

BENCH ARCHITECTS

CONSERVING THE PAST, DESIGNING THE FUTURE

Design, Access and Heritage Statement



Project name:
Project description:
Project number:
Client:
Contact:

Derby House
Residential conversion
19208
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Issue Record:

Revision	Issue Date	Description / Status	Prepared by	Approved by
N/A	08.02.2022	LBC application	JMG	RKB
A	10.02.2022	Appendix B revised	JMG	RKB

1.0 Introduction, Background and Context

- 1.1. It is likely that Derby House was constructed by a speculative developer following the masterplan for Pavilion Gardens by Robert Rippon Duke. The deeds shows the building was constructed in 1865, but the property was modified relatively soon after its construction, and has subsequently been further extended and reordered.
- 1.2. The building was in use as a residential care home until 2016. It is understood that this use was established in the 1940s. Prior to this, it is likely that the property was a boarding house or multiple dwellings.
- 1.3. Bench Architects obtained planning and listed building consent for the residential conversion of Derby House in 2018. Bench Architects have subsequently been appointed by the current owner of the building, to prepare amended internal layouts for the conversion. Listed Building Consent is therefore sought for those proposals. No alterations are proposed to the external envelope or environs of the building.

2.0 Site Location and Description

- 2.1. Derby House is located directly to the South-East of, and overlooking, Buxton's Grade II listed Pavilion Gardens.
- 2.2. The building occupies the entirety of a small island plot, bounded by Board Walk to the west, Fountain Street to the north, Hartington Road to the east, and a footpath to the South.

3.0 Statutory Designation

- 3.1. Derby House was listed at Grade II on 31.01.1997 (list entry 1259421). A copy of the list entry can be found in Appendix A.
- 3.2. Derby House is located within the Buxton Central conservation area, designated 01.11.1968. An article 4 direction is in force, dated 27.07.1996.

4.0 Planning History

- 4.1. Full planning and listed building consents were granted on 02.11.2018 for refurbishment and alteration of the building, and conversion to six dwellings (refs. HPK/2018/0089 and HPK/2018/0090).
- 4.2. Bench Architects undertook extensive archive research and historic building analysis, and developed a number of options for the now-approved residential conversion. The final proposals were refined through close liaison with the borough council's planning and conservation officers.

5.0 Historical Development

- 5.1. The population of Buxton grew considerably, between 1851 and 1861 it grew by 50%; and in the following ten years to 1871 by a further 35%. The growth of the town is described in the *Advertiser* 23rd April 1870 – which stated that by this date the whole of the Broad Walk houses has been built.

- 5.2. An important aspect of Buxton's growth was the arrival of railway in Buxton in June 1863, and the promotion by doctors of the use of the natural mineral waters for a range of conditions such as rheumatic disease. The town grew as a medical centre and as an inland resort. Growth was also driven in the earlier 19th century by the agents of the Duke of Devonshire who was the principal landowner. The Devonshire Estate invested in the development of the baths and roads. Joseph Paxton the 6th Duke's designer laid out the Buxton Park for fashionable housing.
- 5.3. The most important residential development was Broad Walk which began in 1861 as Cavendish Terrace on land bought from the Cavendish Estate to provide a link between the baths in the Crescent and the cold water Tonic Bath on Bath Road. Broad Walk was a wide gravel walk starting from opposite the Old Hall Hotel to the Tonic Bath. Broad Walk had extended to more detached and semi-detached villas by 1875 and all of these properties were operating as private lodging Houses in 1873 providing high quality rooms for the visitors.
- 5.4. Pevsner in his *'The Buildings of England: Derbyshire'* and Mike Langham *'Buxton A People's History'*. Pevsner described the buildings on Broad Walk 'as a row of solid, sensible, manly Italianate villas. The earlier, northern villas are probably by Curry, the rest probably by R. R. Duke'. According to Mike Langham *'Buxton A People's History'* the earlier buildings on Broad Walk were probably by Henry Cotton and later buildings by Robert Rippon Duke.
- 5.5. Robert Rippon Duke served the Duke of Devonshire as Architect and Surveyor at Buxton for the Devonshire Buxton Estate. By August 1863 Rippon Duke placed regular notices in the Advertiser offering tenders for the erection of properties – a typical one read as follows*1:

"TO BUILDERS; Persons wishing to tender for the erection of two villas on the Broad Walk in Buxton can see the plans and specifications and obtain all particulars by applying to Mr Duke, Buxton Estate Office, Buxton from 20th to the 27th August..."

