

This section evidences the extant historic features and alterations referring to the analysis set out in the previous sections, specifically with reference to the **earliest 1866 map and four relevant planning sets** as listed below which provided information about the building prior to listing, As Existing prior to unlawful works and As Built, after unlawful works:

- 1. **1966 Historic Arrangement** - planning scheme evidence the original plan form
- 2. **1972 At Time of Heritage Listing** - planning scheme depicting arrangements
- 3. **2015 As Existing** - historic finishes and features conservation plans evidenced by JNW Architects
- 4. **2025 As Built** - survey drawings and photographic evidencing the As Built arrangement

In doing so this section highlights where in heritage terms interventions may impact historic fabric, features or plan form.

Where interventions have been identified which do not appear from the evidence to be authorised, they will be addressed for their impact on the historic significance of the building and either they will be removed and the situation remediated or retained with a justification set out for the proposed works.

This section seeks evidence that the As Built environments accord with Conservation Principles Policies (CPP) and guidance by Historic England, to solidify and assure, in heritage terms, where works are of minimal impact to the building and honour the plan form and where historic construction methods and features have been retained, proposing solutions to rectify where works have not been carried out appropriately.

5.0 RECORD OF IMPLIMENTED WORK

5.1 Appraisal of Exterior Materials & Finishes

5.2 Appraisal of Interior Layouts

5.3 Appraisal of Historic Fabric, Finishes & Features



5.0 RECORD OF IMPLEMENTED WORK

5.1 Appraisal of Exterior Materials & Finishes

Photographs evidence the site today and depict original elevation-al material and finishes:

- Cambered white painted plaster head linings
- London stock Flemish bond brick faced with queen closers
- Quad. flat arch bricks over the windows to the wings
- Paved steps up to the main front access
- 6 panel black painted timber main entrance door with semi-circular fanlight glazed window over
- Classical style columned flat roof portico entrance
- Front bay continuing from basement to 3rd floor.
- White painted curved plasterwork over sash timber windows
- White painted plasterwork parapet
- White painted plasterwork string course which forms the sill to the first floor window.
- Ground floor rusticated stucco
- Stone steps to basement light-well
- Plain panel insertion with plain fully glazed window, formed where night deposit box was located when a bank
- Sash windows with margin lights within bay.
- Plain fully glazed French doors and side lights leading to the garden, over the light-well grid to the basement
- Ramp formed from the rear of the circulation corridor over the smaller light well. Tiles evidence the ramp to have been added late C20th/early C21st after the glazed roof extensions were removed
- Evidence of movement and historic stabilising
- Lintel relocation and smaller window formed
- Apertures for flues and extraction
- Facing brickwork sports a corbel detail to the side continuing with a less elaborate stucco faced in fawn coloured render to side and rear of the building
- Later north wing extension devoid of stucco lines

5.1.1 2025 As Built Roof Plan by Direct Construction & Photographic Evidence

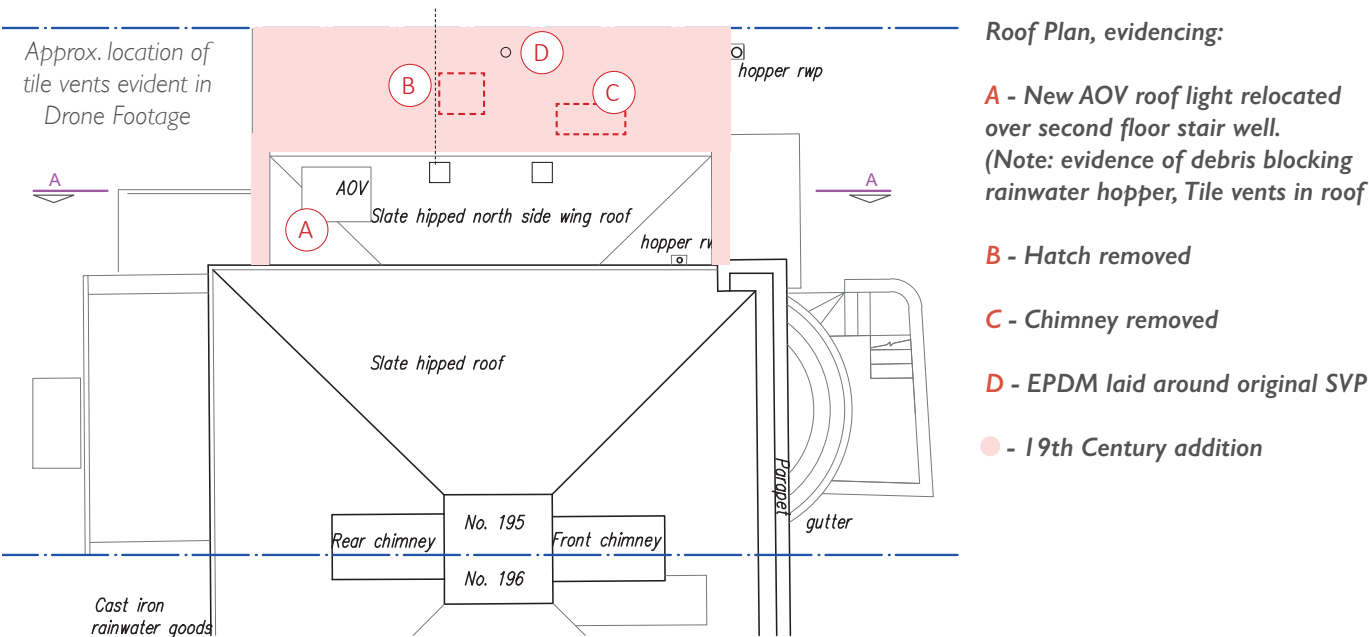
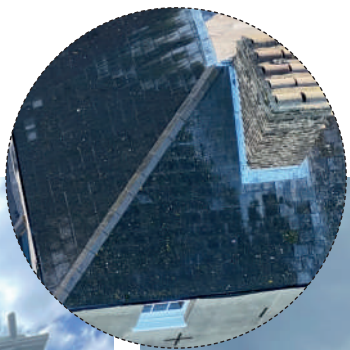


Fig 17 Site photo Front Elevation by JCA Oct 2025:
Evidencing later side wing brick colour change,
side aperture no external works having been carried out



Main roof and chimneys



Fig 18 Site photo Rear Elevation by JCA Oct 2025:
Evidencing no external works having been carried out

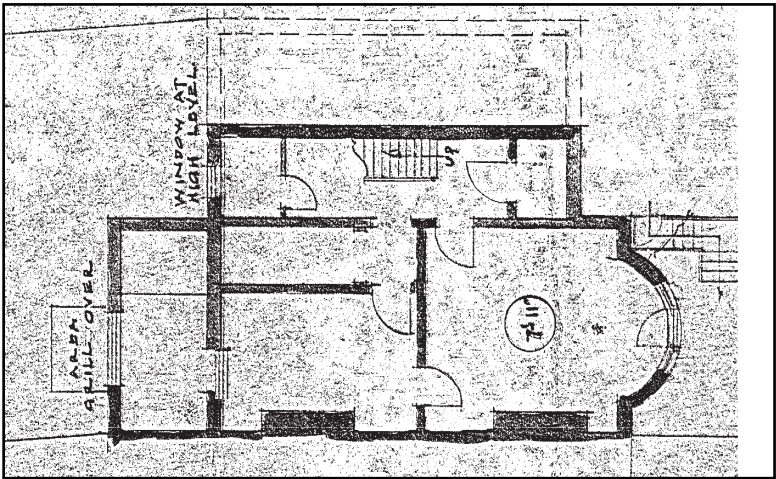


Fig 19 Left: Site photo by JCA Oct 2025: Evidence of aborted work and temporary structural measures to Lower Ground Floor bay;; Fig 14b (callout) light-well wall upstand construction; 14c right: Drone footage by JCA Oct 2025: Evidencing original hipped slate roof wing of no. 196 to which it is assumed no. 195 mirrored prior to the additional flat roof extension; 14d (callout) No. 195 slate roof remains, AOV inserted within)

