

DESIGN AND ACCESS STATEMENT

St George's Nursing Home Expansion Project

St George's
Nursing Home

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Design and Access Statement for: Change of Use C3 > C2 at 44 Kneesworth Street, Royston, SG8 5AQ _ Grade II Listed Building; and Internal Alterations to St Goerges Nursing Home.

Introduction

This Design and Access Statement accompanies a full planning application for the conversion and change of use of No. 44 Kneesworth Street, Royston, a Grade II listed dwelling, to provide additional care accommodation as part of St George's Nursing Home at No. 42. The proposal seeks a sensitive change of use that integrates the adjoining property into the established care home, increasing capacity from 22 residents to 30 residents. The scheme has been carefully designed to respect the historic character of the listed building and its conservation area setting, while delivering substantial public benefits in the form of enhanced care provision, improved accessibility, and operational efficiency.

The application responds directly to the growing demand for high-quality care facilities within Royston and the wider district. Demographic trends show a significant increase in the proportion of older residents and those requiring specialist care, and the existing provision at St George's is already operating at capacity. The conversion of No. 44 provides a rare and valuable opportunity to meet this need in a sustainable way, by re-using an existing building within the established care home site rather than pursuing new development elsewhere. This approach avoids unnecessary land take, reduces embodied carbon, and ensures that residents can remain in familiar surroundings, close to family, friends, and community networks.

The proposal also secures the long-term future of a designated heritage asset. No. 44, Middle Brooklands, has suffered from subdivision and piecemeal alteration, which has compromised its circulation and functionality. By integrating the property into the care home, the scheme restores a coherent use, ensures ongoing investment in its maintenance, and places the building at the heart of a socially beneficial enterprise. This is fully consistent with national policy, which recognises that viable uses are essential to the conservation of historic buildings.

Site and Context

The application site comprises Nos. 42 and 44 Kneesworth Street, located within the historic core of Royston and falling inside the designated Conservation Area. Kneesworth Street is one of the principal approaches into the town centre and is characterised by a varied streetscape of Georgian and Victorian townhouses, interspersed with later infill development and small commercial premises. The street retains a strong historic grain, with buildings set close to the pavement edge, creating a continuous frontage that contributes positively to the character of the Conservation Area.

No. 42 currently operates as St George's Nursing Home. It is a two-storey brick building of modest scale and heavily extended at rear, with a simple pitched slate roof and traditional sash windows. Although not listed, it is of local historic interest and makes a positive contribution to the streetscape. Its rear garden is modest in size, enclosed by timber fencing, and contains a small bin store adjacent to the shared driveway. Vehicular access is taken from this driveway, which also serves neighbouring properties.

No. 44, known as Middle Brooklands, is a Grade II listed dwelling dating from the early nineteenth century. The building is constructed of yellow brick with a Welsh slate roof and cornice, and its principal elevation is distinguished by three sash windows under flat arches at

first floor level, two semi-circular bow windows at ground floor level, and a central six-panel timber door with traceried fanlight set within a double round-arched reveal.

The rear single-storey extension accommodates a kitchen and utility space. This extension sits at a lower level than the main house, accessed by two steps, and is of later construction, with simpler detailing and similar materials. The first floor contains bedrooms and a bathroom, again arranged off a central landing. Bedrooms vary in size, with some larger front rooms retaining original sash windows and fireplaces, while smaller rear rooms have been altered by partitions. The basement is used for storage; it also has a small coal cellar. The basement has limited natural light; and is where consumer units are located. It contains functional spaces such as ancillary storage, with an access hatch to the front which formed part of the original coal cellar access. Externally, the rear garden of No. 44 is enclosed by timber fencing and hedgerows. The amenity space is modest, with hardstanding and large soft landscaped garden area. Vehicular access is via the shared driveway, which also serves No. 44A.

Proposed Development

The proposal integrates No. 44 into the existing nursing home No.42, expanding accommodation and communal facilities.

On the ground floor, the front bedroom is reduced to approximately 12m², with part of the space reallocated to create a new ensuite of 2.4m² and a small W.C. The quiet room is 4.5m². A staff nurse office of 9m² is re-located, together with a 12m² communal area adjacent to the proposed lift. The kitchen is reconfigured for care-related use. A platform lift is installed to provide vertical access to residents and staff wherever practicable across split levels, and new escape door is created from at the corner of the existing kitchen area. Note; where required the existing door and window located in the lift zone will be infilled by way of an internal stud work construction to protect the operation of the lift and to preserve the window and door. In total 3 new bedrooms have been created at ground floor level and small communal area.

Additional internal alteration works to No.42 include relocation of the existing sluice to and creation of additional bedroom to the existing staff nurse office.

A step lift may also be required to allow for change of levels at ground floor level. There will also be a small area of proposed infill to the extended floor area of No.44

The existing kitchen space has a vaulted roof which will be retained. Where existing partition walls are being removed; new trusses will be installed these will support the structural roof purlin which is currently being supported by the existing partition walls.

Existing doors have been retained where possible and removed or re-hung where required for fire strategy and or safety reasons.

It should be noted that removal of the existing outside toilet is proposed as it will not be required as part of the nursing home development.

The existing staircase is to be retained; however, the anticipated fire strategy requires the installation of new fire compartmentation walls and lobby zones to facilitate the safe horizontal evacuation of nursing home residents. To achieve this the proposed plans, indicate new fire compartmentation zones and fire doors.

On the first floor, bedrooms are rationalised. One front bedroom is reduced to 12m² with a new lobby area introduced for fire safety purposes. The second front bedroom is reduced to 16m², suitable for two residents with additional ensuite. The smaller rear bedroom is 13m², with the

existing door to be infilled. A new door opening has been created via the new lobby within the front bedroom; the reason for this is for fire escape safety.

The existing w.c at first floor level will be removed; this will allow for the installation of a new lift. Note; the new lift will require structural alterations to the floor by way removing existing timber joists and installing a timber trimmer joist; reason; to create vertical lift shaft zone.

The basement continues to provide storage and utilities, with the single staircase escape access point retained.

Externally, a new security gate is installed to the rear of No. 44 between existing garden fence lines. Fenestration changes include opaque glazing to selected windows where required. All new works will use materials to match the existing building wherever practicable. Landscaping is retained, with modest adjustments for access. The bin store remains in place to No.44 and also the raised planter at No.42. Vehicular access continues via the shared driveway, with three additional parking spaces provided, bringing the total to eight.

Design Rationale

The design has been carefully informed by the Care Home Design Guide (Department of Health, 2015) and by Care Quality Commission (CQC) guidance, both of which set out clear expectations for the quality, safety, and dignity of care environments. These standards have been used as benchmarks throughout the design process to ensure that the proposed expansion delivers accommodation that is not only compliant but genuinely enhances the lived experience of residents.

Bedrooms have been resized and rationalised to meet or exceed minimum space standards, ensuring that each resident has sufficient personal space for furniture, mobility, and privacy. Where possible, larger rooms have been created to accommodate residents with higher dependency needs, while smaller rooms have been retained for those who are more ambulant, thereby providing a balanced mix of accommodation types. Communal areas have been enlarged to encourage social interaction and wellbeing, recognising the importance of shared spaces in reducing isolation and fostering a sense of community. Circulation routes have been re-planned to improve legibility and ease of movement, with hallways and adjusted door swings to support users and those with limited mobility.

A key element of the design rationale is the introduction of ensuite provision where practicable.

The design also reflects a sensitive balance between modern care requirements and heritage conservation. Internal partitions have been introduced in a way that respects the proportions of principal rooms, while external alterations have been kept modest and reversible. The platform lift has been carefully located to provide inclusive access across split levels and limits alteration work to the historic fabric of the principal rooms. Materials have been selected to match existing finishes, ensuring that new interventions blend seamlessly with the character of the building.

Overall, the design rationale demonstrates a holistic approach that integrates regulatory compliance, inclusive design, operational efficiency, and heritage sensitivity. It ensures that the expanded care home will provide safe, dignified, and accessible accommodation for residents, while preserving the architectural and historic significance of the site.

The proposed platform lift is intended to serve the new nursing home conversion, which will provide six additional bedrooms. Due to structural and spatial constraints, a full Part M-compliant passenger lift cannot be accommodated within the conversion. However, the existing nursing home already contains a fully compliant passenger lift serving accessible bedrooms.