A similar notice appeared in March 1864 for the three villas in the Broad Walk which was extensively developed between 1861 and the early 1870's to become one of the most fashionable Victorian Terraces in the town with an unrivalled position overlooking the pleasure gardens and pavilion. In 1861 the present Broad Walk was laid out. The directory in Robertson's guide of 1866 lists numbers of houses including Derby House. It is highly likely that Ripon Duke was involved in the design of some of the villas, as both Cavendish House and Derby House have something of the Ripon Duke flair about them but unfortunately there is no conclusive evidence of this. From the style of these villas and as Surveyor of the Devonshire Buxton Estate, Ripon Duke would have been closely involved in their design if not the actual architect.

*1 *The Architect of Victorian Buxton – Robert Rippon Duke – Mike Langham & Colin Wells.*

- 5.6. The earliest detailed maps of the application site and structures along with photographs and engravings of the site are listed below. Comparison between the cartography allows the documentation of chronological changes on the site: -
- 1818 Map of Buxton - Shows the area prior to the development of Pavilion Gardens, Broad Walk and Fountain Street.

- 1865 - From 06.07.1865 Conveyancing documents from the Deeds to Derby House for the Duke of Devonshire. This shows a rectangular plot of land with an 'L' Shaped house with a central square.
- C.1873 Photo Pavilion Gardens and Broad Walk (B. Collin Wells, Buxton, 2001 – pp.23) - Photo of the north-west & north-east elevations shows Derby House – with first floor south elevation bay not constructed and no dormers yet to the 2nd floor.
- C1875 engraving – View of Cavendish Terrace Buxton (Published by J C Bates, engraved by Newman and Co.) – Shows the building prior to the C1898 alterations of 1st floor bay windows and dormer windows to the front north-west elevation and north-east elevation.
- 1879 1st Edition OS Map – The house has been extended to the south-east & south-west – possibly now 2 houses with a glazed central area to the south-west. The addition of a small ancillary building abutting Hartington Road possibly Coal Shed / WC; raised walled enclosures (with no roofs) and a landscaped northern gardens abutting Fountain Street. It clearly shows that additional bays were not present along the side elevations.
- 1887 Buxton Town Map Robert Ripon Duke – It shows the house with the earlier arrangements of an 'L' shape but without the central square protrusion.
- C.1889 Derby House with May Pole dancers (Picture the Past) – A photograph showing no alterations to the exterior - the ground floor front elevation northern bay with no first floor bay.
- 1898 2nd Edition OS Map – It shows the Building almost in its current arrangement – a rectangular block. The outbuilding to the rear abutting Hartington Road – no change, as in the previous map.

Around the 1898 that the major changes/alterations to the building occurred:

- The addition of the bay windows,
 - Alterations to the roof with the addition of dormer windows;
 - Changed the location of the staircases and replacing it with a new central staircase; addition of a new cellar room (C3) with new access stair (C1);
 - New cornices throughout.
- Mid 20th Century – the building was converted to a residential care home.
 - 2007 – Alterations to the rear service area with rebuilding a ramp access, roofing/re-roofing outbuildings and building an Office.
 - October 2016 – The residential care home was closed.

6.0 Building Description

- 6.1. The property is a large, detached villa of three storeys with small cellar. It is constructed from coursed gritstone, with expressed quoins and ashlar window surrounds.

6.2. The Historic England list description is as follows:

Villa or boarding house now nursing home. Mid C19. Possibly by Sir Joseph Paxton for the Duke of Devonshire. Coursed millstone grit rubble with ashlar dressings, Welsh slate roof with over-hanging eaves supported on wooden brackets and stone stacks. EXTERIOR: 2 storeys and attic storey. Raised vermiculated quoins, plinth and first-floor band. 3-window front has central doorway in segment headed surround with moulded impost and keystone plus 4 panel door with overlight inscribed DERBY HOUSE/ NURSING HOME. Above a round headed window with raised keystone, blind top, plain sash and projecting sill on brackets. Flanking the door are 2 two storey bays, that to right canted, that to left rectangular to ground but canted to 1st floor with hipped lead roof. All windows have horned sashes. Left return of 6 windows arranged 2:4 has 2 storey canted bay window with gabled dormer in roof, and 3 round headed through eaves gabled dormer windows. Right return of 6 windows arranged 2:4. 2 window section to left has 2 storey canted bay window and broad open pediment with 4 round headed casement windows. Section to right has pairs of plain sashes and 3 through eaves gabled dormers each with a pair of plain sashes. INTERIOR: not inspected.