5.0 RECORD OF IMPLEMENTED WORK

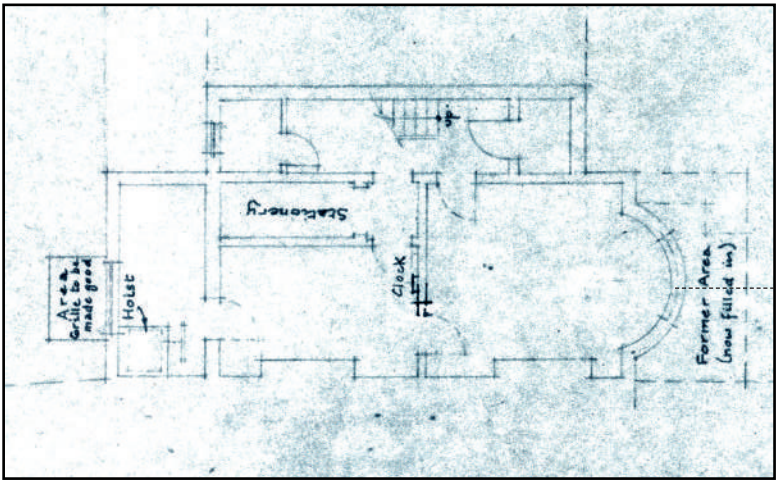
5.2 Appraisal of Interior Layouts

5.2.1 2025 As Built Lower Ground Floor Plan by Direct Construction & Photographic Evidence



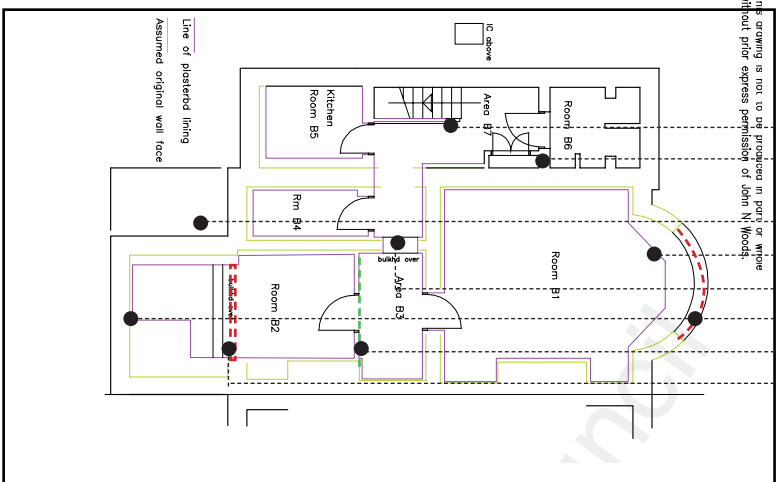
As Constructed Floor Plans

1866 Site Location Map & Fig 20 1966 Floor Plans



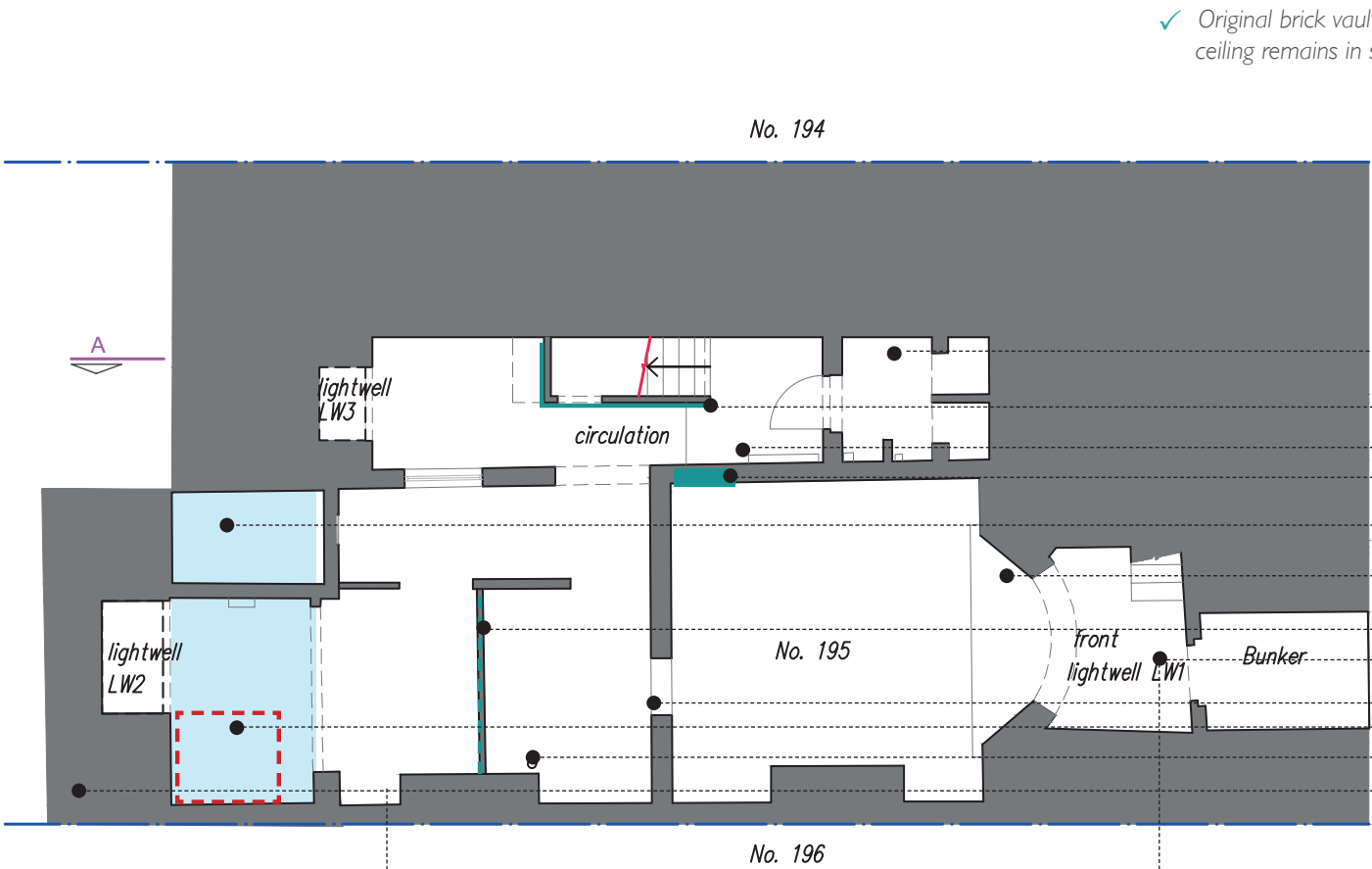
1975 Floor Plans at time of Heritage Listing (assumption)

1972 Planning Floor Plans by F Norman James



2015 Post Listing works revealed

2015 As Existing LGF Plan by JNW Architects (pre works)



Stone slabs lifted, retained on site.