The new conversion at No.44 will therefore be designated for ambulant residents at first level, while wheelchair-accessible bedrooms will continue to be provided in the main building. This ensures that the nursing home maintains compliance with accessibility standards.

The platform lift will enhance convenience and mobility for ambulant residents and staff, without diminishing the overall accessibility provision of the nursing home.

Sustainability and Eco-Credentials

The scheme represents a sustainable approach to care provision through the adaptive reuse of a listed building, thereby avoiding the need for new construction and significantly reducing embodied carbon. By working with the existing fabric of No. 44, the proposal conserves resources, minimises waste, and demonstrates best practice in sustainable development. Adaptive reuse is widely recognised as one of the most effective strategies for reducing the environmental impact of the built environment, and in this case it also secures the long-term future of a heritage asset.

Energy efficiency has been a central consideration in the design process. Rationalised layouts minimise circulation distances, thereby reducing heating demand and improving operational efficiency. The introduction of modern services, insulation upgrades where feasible, and energy-efficient lighting and heating systems will further reduce the building's carbon footprint. The careful balance between heritage conservation and environmental performance ensures that improvements are achieved without compromising the historic character of the property.

Existing materials such as brickwork, slate roofing, and timber sash windows are retained and repaired wherever possible, reducing the need for new materials and preserving the authenticity of the listed building. Where new materials are required, they have been selected for durability, resilience, and low environmental impact, ensuring that interventions are both sustainable and long-lasting. This approach reduces maintenance requirements and supports the long-term viability of the nursing home.

Landscaping is preserved in its current form, maintaining biodiversity and minimising disturbance to existing habitats. The retention of hedgerows and planting ensures continuity of ecological value, while modest adjustments to improve access are carefully managed to avoid unnecessary disruption. The scheme therefore supports both environmental and ecological sustainability.

Operational sustainability is enhanced through improved parking provision, which reduces congestion and emissions by ensuring that staff, visitors, and service vehicles can access the site efficiently. There will be an optional integration of cycle storage and consideration of sustainable transport options to further support a reduction in reliance on private cars.

Social sustainability is achieved by enabling residents to remain within their community, close to family and support networks. This strengthens social cohesion, reduces isolation, and supports wellbeing. The expansion of the nursing home also creates local employment opportunities, both during construction and in its ongoing operation, thereby contributing to the resilience of the local economy.

Taken together, these measures demonstrate that the proposal is not only sensitive to its heritage context but also exemplary in its sustainable credentials. It delivers environmental, social, and economic benefits in line with the three pillars of sustainable development set out in the National Planning Policy Framework, and provides a model for how historic buildings can be adapted to meet modern needs in a responsible and forward-looking manner.

Social sustainability is achieved by enabling residents to remain within their community, close to family and support networks.

Heritage and Conservation Impact

Although a separate Heritage Statement provides detailed analysis of the significance of No. 44, this Design and Access Statement explains how the proposed works have been carefully conceived to minimise impact on the listed building and its conservation area setting. The alterations proposed are modest in scale, reversible in nature, and deliberately restrained so that the architectural and historic character of the property is preserved.

The principal elevation, which is the most sensitive and publicly visible aspect of the building, will remain entirely intact. No changes are proposed to its distinctive sash windows, bow windows, or the central six-panel timber door with traceried fanlight. This ensures that the building continues to make its full contribution to the streetscape and to the collective value of the Royston Conservation Area. Changes are limited to fenestration adjustments at the rear, where interventions are less visible and of lower heritage sensitivity. These include the introduction of opaque glazing to protect privacy, the creation of an escape door from an existing opening, and the infilling of redundant apertures. All such works will be carried out in materials to match the existing fabric, ensuring visual continuity and reversibility.

Internally, partitions are introduced to create ensuite facilities, but these have been carefully positioned to respect the proportions of principal rooms and to avoid harm to significant features such as fireplaces, cornices, and sash windows. The approach balances the need to provide modern care standards with the imperative to conserve historic fabric. Where interventions are necessary, they are designed to be lightweight, reversible, and sympathetic to the building's character.

The proposal secures the long-term future of the building by putting it to a viable and socially beneficial use. Paragraph 197 of the National Planning Policy Framework (NPPF) makes clear that heritage assets should be put to uses consistent with their conservation, and this scheme achieves precisely that. Paragraph 199 requires that great weight be given to the conservation of designated heritage assets, and this has been a guiding principle throughout the design process. Paragraph 202 recognises that where proposals result in less than substantial harm, this harm should be weighed against the public benefits of the scheme. In this case, the public benefits are considerable: the expansion of nursing home provision, the delivery of inclusive design, the safeguarding of a heritage asset, and the strengthening of community resilience.

In summary, the heritage impacts of the proposal are modest, carefully managed, and fully justified. The scheme preserves the principal elevation, respects internal proportions, and ensures that all interventions are reversible. At the same time, it secures the building's future by integrating it into a thriving nursing home, thereby delivering substantial public benefits that clearly outweigh any minor heritage harm.

Neighbour Amenity

The proposal has been carefully designed to ensure that it has minimal impact on neighbour amenity and that the established residential character of Kneesworth Street is preserved. The fenestration changes proposed are modest in scale and deliberately restrained. Where new openings are introduced or existing windows are adapted, opaque glazing could be used where necessary to prevent overlooking of adjoining properties, particularly those at No. 44A which currently overlook the rear garden. This approach ensures that privacy is maintained for both residents of the nursing home and neighbouring occupiers.

Activity levels within the site will remain consistent with the existing nursing home use. The integration of No. 44 does not represent an intensification of activity beyond what is already established, but rather a rationalisation and improvement of facilities. The expansion will allow the care home to operate more efficiently, with better circulation and more appropriate accommodation, but without generating additional levels of noise or disturbance. The nature of care home activity is inherently low-impact, with residents spending the majority of their time indoors and with external activity limited to supervised use of the garden.

Parking provision has been carefully considered to support neighbour amenity. The addition of three new spaces, bringing the total to eight, will reduce pressure on surrounding streets by ensuring that staff, visitors, and service vehicles can be accommodated within the site. This will help to avoid overspill parking and congestion on Kneesworth Street, thereby improving conditions for neighbouring residents. The turning area will be retained, ensuring that vehicles can manoeuvre safely and without disruption to the shared driveway.

Noise and disturbance are not expected to increase beyond current levels. Deliveries and servicing will continue to take place via the existing arrangements, with no change to frequency or intensity. Staff shift patterns will remain consistent, and visitor numbers will be managed in line with existing nursing home operations. The expansion therefore represents an enhancement of facilities rather than an intensification of use and will not give rise to adverse impacts on neighbouring properties.

In summary, the proposal has been designed with sensitivity to its surroundings. Privacy is safeguarded through the use of opaque glazing, activity levels remain consistent with the established care home use, parking provision is improved to reduce pressure on local streets, and noise and disturbance are not expected to increase. The scheme therefore fully respects neighbour amenity and contributes positively to the residential character of the area.

Fire Safety and Escape Strategy

Fire safety has been integral to the design of the proposed expansion, with all works developed in accordance with Approved Document B (Fire Safety, Volume 2) and best practice guidance for care facilities. The introduction of the platform lift, while essential for both resident and staff access, has required decommission the use of the existing double door at rear. To maintain safe egress, a new escape door has therefore been proposed at ground floor level by way of a new structural door opening to the existing extension at No.44. This ensures that travel distances from all bedrooms remain within the prescribed limits: no resident is required to travel more than 18 metres in a dead-end condition or more than 35 metres where alternative escape routes are available.

Circulation routes have been carefully designed to support evacuation. Door swings have been planned to avoid obstruction of escape paths, ensuring that routes remain clear and

legible. All new partitions achieve a minimum of 30 or 60 minute fire resistance, with compartmentation designed to contain fire within defined zones and protect escape routes.

The main stairwell will be enclosed in 60-minute fire-resistant construction, with FD30 self-closing fire doors installed at each level. These doors will be fitted with intumescent strips and cold smoke seals, ensuring both fire integrity and smoke control. The intumescent strips expand under heat to maintain the 60-minute rating, while smoke seals prevent leakage at ambient temperatures, keeping staircases and refuge areas tenable for longer. To balance accessibility with safety, the doors will also be fitted with magnetic hold-open devices linked to the fire alarm system. This allows doors to remain open during normal operation, supporting inclusive circulation and staff supervision, but ensures that they automatically release and close in the event of a fire, thereby maintaining compartmentation and preventing vertical fire spread.