7.0 Statement of Significance

- 7.1. Broad Walk - of which Derby House is integral - comprises the most important residential development in Buxton, which began in 1861 as Cavendish Terrace on land bought from the Cavendish Estate to provide a link between the baths in the Crescent and the cold water Tonic Bath on Bath Road.

John Cumming Bates' view of Cavendish Terrace (Broad Walk) emphasises Broad Walk as one of the most fashionable Victorian Terraces in the town with an unrivalled position overlooking the pleasure gardens and pavilion.

- 7.2. Derby House is a handsomely proportioned and detailed Victorian villa, and carries some significance in this respect, however its significance is principally due to being an element of the designed landscape of Broad Walk and Pavilion Gardens.

8.0 Condition Survey, Proposals, and Justification

- 8.1. A detailed elemental condition survey was carried out by Bench Architects in support of the previous planning and listed building applications. Alongside an elemental assessment of the significance of individual parts of the building, this describes the works proposed, and offers mitigation / justification in each case.

The condition survey can be found in Appendix B. Those parts relating to the external envelope or environs of the building are not applicable to this application and have therefore been omitted.

- 8.2. The proposals represent only minor changes to the previously approved proposals. Since consent was granted for the previous proposals, further discussions have been undertaken with building control, subsequent to which it has been possible to omit the originally proposed second staircase. This increases the floor area of flat 4 (first floor) and flat 6 (second floor), and slightly reduces the impact of the proposals on both the building fabric and the character of the internal spaces in the area of the previously proposed staircase.

- 8.3. In addition, several other minor changes are proposed to the internal layouts of the flats, in order to allow to tailor the layouts to suit current market demand. Collectively, the revised proposals result in a slight reduction of subdivision of existing rooms. This amendment therefore also slightly reduces the impact of the proposals on both the building fabric and the character of the internal spaces.

9.0 Access

- 9.1. No amendments are proposed in respect of access to the building, in comparison with the previously approved proposals.
- 9.2. The access arrangements within the building are slightly varied from the previously approved proposals, due to the omission of the previously proposed fire escape stair. The existing central staircase will however still provide access to all floors, and level access will still be available to the two ground floor flats, via the existing front entrance. There is therefore no material change to the degree of accessibility within the building, in comparison with the previously approved proposals.

10.0 Environment

- 10.1. The revised proposals do not have any consequences in terms of ecological or arboricultural matters, in comparison with the previously approved proposals.

11.0 Conclusion

- 11.1. The revised internal layouts will permit more beneficial use to be made of the internal floor area within Derby House, as part of the conversion to residential use, with no greater impact than that of the previously approved proposals.

APPENDIX A

List entry for designated heritage asset

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1259421**

Date first listed: **31-Jan-1997**

Statutory Address 1: **DERBY HOUSE, 12, BROAD WALK**

Location

Statutory Address: **DERBY HOUSE, 12, BROAD WALK**

The building or site itself may lie within the boundary of more than one authority.

County: **Derbyshire**

District: **High Peak (District Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SK0560273196**

Details

SK0573SE 616-1/4/20

BUXTON BROAD WALK (South East side) No.12 Derby House

GV II

Villa or boarding house now nursing home. Mid C19. Possibly by Sir Joseph Paxton for the Duke of Devonshire. Coursed millstone grit rubble with ashlar dressings, Welsh slate roof with over-hanging eaves supported on wooden brackets and stone stacks. EXTERIOR: 2 storeys and attic storey. Raised vermiculated quoins, plinth and first-floor band. 3-window front has central doorway in segment headed surround with moulded impost and keystone plus 4 panel door with overlight inscribed DERBY HOUSE/ NURSING HOME. Above a round headed window with raised keystone, blind top, plain sash and projecting sill on brackets. Flanking the door are 2 two storey bays, that to right canted, that to left rectangular to ground but canted to 1st floor with hipped lead roof. All windows have horned sashes. Left return of 6 windows arranged 2:4 has 2 storey canted bay window with gabled dormer in roof, and 3 round headed through eaves gabled dormer windows. Right return of 6 windows arranged 2:4. 2 window section to left has 2 storey canted bay window and broad open pediment with 4 round headed casement windows. Section to right has pairs of plain sashes and 3 through eaves gabled dormers each with a pair of plain sashes. INTERIOR: not inspected. The Broad Walk comprises a series of Victorian villas and a walk overlooking The Pavilion Gardens originally laid out by Paxton c1850, though most of the surrounding houses were built by speculative developers. Some are reputed to be designed in detail by his pupil Edward Milner from 1871, and built by Saunders & Woolcott of