Previously in-filled light-well Opened up & revealed



Original brick vaulted ceiling remains in situ.

- ✓ brick vaulted ceiling extant
- ✓ fire rated under-stairs cupboard
- ✓ stone slabs evident in situ
- ✓ previously in-filled door revealed, retained in situ
- ✗ area severed
- ✓ plasterboard lining removed
- ✓ later partition relocated
- ✓ lightwell area revealed
- ✗ door no longer evident
- ✓ hoist shaft removed
- ✗ rationale for new svp sought
- ✓ lifted stone slabs evident on site (stacked within rear yard)

general:
✗ fenestration lost - possibly removed prior to un-lawful works when plasterboard was inserted internally to all walls.

Phasing key & intervention evidence

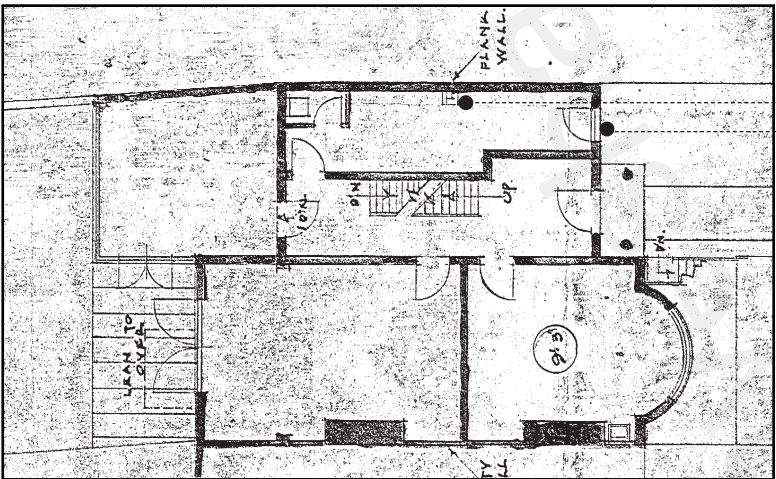
- ✓ Not deemed detrimental
- ✗ Potentially detrimental - solution /detail sought
- 19th Century
- 20th Century
- Removed
- Added

Fig. 20: Basement survey drawing by Direct Construction Surveyors & associated on site imagery 2025

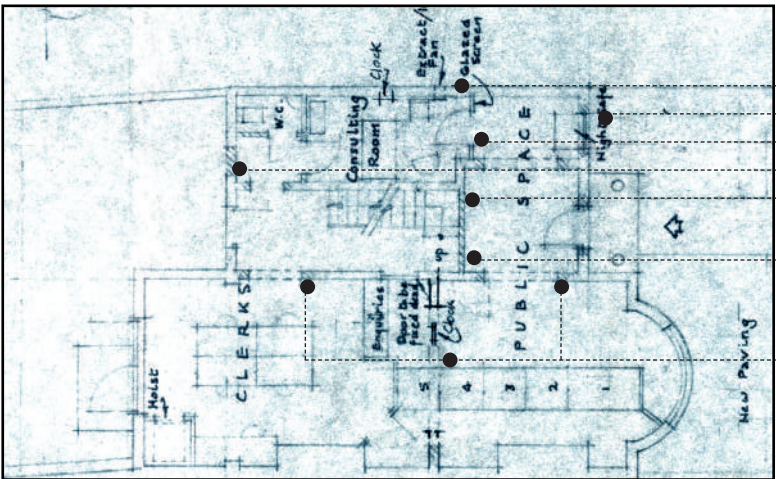
5.0 RECORD OF IMPLEMENTED WORK

5.2 Appraisal of Interior Layouts

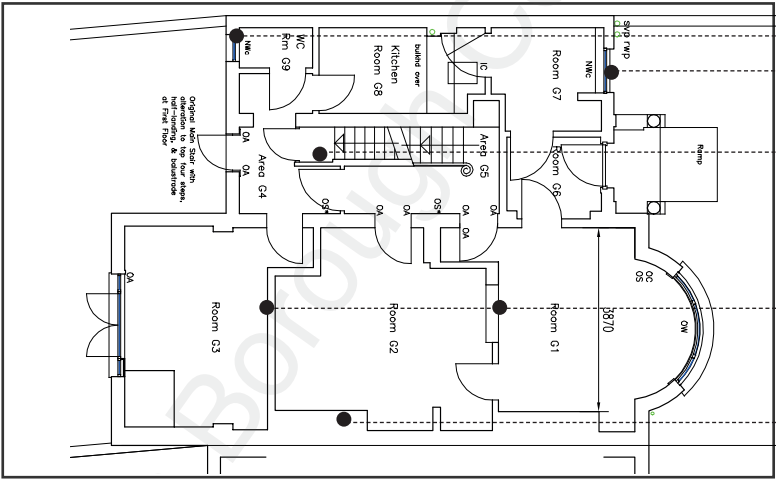
5.2.2 2025 As Built Floor Ground Floor Plan by Direct Construction & Photographic Evidence



As Constructed Floor Plans (assumption)
1866 Site Location Map & Fig 20 1966 Floor Plans



1975 Floor Plans at time of Heritage Listing (assumption)
1972 Planning Floor Plans by F Norman James



2015 Post Listing works revealed
2015 Planning Conservation LGF Plan by JNW Architects (pre works)

original svp location at time of extension
pedestrian access aperture evident

extraction fan aperture
night safe replaces door
glazed partition and door
aperture infilled
staircase returned to straight flight
hatching denotes partition
formed, severing circulation