The fire safety strategy will also incorporate a full L1 fire detection and alarm system, providing automatic detection throughout all areas, including voids and service rooms. The system will be integrated with mag locks and door releases, ensuring immediate closure on activation. Escape routes and staircases are supported by emergency lighting to BS 5266 standards, guaranteeing visibility during power failure.

The nursing home will operate a progressive horizontal evacuation (PHE) strategy, with protected compartments designed to 60-minute fire resistance, allowing residents to be moved safely in stages. Where required, refuge areas will be provided within protected zones, enabling residents to wait safely until staff can assist them further. The enlarged nurse office and strategically located staff stations provide oversight during evacuation, enabling staff to assist residents quickly and effectively.

The basement is fully compartmented from care areas, with its own protected escape route and automatic detection. Service rooms will be fitted with suppression and detection systems where appropriate, ensuring resilience in higher-risk areas.

Firefighting access will be maintained to the principal elevation, with clear approach routes and hydrants located in alignment the buildings FRA strategy. Internal finishes will be specified to meet Class 0 / Euroclass B-s3,d2 standards, where required, ensuring low flame spread and smoke toxicity.

The proposal anticipates the 2025 regulatory requirement for sprinklers in all new care homes, recognising that automatic fire suppression systems provide vital protection for vulnerable residents and significantly reduce the risk of fire spread.

Taken together, these measures demonstrate a robust and comprehensive fire safety strategy. The new escape door directly addresses the loss of the original route caused by the lift installation, while compliance with travel distances, corridor widths, staircase compartmentation, intumescent and smoke seals, detection, evacuation strategy, and sprinkler requirements provides assurance that the scheme meets statutory standards. The design guarantees that all residents, including those with limited mobility, can be evacuated safely and efficiently, thereby providing confidence to families, staff, and regulators that fire safety has been fully addressed.

Inclusive Design

The scheme has been developed with inclusive design principles at its core, ensuring that the nursing home provides a safe, accessible, and dignified environment for all residents, staff,

and visitors. Accessibility has been embedded into the design from the outset, rather than treated as an add-on, reflecting the requirements of Paragraph 130 of the National Planning Policy Framework (NPPF), which calls for developments to create places that are safe, inclusive, and accessible, and which promote health and well-being.

Sanitary provision will be carefully designed to provide grab rails, slip-resistant flooring, and walls for future adaptations are included. Small ensembles are provided for ambulant residents, ensuring that all rooms benefit from private facilities while generally layouts are tailored to individual mobility requirements.

Circulation improvements have been embedded throughout the scheme where practicable. Door swings have been adjusted to avoid obstruction of escape routes and to facilitate ease of movement. Thresholds are level, and finishes are specified to reduce trip hazards. Visual contrast between walls, floors, and door frames may be incorporated to assist residents with visual impairments.

Communal spaces have been rationalised to ensure inclusivity. The quiet room and communal lounge are designed to be accessible to all residents, with clear sightlines, acoustic treatment to reduce background noise, and flexible furniture layouts. The nurse office has been positioned to provide oversight of circulation routes, ensuring that staff can respond quickly to residents' needs.

Externally, access routes are designed to be step-free, with an existing external ramp at No.42 providing a level threshold at the rear entrance and hardstanding surfaces suitable for wheelchairs and walking aids. Parking provision includes spaces for disabled users, located close to the entrance and designed to current accessibility standards.

The proposed nursing home has adopted inclusive design principles at every level where practicable in the conversion of a Grade II listed building and ensures that the nursing home is not only compliant with statutory requirements but also genuinely inclusive, creating an environment where all residents can live with dignity, independence, and safety.

Thermal Efficiency Improvements (Where Practicable)

To improve the building's thermal performance while respecting its listed status, a sensitive and reversible insulation approach will be adopted. The existing solid brick walls will, where practicable, be upgraded using lightweight internal liner wall systems incorporating either breathable mineral wool or aerogel-based insulation specifically designed for historic buildings. These systems maintain vapour permeability, prevent moisture entrapment, and protect the long-term condition of the original fabric. Floor and ceiling upgrades will also be introduced where practicable, using breathable mineral-based insulation between joists or over existing floor structures, ensuring that ventilation paths and historic timber elements remain unobstructed. All insulation build-ups will be developed in close coordination with SBEM calculations to ensure meaningful thermal improvements are achieved without compromising the building's original proportions, detailing, or architectural character. Where practicable, secondary glazing may be installed to enhance thermal performance while retaining and protecting the existing historic windows. All measures will be fully reversible, visually discreet, and designed to preserve the building's significance while delivering a measurable uplift in energy efficiency.

Management and Operation

The proposed conversion has been carefully designed to improve operational efficiency and enhance the quality of care, while ensuring that impacts on the surrounding area remain acceptable. The integration of No. 44 will increase capacity from 22 to 30 residents, with staffing levels rising proportionately to maintain care ratios in line with national standards and Care Quality Commission expectations. The enlarged nurse office provides a centralised base for day-to-day management, supporting staff coordination, record-keeping, and oversight of resident welfare. Its location adjacent to circulation routes ensures that staff presence is visible and responsive throughout the building.

The proposal will result in a modest increase in staffing levels, rising from the existing 30 employees (19 full-time, 11 part-time, equating to 23 full-time equivalents) to a total of 34 employees, comprising 21 full-time and 13 part-time staff, equivalent to 26 full-time roles. Although the operational pattern represents 100% non-residential use on a 24/7 basis, this reflects the staffing model rather than the nature of the service. The facility operates as a Residential Nursing Care environment, which requires continuous, round-the-clock presence of staff to support residents, meaning the unit will remain fully operational at all times.

Deliveries and servicing will continue to operate via the existing shared driveway, with turning space maintained to ensure safe and efficient manoeuvring. The conversion does not introduce new servicing requirements beyond those already established, meaning that activity levels remain consistent with current operations. Waste management arrangements are retained, with secure storage and scheduled collections designed to minimise disruption to neighbours.

Visitor management has been considered in detail. Visiting hours will continue to be structured to avoid peak traffic periods, and parking provision has been rationalised to accommodate staff and visitors without overspill into surrounding streets. External access routes are designed to be step-free, with clear wayfinding to support safe pedestrian movement.

Shift patterns have been reviewed to ensure that staffing increases are absorbed smoothly into existing operational structures. Staggered shift changes reduce peak traffic flows and avoid congestion at arrival and departure times. Staff facilities, including the enlarged nurse office and improved circulation, support efficient handovers and continuity of care.

Overall, the conversion enhances efficiency rather than intensifying activity beyond acceptable levels. By proportionately increasing staffing, rationalising visitor management, and maintaining established servicing arrangements, the scheme strengthens the operational resilience of the nursing home. This ensures that the quality of care is improved, while external impacts remain controlled and sustainable.

Conclusion

The proposal represents a sensitive conversion of the existing property to provide a modern, compliant, and inclusive care environment. The design approach focuses on upgrading the building fabric and internal layout so that it meets current standards of accessibility wherever practicable, fire safety, and operational efficiency, while retaining the established character of the premises.