London for the 7th Duke. (The Buildings of England: Pevsner N: Derbyshire: Harmondsworth: 1953-1986: 117). Listing NGR: SK0560273196

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **462925**

Legacy System: **LBS**

Sources

Books and journals

Pevsner, N, The Buildings of England: Derbyshire, (1953), 117

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 04-Feb-2022 at 12:54:38.

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End of official list entry

APPENDIX B

Condition Survey, Proposals, and Justification

Condition Survey, Proposals, and Justification

The purpose of the survey is to assess, document and record the condition of built cultural heritage. The condition survey encompasses planning, property and cultural heritage information, recording the condition, making risk assessment and recommendations.

All proposals conserve and enhance the Grade II listed building.

CONDITION CLASSIFICATION		
Item	Symptoms	Example
CC.0	No symptoms	-
CC.1	Minor symptoms	Paint is worn, moss on roof tiles and a few broken roof tiles.
CC.2	Moderately strong symptoms	Localised damage caused by minor wet rot infestation in panel boards requiring improvement and partial replacement.
CC.3	Major Symptoms	Leaking roof with consequent damage and major damage caused by fungal or rot infestation.
CC.4	Asbestos Containing Materials Identified	

SIGNIFICANCE/SENSITIVITY/DATE		
Item	Classification	Example
SD.1	Historic Fabric	Late c.19 th four panel door with bolection mouldings and iron ironmongery.
SD.2	Appropriate Modern Fabric	Modern double-glazed slim-profile bronze screen.
SD.3	Inappropriate Modern Fabric	Upvc window.

CONDITION, PROPOSALS and REPAIR METHODS			
Item	Proposed alterations	Condition Significance	Mitigation / justification
4.1 - Ground floor P/120			
A.	Current floor construction: <ul style="list-style-type: none"> ▪ (G1, G2, G3) Victorian decorative tiles on earth [no damp proofing or insulation] & on concrete over C1 cellar. Tiles probably from the second phase of house development C1879 alteration [PH 3 Staircase does not relate to tiles pattern]. ▪ (G4, G10-G16) Modern floor finishes on solid floors (generally modern). ▪ (G5-G9, G17-G19) Modern floor finishes on suspended timber floors. G17 & G18 over Cellar. Proposals: Generally as per the previously approved radon mitigation statement:	CC.3	SD.1 Very high level of Radon. In some areas with timber flooring there is significant variation in levels indicative of decay to joist end bearings [see Structural Engineer's report]. In many areas existing floor boards had been lifted, disturbed or damaged when modern services were installed. SD.2 Proposals to decrease radon levels; improve insulation and allow installation of underfloor heating. Historic thresholds and steps retained in situ or reused if modern placement.

CONDITION, PROPOSALS and REPAIR METHODS				
Item	Proposed alterations	Condition		Mitigation / justification
		Significance		
	<ul style="list-style-type: none">▪ Zone 1 (G1, G2, G3) – Retain historic decorative tiled floors if possible. If required, take up tiles and re-lay on consolidated substrates.▪ Zone 2 (G17, G18) – retain existing timber suspended floors over cellar. Replace existing floorboards with new plywood sheeting. Implement fire and thermal upgrades and replace ceilings under.▪ Zone 3 (G5, G7, G9, G19) – remove existing timber suspended floors and replace with new insulated solid floors incorporating underfloor heating and radon-proof membrane.▪ Zone 4 (G4, G10, G11, G12, G13, G14, G15, G16) – remove existing solid floors (generally modern) and replace with new insulated solid floors incorporating underfloor heating and radon-proof membrane. <p>Floor finishes: carpet / engineered timber / luxury vinyl tile / ceramic tile.</p>			
B.	Current floor construction to G21-G26: <i>concrete floor.</i> Proposals: New or replacement concrete floor slabs as required.	CC.3	SD.2	
C.	Walls / Partitions: <i>Solid walls mainly from phases 1 & 3 and modern solid/glazed partition walls to subdivided rooms / bathroom insertions.</i> Form new door openings for internal flat connections. Demolish modern partitioning to reinstate rooms geometries. Rebuild partitioning as shown on proposed plans to form internal corridors / bathrooms.	CC.1	SD.1 SD.3	
D.	Plaster to Walls: <i>Historic plaster / Areas of modern gypsum plaster /</i>	CC.1	SD.1	The natural hydraulic-lime plasters are manufactured to replicate the strength, porosity, adhesion and flexibility of