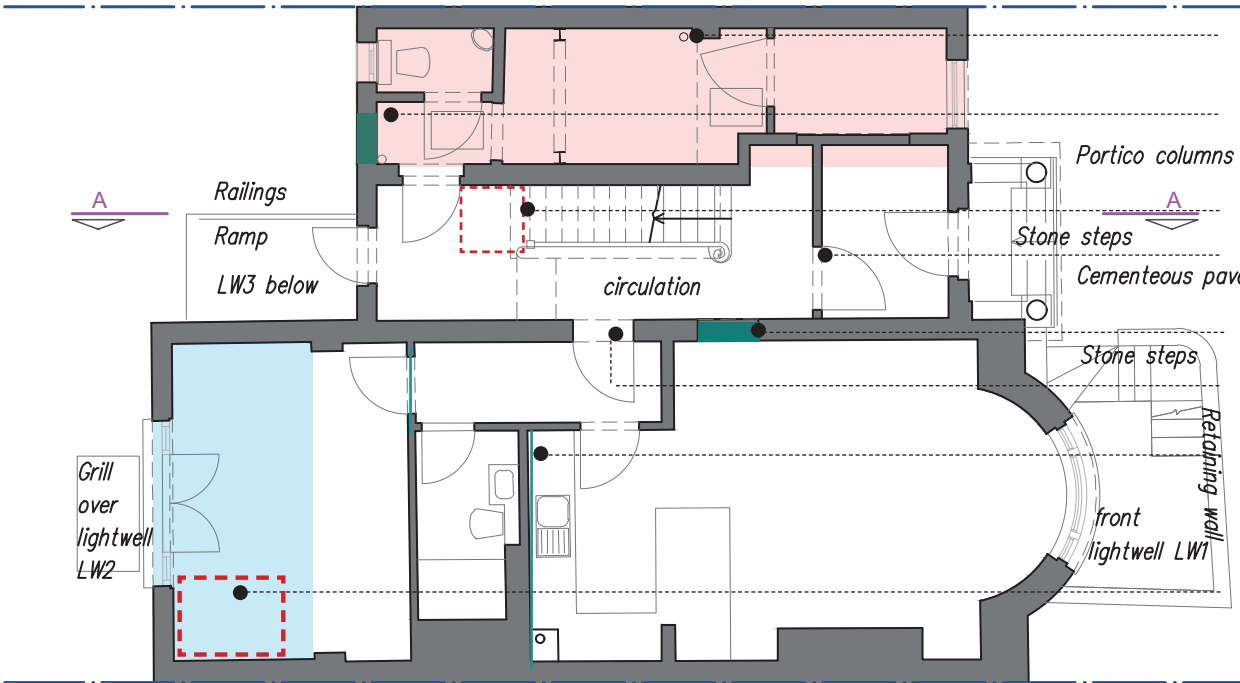
apertures formed/widened

no evidence of wc window approval
window and panel replace night safe

no evidence of lgf lobby approval

room divisions as approved in 1978 scheme

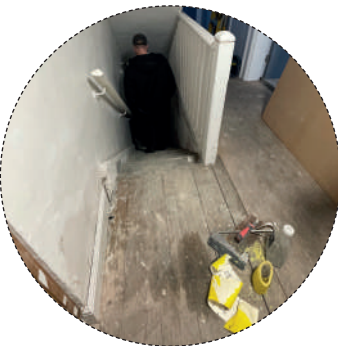
boxing in evidenced in 1978 approved
scheme



- ✓ utilities generally located in west wing, as such reliant on original svp location
- ✗ window aperture filled new svp from basement
- ✓ lgf lobby removed
- ✓ partition pulled forward to give greater clearance to staircase
- ✓ in-filled - door location evident
- ✓ utilises door apertures
- ✓ less detrimental room division better reading of plan form
- ✓ hoist lift removed
- ✓ general ability to read original plan form
- ✓ keeps utilities in later wing

evidence of floor board, skirting infill and replacement where removed lgf lobby was formed.

side wing front service access night safe infill evident



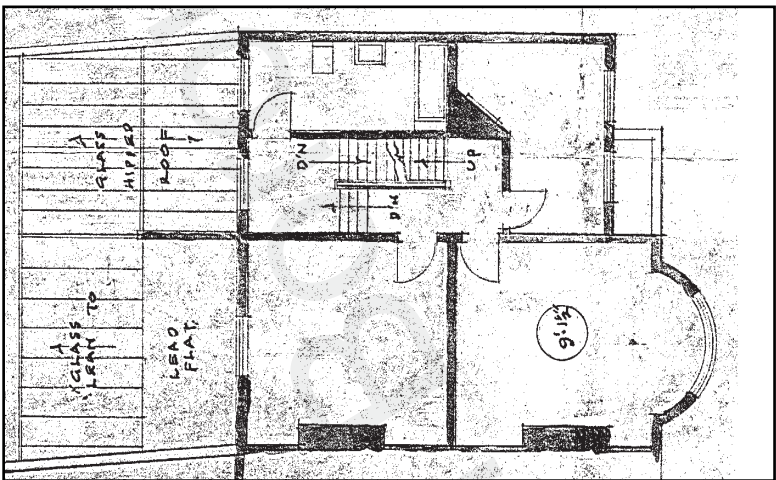
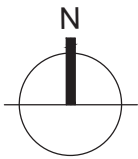
- Phasing key & intervention evidence
- ✓ Not deemed detrimental
 - ✗ Potentially detrimental - solution /detail sought
 - 19th Century
 - 20th Century
 - Removed
 - Added

Fig. 21: GF survey drawing by Direct Construction Surveyors & associated on site imagery 2025

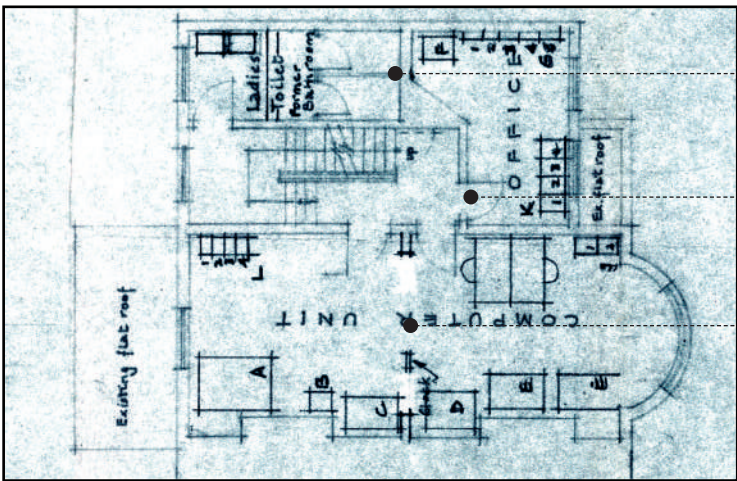
5.0 RECORD OF IMPLEMENTED WORK

5.2 Appraisal of Interior Layouts

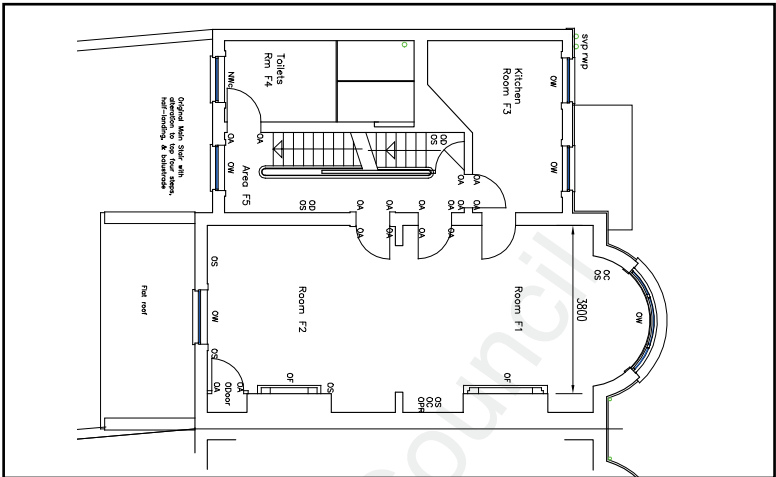
5.2.3 2025 As Built First Floor Plan by Direct Construction & Photographic Evidence