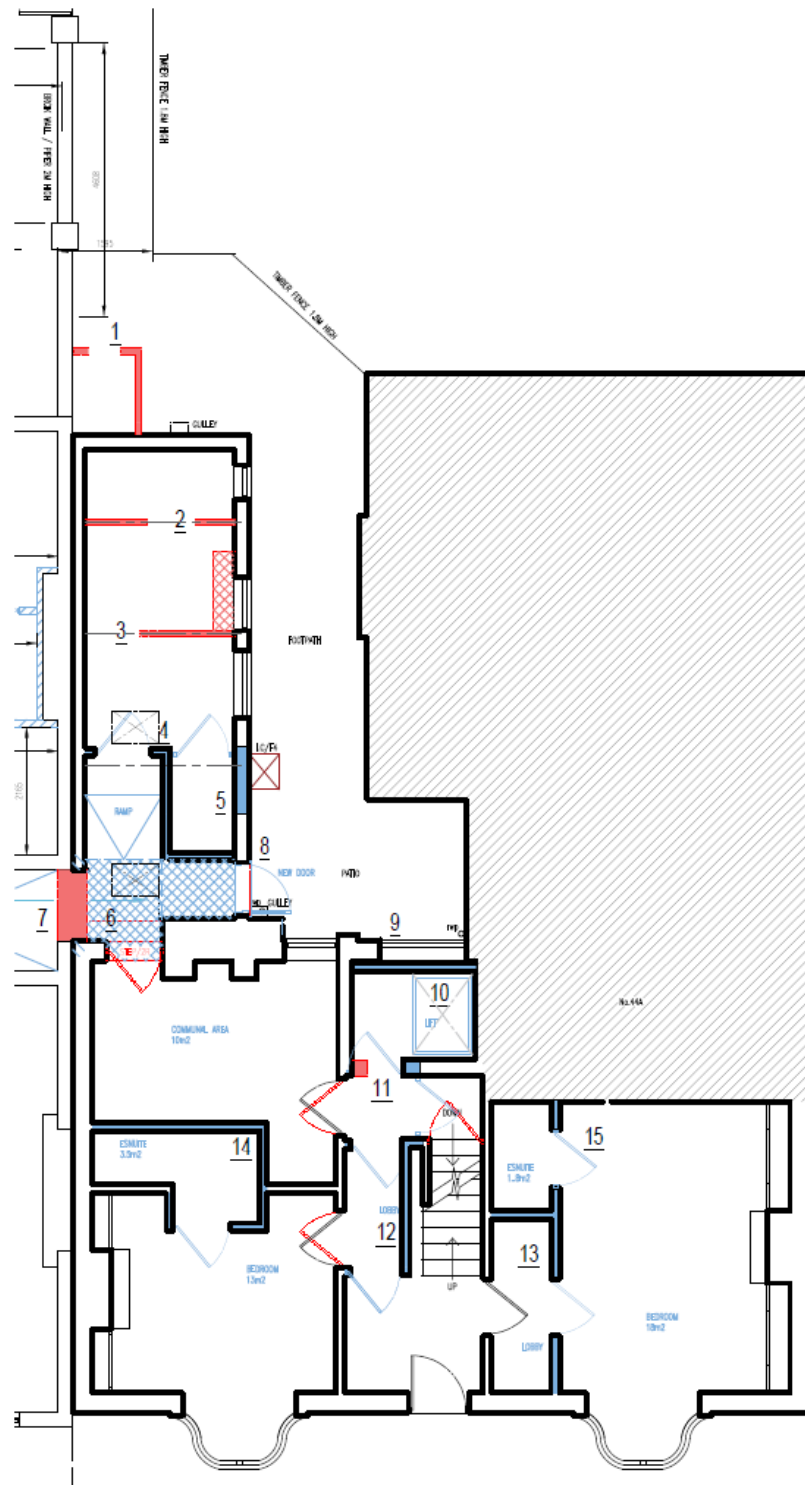
Inclusive design principles have been adopted, ensuring that residents of varying mobility and sensory needs can access all areas of the home safely and with dignity. Circulation has been rationalised, sanitary provision adapted, and level access introduced to remove barriers and promote independence in line with national policy and best practice.

Fire safety has been comprehensively addressed in accordance with Approved Document B and sector guidance, with protected staircases, compartmentation, detection systems, and progressive evacuation strategies integrated into the conversion. The scheme anticipates forthcoming requirements for sprinklers in care homes, demonstrating a forward-looking approach to resident safety.

Operational arrangements have been carefully considered to ensure that the conversion strengthens efficiency without generating unacceptable impacts on the surrounding area. Staffing levels will increase proportionately, visitor management remains controlled, and servicing continues via established arrangements, ensuring that the quality of care is enhanced while external impacts are minimised.

In summary, the conversion delivers a future-proofed care environment that aligns with planning policy, building regulations, and Care Quality Commission expectations. It secures the long-term use of the building as a safe, inclusive, and sustainable care facility.

-  NEW WALL / INFILL / PARTITION (NON LISTED BUILDING)
 -  NEW FLOOR INFILL TO MATCH EXISTING FLOOR CONSTRUCTION (LISTED BUILDING)
 -  NEW WALL / INFILL / PARTITION (LISTED BUILDING)
 -  REMOVAL OF EXISTING WALL (LISTED BUILDING)
 -  NEW DOOR / EXISTING DOOR ALTERATION
 -  REMOVAL OF EXISTING DOOR
 -  RED DOTTED LINES DENOTE REMOVAL OF EXISTING STRUCTURE
1. REMOVAL OF EXISTING OUTDOOR TOILET.
 2. REMOVAL OF INTERNAL PARTITION AND ADDITION OF NEW TRUSS.
 3. REMOVAL OF INTERNAL PARTITION AND ADDITION NEW TRUSS.
 4. NEW INTERNAL PARTITION WALL AND DOORS TO CREATE NEW BEDROOM AND ENSUITE.
 5. INFILL OF EXISTING WINDOW.
 6. EXISTING FLOOR INFILL.
 7. CREATION OF NEW STRUCTURAL OPENING THROUGH EXISTING PARTY WALL.
 8. CREATE NEW EXTERNAL ESCAPE DOOR OPENING.
 9. INFILL WALL BEHIND EXISTING DOOR. RETAIN EXISTING DOOR. GLAZING TO BE MADE OPAQUE.
 10. NEW STRUCTURAL OPENING BETWEEN EXISTING 1ST FLOOR LEVEL. NEW PLATFORM LIFT TO BE INSTALLED.
 11. REMOVAL OF EXISTING MASONRY WALL AND INFILL WITH NEW.
 12. NEW PART GLAZED - PARTITION WALL TO CREATE LOBBY.
 13. NEW INTERNAL PARTITION WALL AND DOOR TO CREATE LOBBY.
 14. NEW INTERNAL PARTITION WALL AND DOOR TO CREATE ENSUITE.
 15. NEW INTERNAL PARTITION WALL AND DOOR TO CREATE ENSUITE.