CONDITION, PROPOSALS and REPAIR METHODS				
Item	Proposed alterations	Condition Significance		Mitigation / justification
	<p>decayed plaster / dry lining / damp ingress.</p> <p>Proposals:</p> <p>Remove defective plaster / dry lining and treat with fungicide.</p> <p>Lime plaster / Natural Hydraulic Lime plaster to missing areas of plaster. Repairs to plaster where required. (The proprietary radon membranes are lapped with the wall plaster).</p>	CC.2	SD.3	historic plasters. The hydraulic-lime plasters control salt-migration promotes the drying out of the humidity and moisture in the walls.
F.	<p>Stairs:</p> <p>G2/G3 - from ground floor to second floor and to Cellar [original stairs moved and replaced C1898 - 3rd phase of the house development].</p> <p>Repair existing stairs and balustrading matching existing where required.</p> <p>Finish – existing & proposed: carpet.</p>	CC.0	SD.1	
G.	<p>Ceiling & Cornices:</p> <p>C1898 - 3rd phase of the house development / Areas of no cornicing. Some areas of decayed plaster / damp ingress. Repair with Lime plaster where required.</p> <p>Where proposed rooms are subdivided – new partition walls to be carefully built around existing cornices so that the changes will be reversible if required in the future.</p>	CC.0	SD.1	Ceiling plaster and cornices will be protected and repaired where decayed.
		CC.2		
H.	<p>Modern Partition Walls/ fittings:</p> <p>To be removed where inappropriate.</p>	CC.0	SD.3	
I.	<p>Doors / Architrave / Skirtings:</p> <p>C1898 - 3rd phase of the house development doors & architraves / modern 20th C fire doors with intumescent fire seals within historic architraves.</p> <ul style="list-style-type: none"> ▪ DG.1 – historic door [Ph. 1]. Repair and redecorate joinery and refurbish ironmongery. ▪ DG.20 & DG.25 – historic doors [Ph. 3] but with modern glazed upper section. Repair as required and relocate. 	CC.1	SD.1	Minor repairs to retain integrity. To comply with current Building Regulations in terms of fire compartmentations/escape and sound resistance doors are to be upgraded or doorways blocked.
			SD.3	

CONDITION, PROPOSALS and REPAIR METHODS				
Item	Proposed alterations	Condition		Mitigation / justification
		Significance		
	<ul style="list-style-type: none">▪ Remaining doors – modern. If doorway is to be infilled - carefully remove historic architrave and doorset and re-use in newly located door openings. Historic skirtings – to be protected and repaired as required.			
K.	Fireplace: <i>Fireplaces have been removed and replaced with modern gas fires except in G17 blocked fire surround and hearth from C1889 phase 3.</i> Repair Fireplace to G17. Install new hearths flush with floor finish to G5, G9, G10, G19 G18 on new floor construction item A above. Install fire-surround and/or wood burning stoves. To rooms with wood burning stoves install SS flue liners.	CC.1	SD.3 SD.1	Remove c.20 th alterations. Mitigate harm. Refer to 'The English Fireplace A History Of The Development of The Chimney, Chimney-Piece and Fire-grate with their Accessories. Ensure chimneys are ventilated/blocked to ensure no ongoing problems with dampness.
4.2 - FIRST FLOOR P/121				
A.	Floorboards - <i>Most floorboards are concealed by carpet.</i> <i>The timber floor boards will be in varying condition with possible decay in NW end wall. Most boards had been disturbed previously for the installation of services / lift / modern staircase. F13-F18 hardboard with carpet / vinyl finish.</i> Change of floor level to rear entrance areas is reversible as the new floor will be raised above the existing floor construction which can remain unaffected. Floor finishes: carpet / engineered timber / luxury vinyl tile / ceramic tile.	CC.2	SD.1 SD.3	Floorboards will be universally lifted to allow inspection of the structure and allow acoustic and fire compartmentation upgrading in line with current Building Regulations requirements. Reversible modern floor finish on plywood or cement bonded particleboard with separation layer. To enhance external appearance of the building modern services will be removed from external elevations and routed internally. Change of level to rear entrance door from car parking will allow relocation of car parking away from Broad Walk to enhance visual amenities.
B.	Walls / Partitions – Solid walls from phases 1 - 3 and modern solid/glazed partition walls to	CC.1	SD.1	