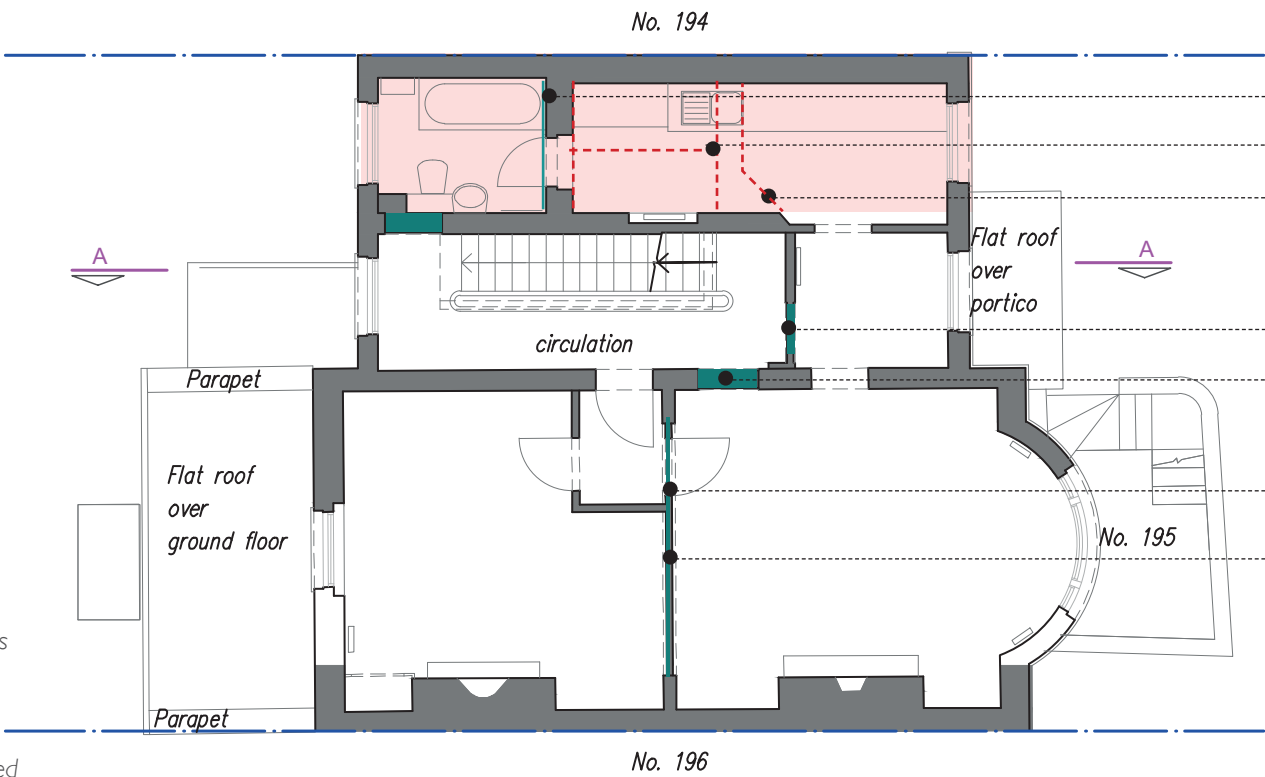
As Constructed Floor Plans (assumption)
1866 Site Location Map & Fig 20 1966 Floor Plans



1975 Floor Plans at time of Heritage Listing (assumption)
1972 Planning Floor Plans by F Norman James



2015 Post Listing works revealed
2015 Planning Conservation LGF Plan by JNW Architects (pre works)



- ✗ partition installed (over steel-work below)
- ✓ wc partitions removed
- ✗ chimney removed
- ✓ door infill
- ✓ door infill
- ✓ lobby partition formed
- ✓ arch infill with shadow gap
- general:
 - ✓ arrangement retains original plan form
 - ✓ door infill's retain doors and decorative moulding features in situ
 - ✓ utilises existing openings for ventilation and flues

office wc's installed
utilising residential
bathroom

doors and apertures
intact

dividing wall removed
(nibs retained)

no apparent adaptations

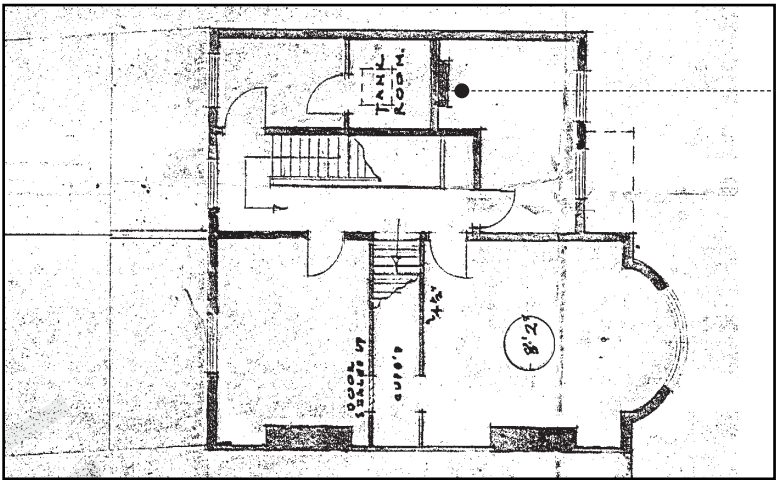
- Phasing key & intervention evidence
- ✓ Not deemed detrimental
 - ✗ Potentially detrimental - solution /detail sought
 - 19th Century ■ Removed
 - 20th Century ○ Added



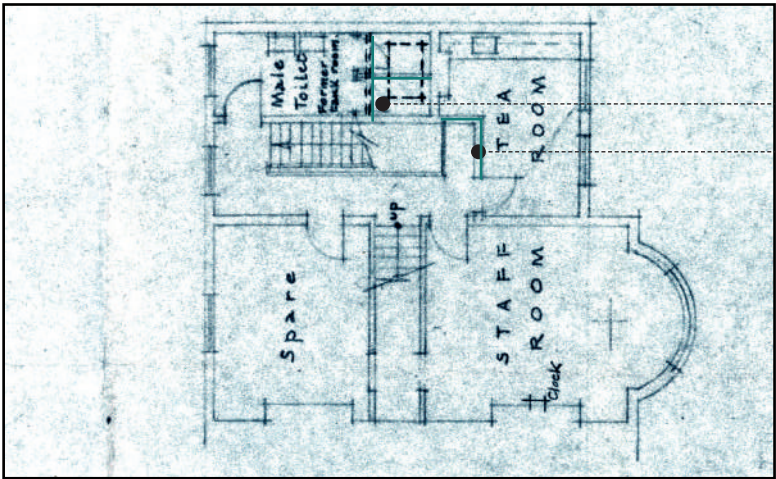
5.0 RECORD OF IMPLEMENTED WORK

5.2 Appraisal of Interior Layouts

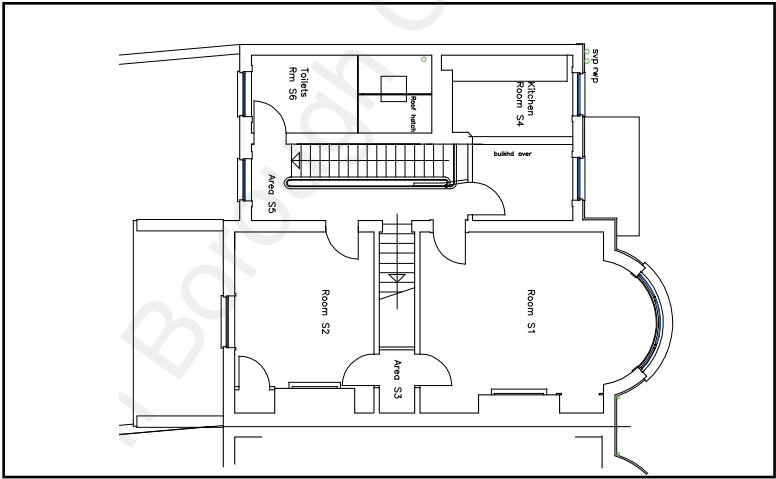
5.2.4 2025 As Built Second Floor Plan by Direct Construction & Photographic Evidence