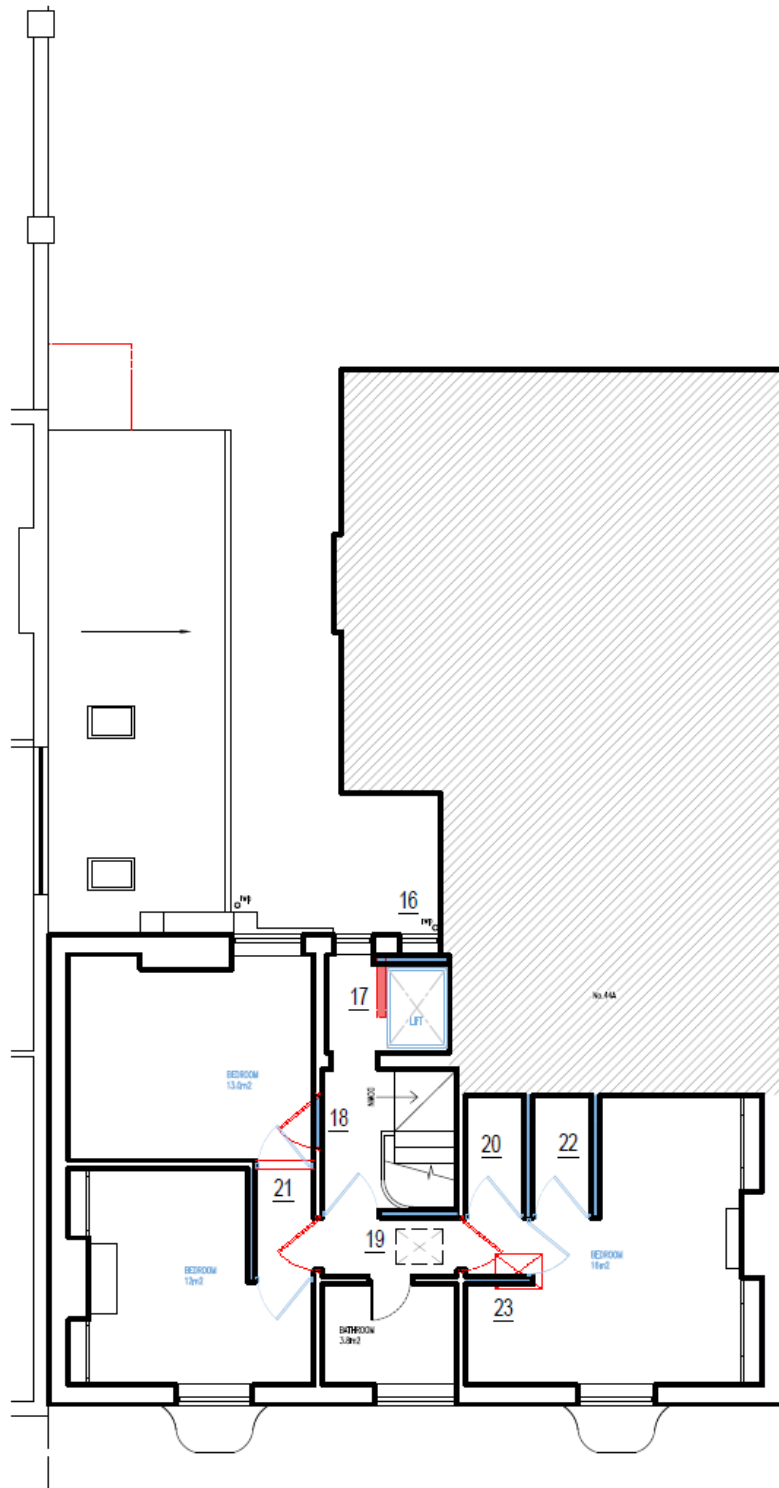


GROUND FLOOR PLAN – INDICATIVE ALTERATIONS WORKS

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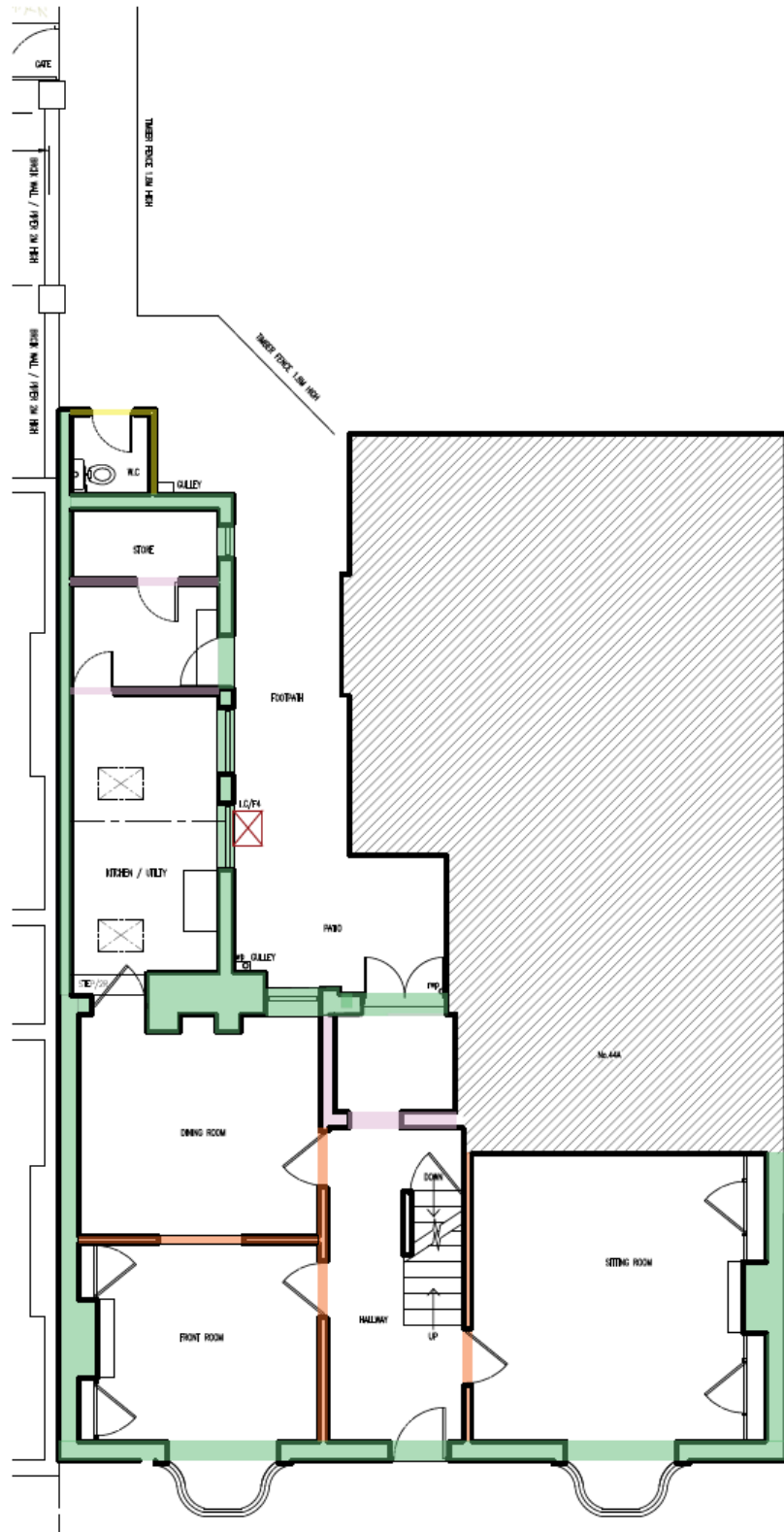
-  NEW WALL / INFILL / PARTITION (NON LISTED BUILDING)
-  NEW FLOOR INFILL TO MATCH EXISTING FLOOR CONSTRUCTION (LISTED BUILDING)
-  NEW WALL / INFILL / PARTITION (LISTED BUILDING)
-  REMOVAL OF EXISTING WALL (LISTED BUILDING)
-  NEW DOOR / EXISTING DOOR ALTERATION
-  REMOVAL OF EXISTING DOOR

16. INFILL WALL BEHIND EXISTING WINDOW. RETAIN EXISTING WINDOW. GLAZING TO BE MADE OPAQUE
17. REMOVAL OF EXISTING PARTITION WALL
18. INFILL EXISTING DOOR OPENING.
19. NEW INTERNAL PARTITION WALL - PART GLAZED AND DOORS.
20. NEW INTERNAL PARTITION WALL AND DOOR TO CREATE SLUICE.
21. NEW INTERNAL DOOR OPENING TO EXISTING PARTITION WALL
22. NEW INTERNAL PARTITION WALL AND DOOR TO CREATE ENSUITE.
23. NEW INTERNAL PARTITION WALL AND DOOR TO CREATE LOBBY, RELOCATION OF EXISTING LOFT HATCH.