CONDITION, PROPOSALS and REPAIR METHODS				
Item	Proposed alterations	Condition		Mitigation / justification
		Significance		
	<i>subdivided rooms / bathroom insertions and rear staircase and lift.</i> Form new openings for internal flat connections. Demolish modern partitioning to reinstate historic rooms geometries. Rebuild partitioning as shown on proposed plans to form internal corridors / bathrooms.		SD.3	
C.	Plaster to Walls: <i>Some areas of decayed plaster / damp ingress. Modern gypsum plaster to modern partitions.</i> Remove defective plaster and install hydraulic-lime plaster.	CC.1	SD.1	The natural hydraulic-lime plasters are manufactured to replicate the strength, porosity, adhesion and flexibility of historic plasters. The hydraulic-lime plasters control salt-migration promotes the drying out of the humidity and moisture in the walls.
		CC.2	SD.3	
D.	Ceilings & Cornices: As item 4.1G above.	CC.1	SD.1	Historic ceiling plaster and cornices will be protected and repaired where required.
E.	Central Stair: see item 4.1F above Rear Stairs: F12/F13 - 20 th C. Remove existing rear inappropriate stair.	CC.0	SD.1	
			SD.3	
F.	Doors / Architrave / Skirtings: <i>All doors modern 20th C fire doors with intumescent fire seals- set mainly within historic architraves C1898 - 3rd phase.</i> If historic doorways to be infilled – carefully remove historic architrave and doorset and re-use in newly located door openings. Historic skirtings – to be protected and repaired as required.	CC.1	SD.1	To comply with current Building Regulations in terms of fire compartmentations/escape and sound resistance doors are to be upgraded or doorways blocked.
			SD.2	
H.	Fireplace: <i>All fireplaces have been removed and replaced with modern gas fires. Hearth concealed with carpets - conditions not known.</i> Install fire-surrounds and/or wood burning stoves to F7, F8 & F20.	CC.1	SD.3	Remove c.20 th alterations. Mitigate HARM. Ensure chimneys are ventilated / blocked to ensure no ongoing problems with dampness.

CONDITION, PROPOSALS and REPAIR METHODS				
Item	Proposed alterations	Condition		Mitigation / justification
		Significance		
4.3 - SECOND FLOOR P/122				
A.	Central Stair - see item 4.1F above. Rear Stairs - see item 4.2E above.	CC.1	SD.1 SD.3	
C.	Walls / Partitions: See item 4.2B&C above.	CC.1 CC.2	SD.1 SD.3	
D.	Ceilings & Cornices: See item 4.1G above. Modern cornicing to S9. <ul style="list-style-type: none">▪ New access hatch over S4 to allow better maintenance access to the roofs.▪ To the monitor rooflight RL.1 - remove the suspended glazed ceiling to allow smoke ventilation of central stair area.	CC.1	SD.1	Access hatch to allow better access for maintaining the roof. Min. 1m ² of openable vent is required for each stair openable by the fire service to comply with current Building Regulations for smoke ventilation.
E.	Timber Floorboards: See item 4.2A above.	CC.2	SD.1	
F.	Doors / Architrave / Skirtings: Doors DS.01, DS.02, DS.09, DS.18 & DS.19 are historic doors but lined with fire resistant board to the inside face – some with historic ironmongery. Remaining doors modern 20 th C fire doors with intumescent fire seals- set mainly within historic architraves C1898 - 3 rd phase or in modern glazed partitions. If historic doorways to be infilled – carefully remove historic architrave and doorset and re-use in newly located door openings. Historic skirtings – to be protected and repaired as required.	CC.1	SD.1 SD.2	To comply with current Building Regulations in terms of fire compartmentations/escape and sound resistance doors are to be upgraded or doorways infilled.
H.	Fireplace - see item 4.2H above. Install fire-surrounds and/or wood burning stoves to S9, S10, S18 & S19.	CC.2	SD.3	