As Constructed Floor Plans (assumption)
1866 Site Location Map & Fig 20 1966 Floor Plans



1975 Floor Plans at time of Heritage Listing (assumption)
1972 Planning Floor Plans by F Norman James



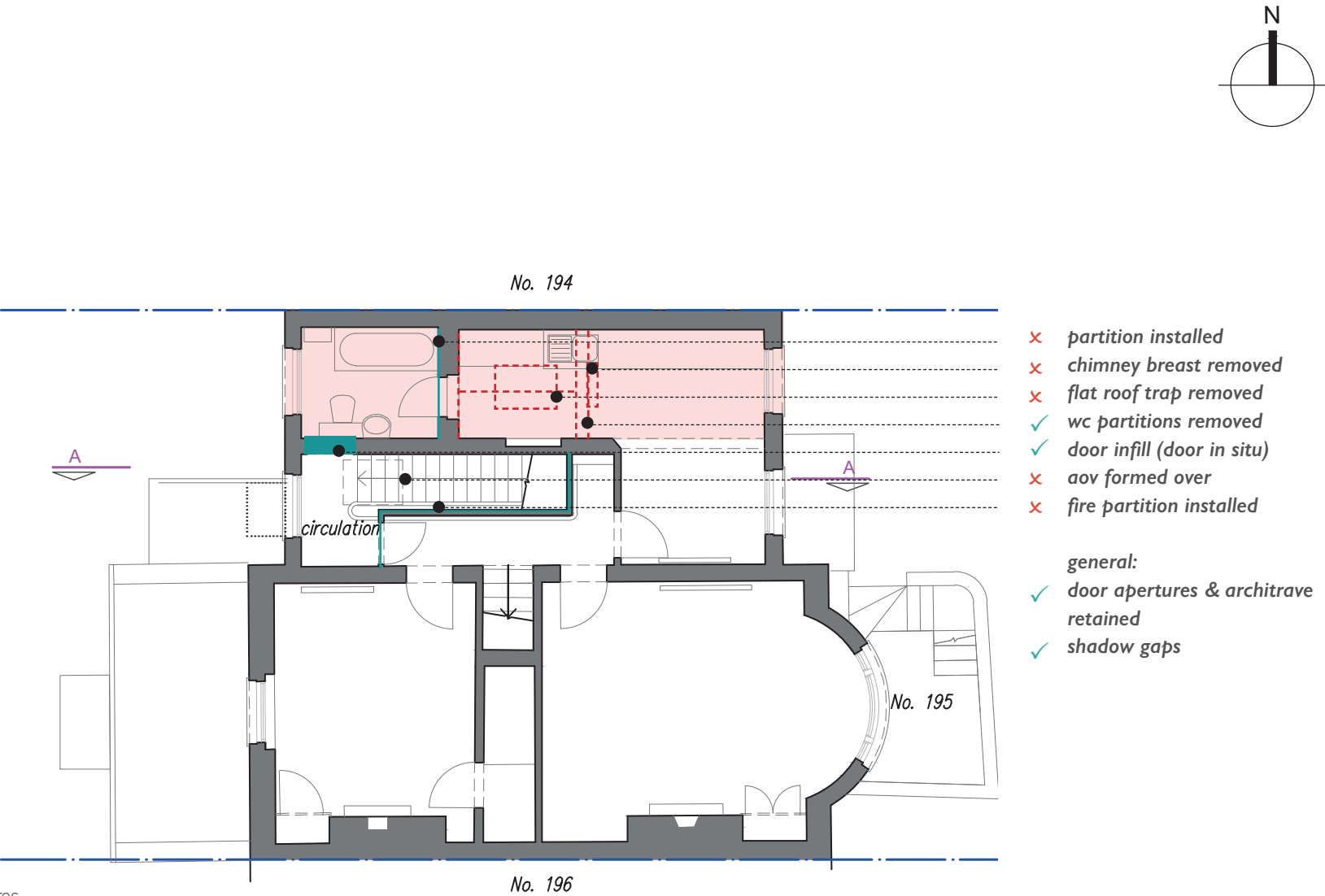
2015 Post Listing works revealed
2015 As Existing LGF Plan by JNW Architects (pre works)

chimney breast evidenced

wc's located
partition formed

original location of doors and apertures
locations evident

no apparent adaptations



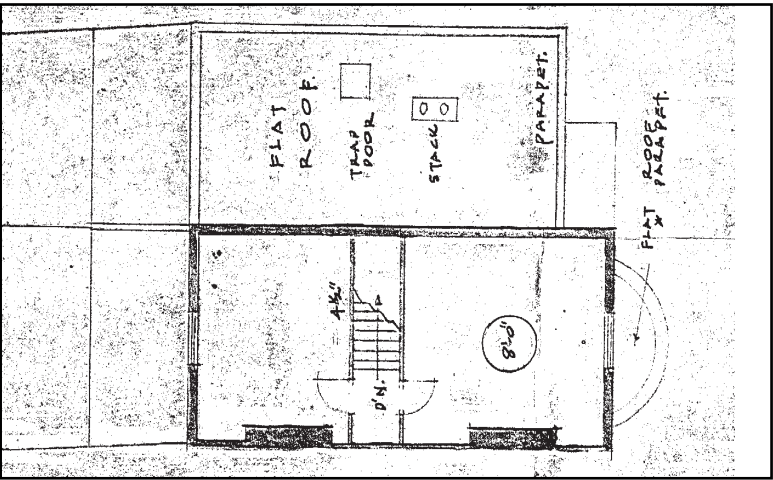
Phasing key & intervention evidence

- ✓ Not deemed detrimental
- ✗ Potentially detrimental - solution /detail sought
- 19th Century (pink) Removed (red dashed line)
- 20th Century (blue) Added (blue dashed line)

5.0 RECORD OF IMPLEMENTED WORK

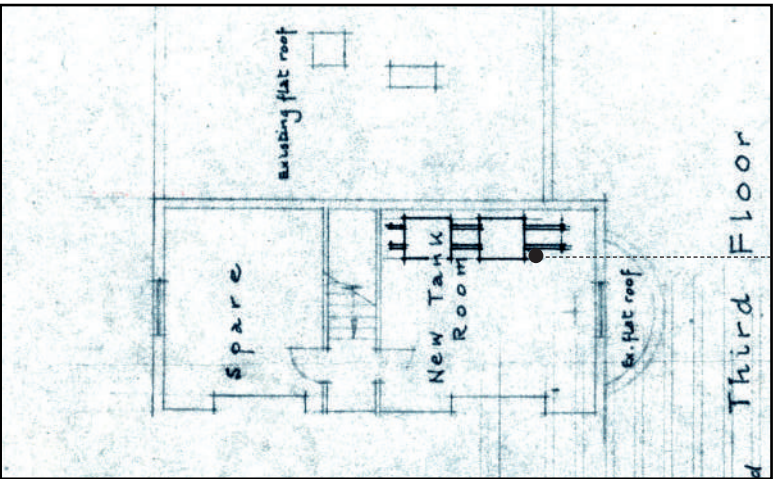
5.2 Appraisal of Interior Layouts

5.2.5 2025 As Built First Floor Plan by Direct Construction & Photographic Evidence