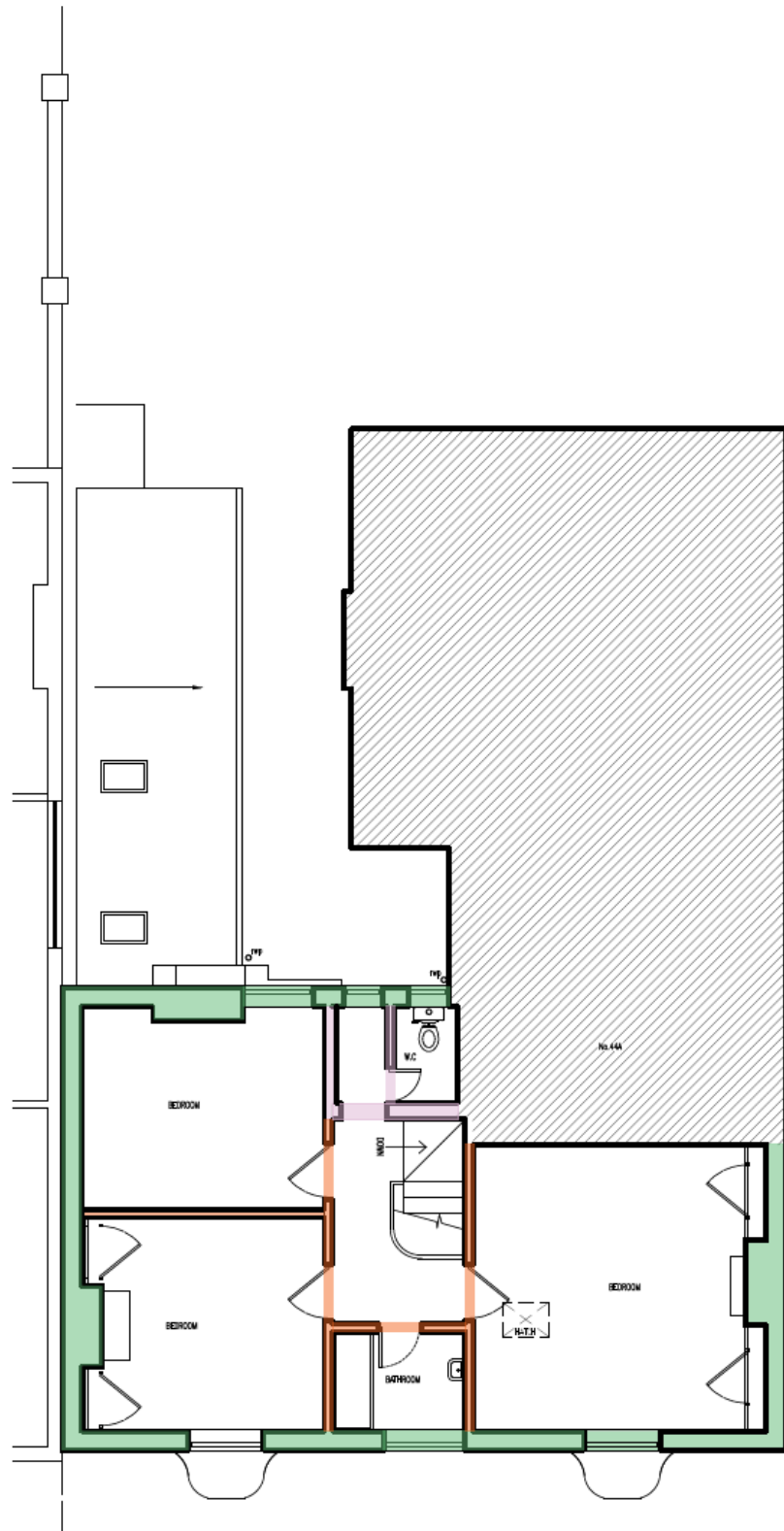
FIRST FLOOR PLAN – INDICATIVE ALTERATIONS WORKS

- INTERNAL MASONRY WALLS – BRICKWORK.
- INTERNAL TIMBER PARTITION WALLS.
- EXTERNAL TIMBER PARTITION WALLS.
- EXTERNAL MASONRY WALLS – SOLID BRICKWORK.

