

These comments are informal, based on the information provided, and I hope that I have covered the various points.

I hope that this is of assistance for you

Kind Regards

Martyn