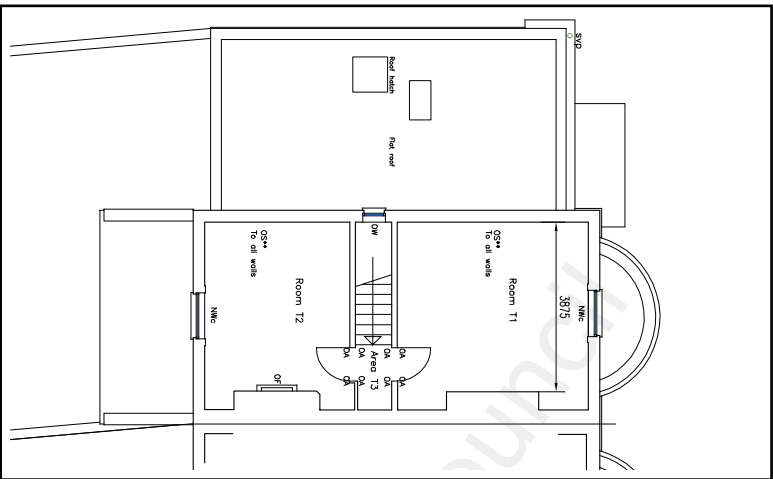
1800's Floor Plans

1866 Planning 3F Plan by George B. Clay and Partners



1975 At Time of Heritage Listing

1972 Planning 3F Plan by F Norman James



Post Listing works revealed

2015 As Existing 3F Plan by JNW Architects (pre works)

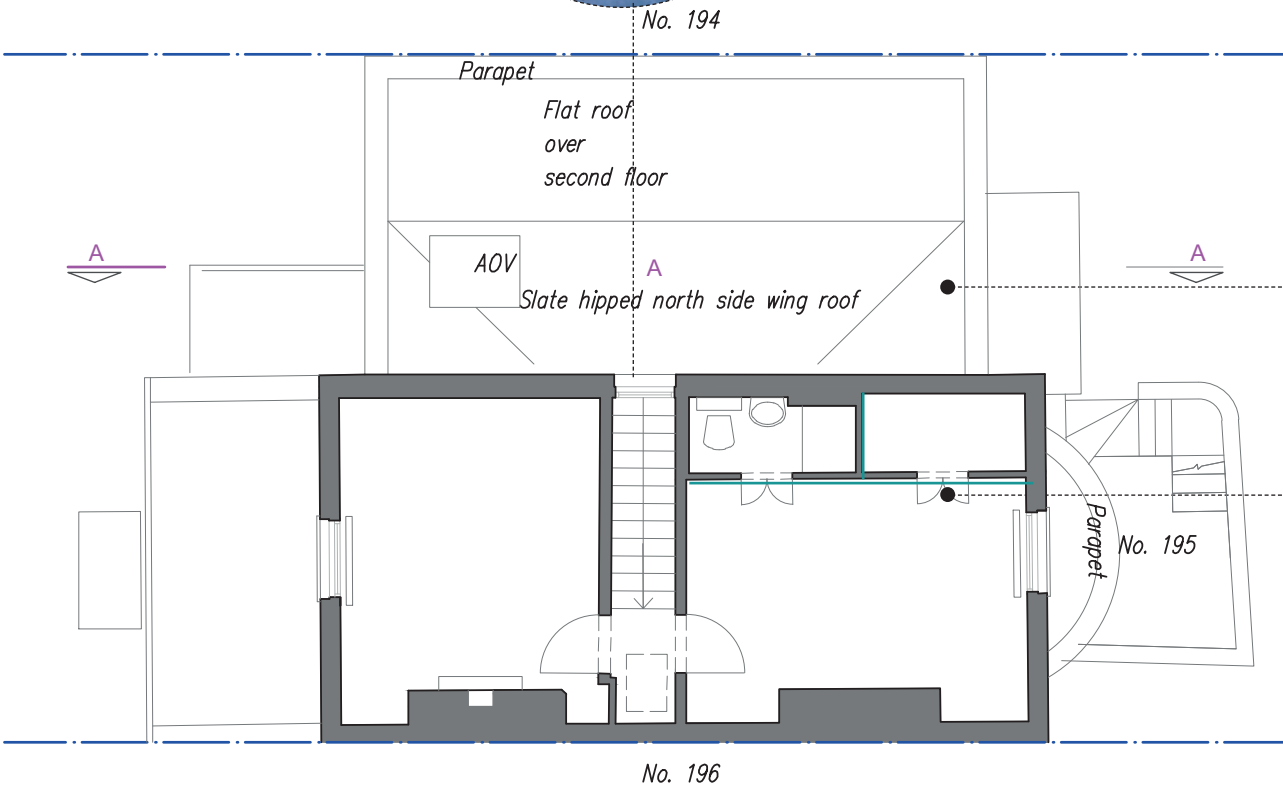
Drawing not to scale - for publication purposes only

tanks located

no apparent change

chimney orientated correctly in this plan

✓ Original slate hipped roof to side wing with tile vents revealed in drone footage, stairwell window over



✓ original slate hipped roof to side wing with tile vents revealed in drone footage,

✗ partitions formed

general:
minimal intervention; reversible partitions to wc & store

Phasing key & intervention evidence

- ✓ Not deemed detrimental
- ✗ Potentially detrimental - solution / detail sought
- 19th Century ◻ Removed
- 20th Century ◯ Added

Fig. 24: 3F survey drawing by Direct Construction Surveyors & associated on site imagery 2025

5.0 RECORD OF IMPLEMENTED WORK

5.3 Appraisal of Historic Fabric, Finishes & Features

5.3.1 2025 As Built Lower Ground Floor Plan by Direct Construction & Photographic Evidence

Original Features evidenced in plan below by JNW Architects

- Window and Architrave/Lining
- Tall Ogee * Low Profile **Square Skirting
- Cornice
- Architrave
- Fireplace & Mantle
- Picture Rail
- Door in situ
- Lath and Plaster in situ
- Rainwater Goods
- Arches & Shadow Gaps
- Tiles/Brick Floor/Stone Slabs
- Staircase/Original Balustrade
- Ceiling
- Stud Partitions with Shadow Lines
- Removed Since 2015
- Added Since 2015
- Not deemed detrimental
- Potentially detrimental - solution sought

1966 Historic Arrangement

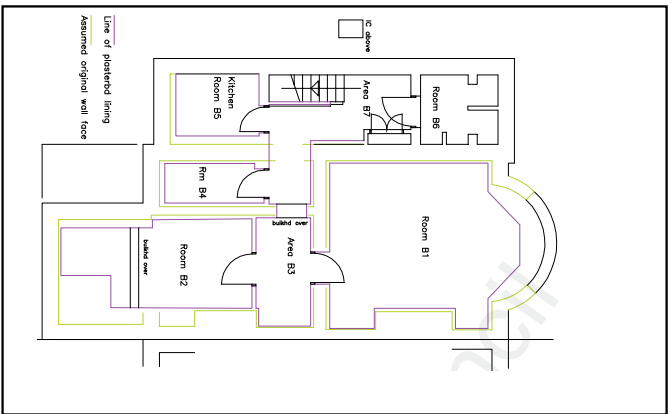
- planning scheme evidence the original plan form as in section 4.3.2