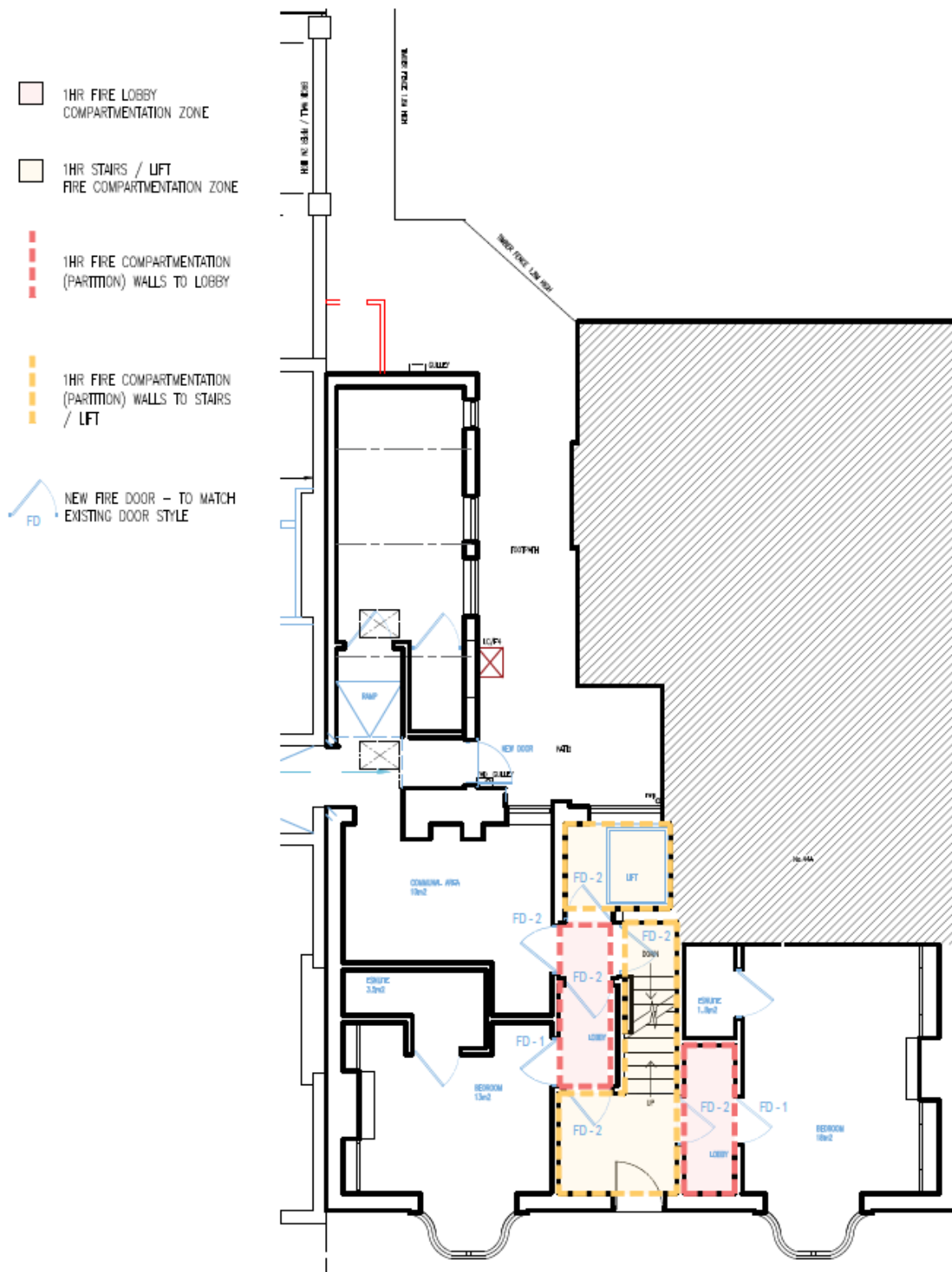


GROUND FLOOR PLAN – INDICATIVE EXISTING WALL TYPE

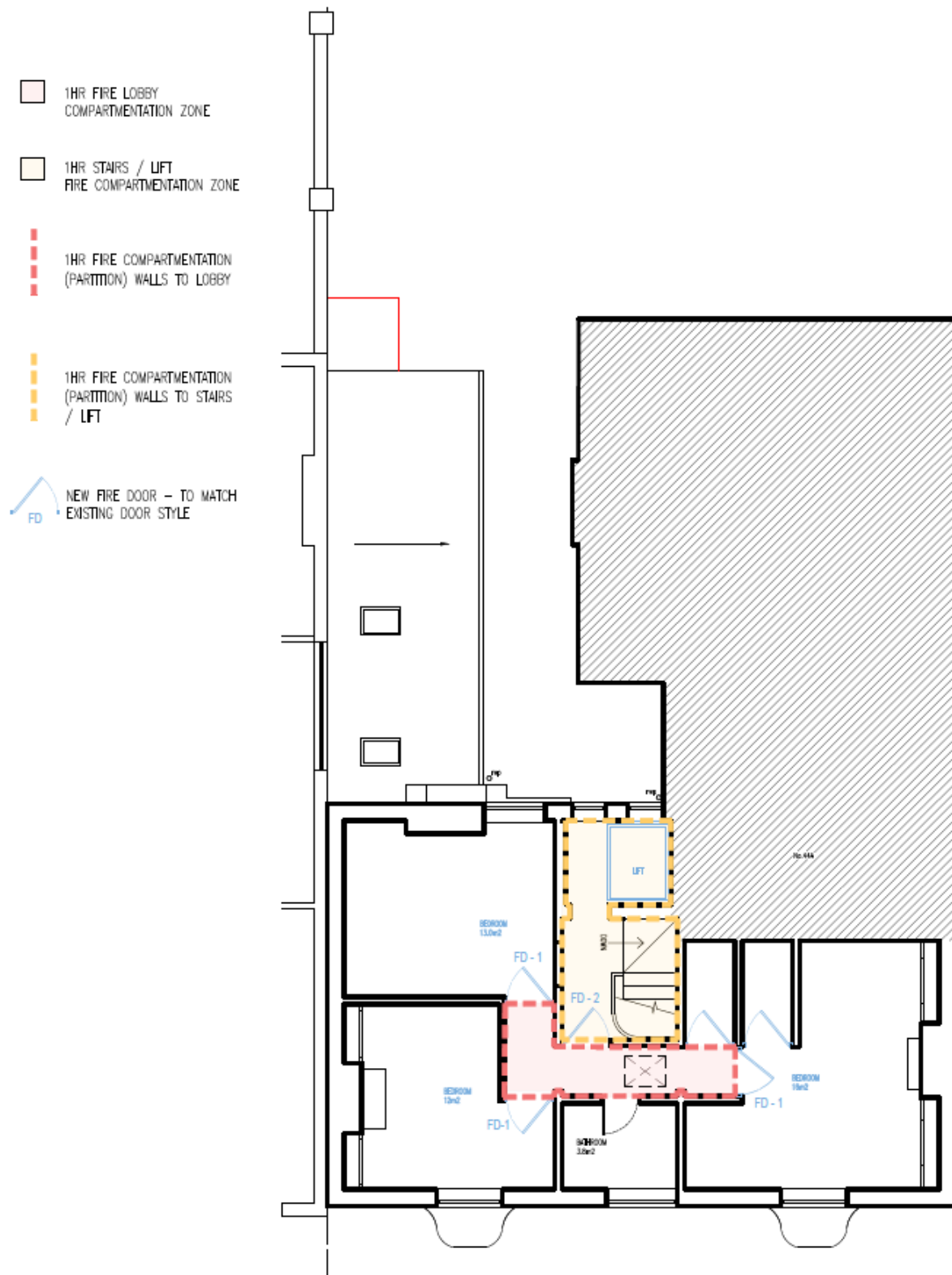
- INTERNAL MASONRY WALLS – BRICKWORK.
- INTERNAL TIMBER PARTITION WALLS.
- EXTERNAL TIMBER PARTITION WALLS.
- EXTERNAL MASONRY WALLS – SOLID BRICKWORK.



FIRST FLOOR PLAN – INDICATIVE EXISITNG WALL TYPE

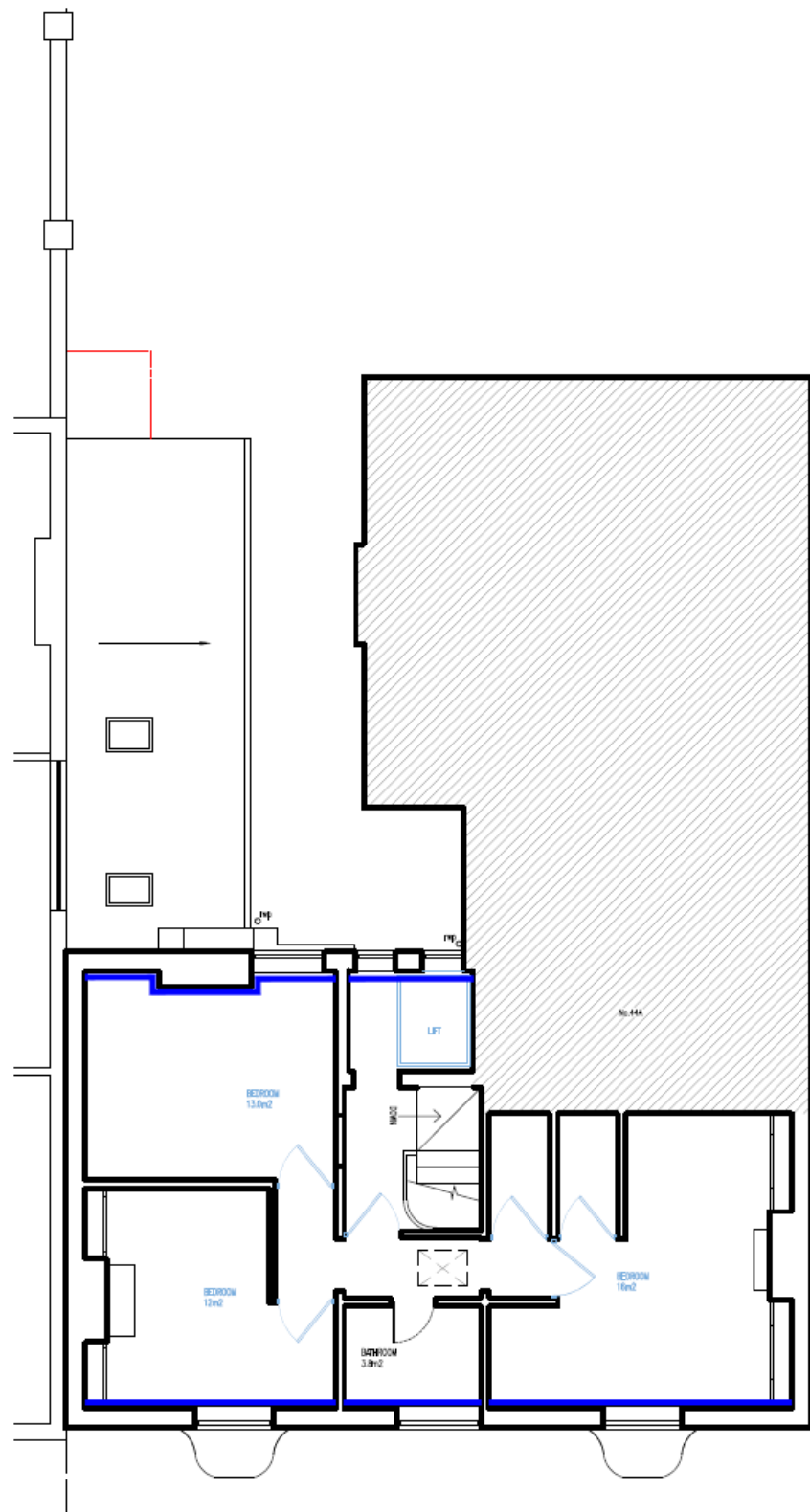


GROUND FLOOR PLAN – INDICATIVE FIRE STRATEGY



FIRST FLOOR PLAN – INDICATIVE FIRE STRATEGY

EXTERNAL WALLS THAT WOULD
BENEFIT FROM THERMAL
UPGRADE; SUBJECT TO
CONSERVATION OFFICER
AGREEMENT AND SBEM
CALCULATIONS.



FIRST FLOOR PLAN – INDICATIVE THERMAL UPGRADE OPTIONS



1) Removal of existing outdoor toilet.



2) Removal of internal partition & door. Install new truss to support existing purlin.



3) Removal of internal partition & door. Install new truss to support existing purlin.



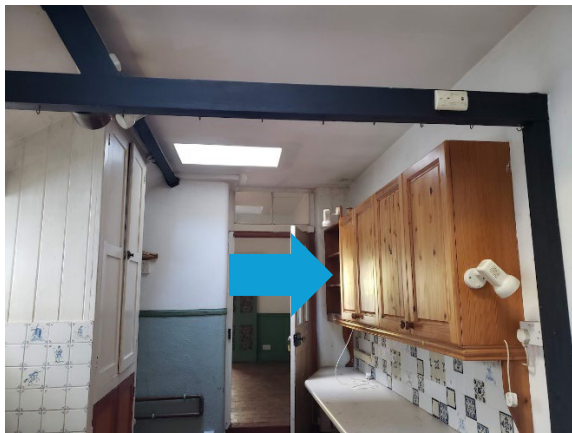
4) New internal timber partition wall and doors to create new bedroom and ensuite



5) Infill of existing kitchen window with materials to match existing.



6) Infill of existing floor to kitchen with timber floor joist / board construction.



7) Creation of new structural opening through existing party wall.

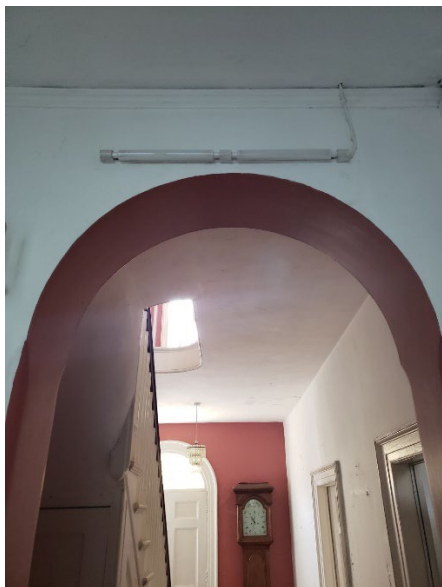


8) Create new structural opening to existing kitchen external wall. New external door. Remove redundant multi-fuel heating system



9) New infill timber partition wall to existing door. Retain existing door.

10) New structural opening between existing first floor level. New platform lift to be installed.



11) Removal of existing masonry wall and infill with new to match existing construction.

12) New part glazed – internal timber partition wall to create new lobby.
*Fire Compartmentation.



13) New internal partition wall and door to create new lobby. *Fire Compartmentation.



14) New timber internal partition wall and door to create ensuite.



15) New internal partition wall and door to create ensuite.

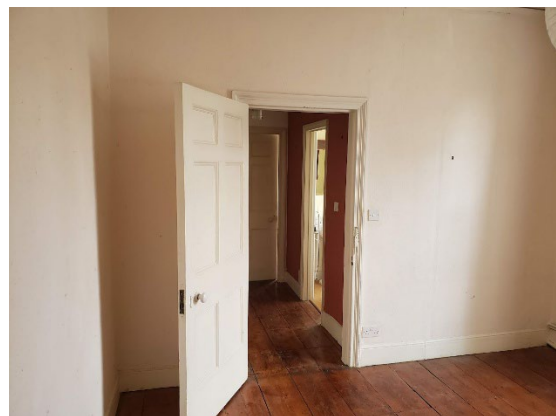
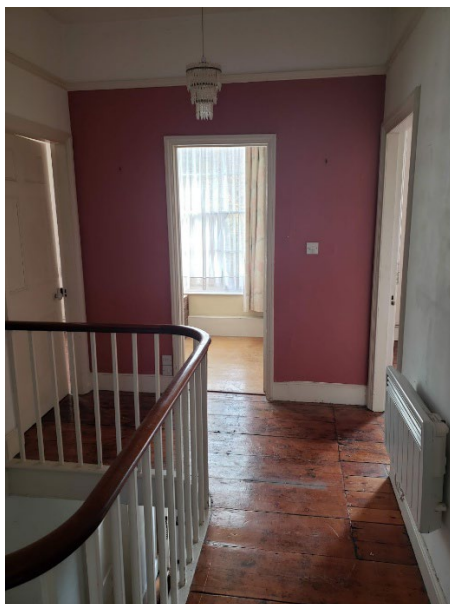


16) New infill timber partition wall to existing window. Retain existing window.



17) Remove existing masonry partition wall and door and sanitary equipment (w.c).

18) Infill existing door opening to match existing materials (lath and plaster).



19) New internal timber partition walls – part glazed. New door. *Fire Compartmentation.

20) New internal timber partition wall and door to create sluice.



21) New internal door opening to existing timber partition wall.



22) New internal timber partition wall to create ensuite.



23) New internal timber partition wall and door to create lobby. *Fire Compartmentation. Relocation of existing loft hatch.

DOOR FURNITURE:

Georgian-style internal door furniture as follows:

Round/oval brass rim knob with matching escutcheon.

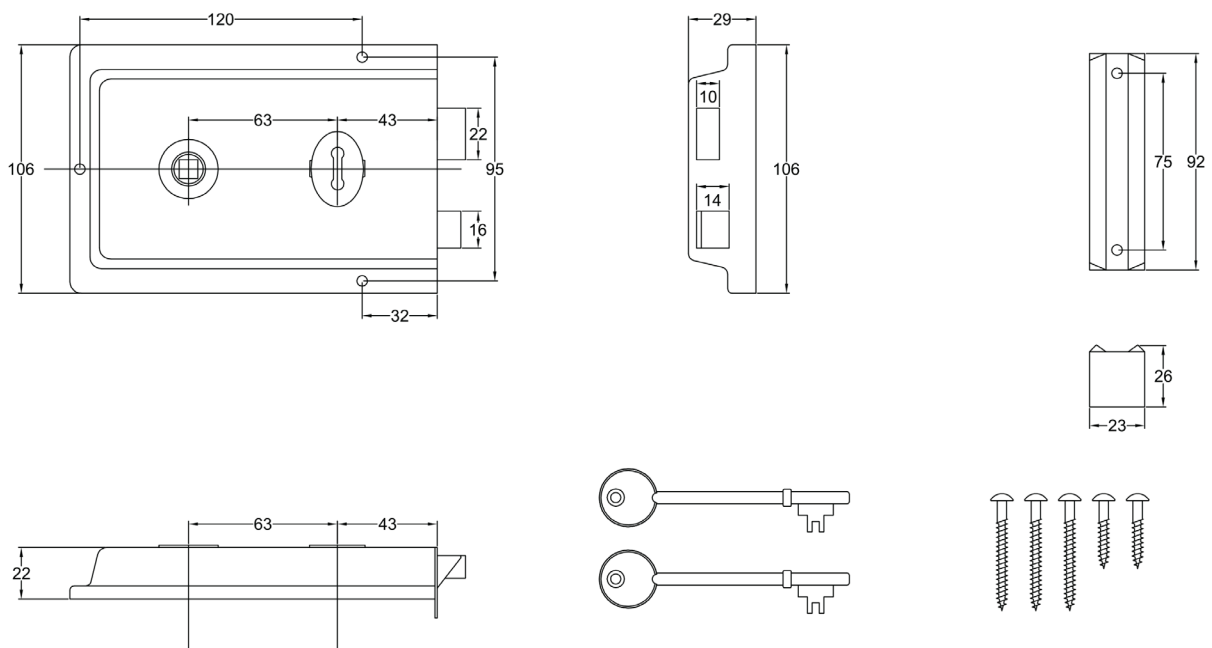
Rim lock to matching existing colour/type/style.

Provide 3 × 100 mm brass butt hinges. Install door stop/strik plate to match hardware finish.

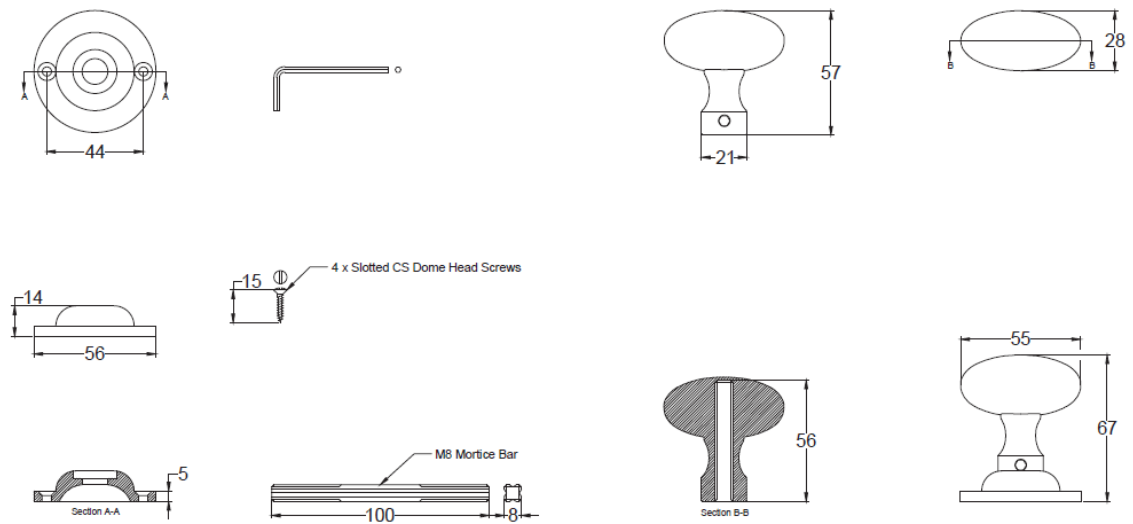
Fit brass finger plate.

All ironmongery to be polished or aged brass to suit period character.

Img Ref: Suffolk Latch Co > Rim Lock



Img Ref: Suffolk Latch Co > Oval Door Knob - Solid Brass



Img Ref: Suffolk Latch Co > Brass Finger Plate