1972 At Time of Listing - plan-

ning scheme depicting arrange-ments at the time of Heritage Listing in section 4.3.3

2015 As Existing - historic finish-es and features conservation plans evidenced by JNW Architects in section 4.3.5

2025 As Built - survey drawings and photographic evidencing the As Built arrangement in section 4.3.7



2015 As Existing LGF Plan by JNW Architects (pre works)



Light-well window remains in situ

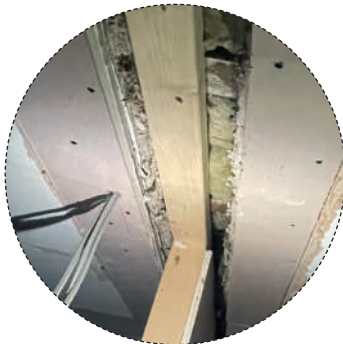


Light-well tiles remain in situ



Stone flooring remains in situ

✓ Evidence lath and plaster in situ mesh protection below over fire rated gypsum plasterboard



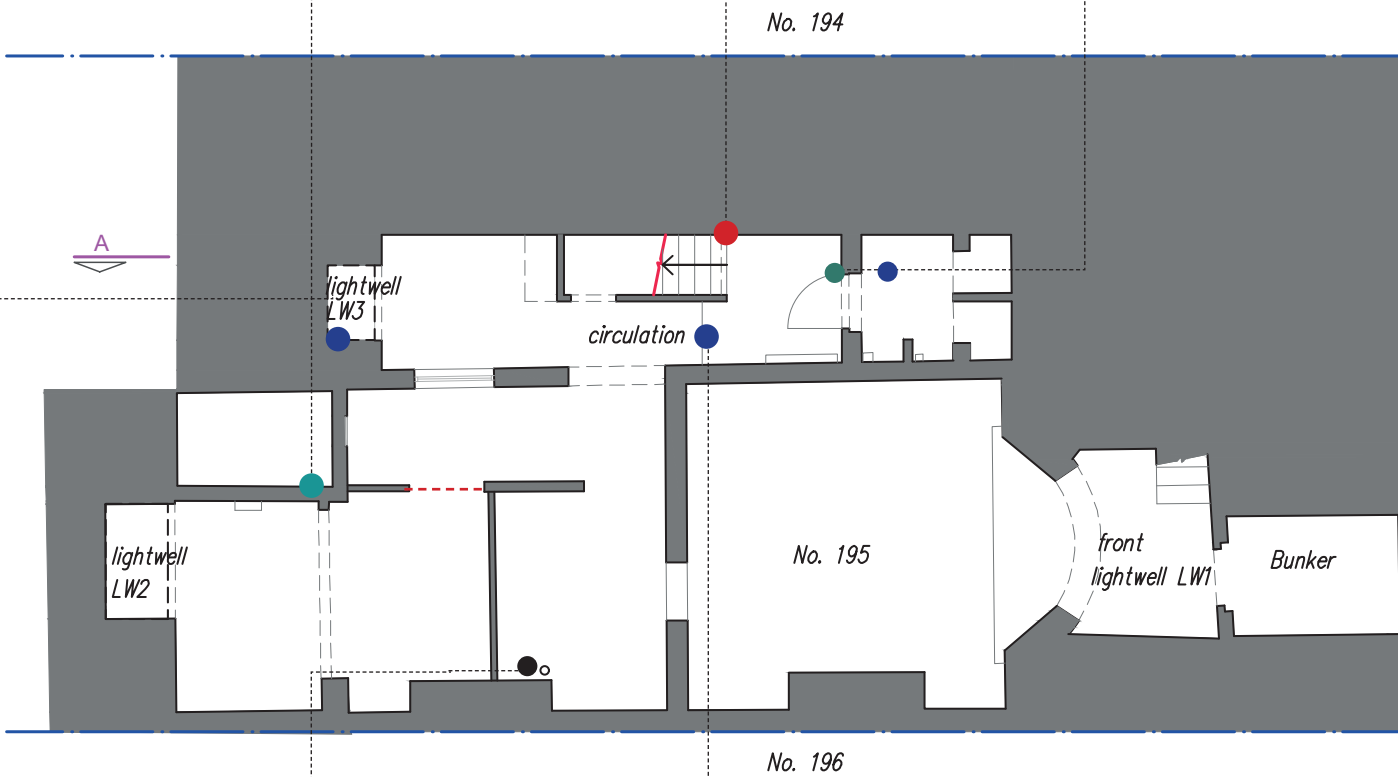
✓ Original timber staircase remains in situ.



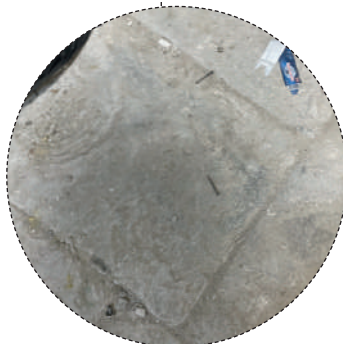
✓ Door, architrave, brick floor and brick store divisions intact



✓ Evidence of lath and plaster in situ, acoustic insulation over and plasterboard below



✗ New SVP Located



✓ Original stone slabs retained in situ.

Structural Engineer Inspection revealed no major movement or settle-ment was suspected, despite cracking through the stonework over the basement bay, brickwork was in reasonable conditions with no major cracking at low level and as such, However, the chimney revealed little or no foundation below and some vertical cracking was evident.

No cracking or movement was apparent to the front Bay brickwork internally

Fig. 25 LGF survey drawing by Direct Construction Surveyors & associated on site imagery 2025

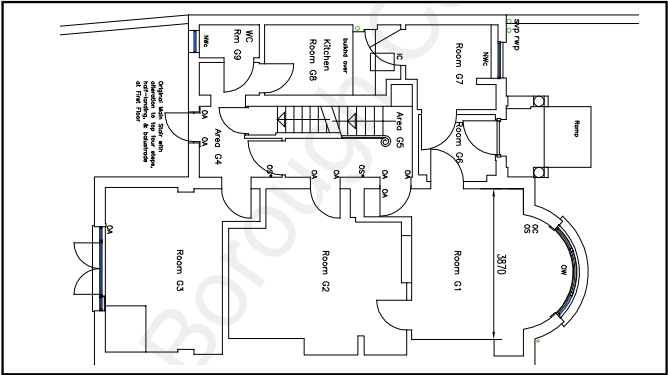
5.3 RECORD OF IMPLEMENTED WORK - HISTORIC FABRIC & FEATURES (INTERIOR)

5.3 Appraisal of Historic Fabric, Finishes & Features

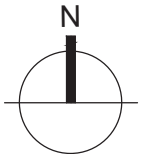
5.3.2 2025 As Built Ground Floor Plan & Photographic Evidence

Original Features evidenced in plan below by JNW Architects

- Window and Architrave/Lining
- Tall Ogee * Low Profile **Square Skirting
- Cornice
- Architrave
- Fireplace & Mantle
- Picture Rail
- Door in situ
- Lath and Plaster in situ
- Rainwater Goods
- Arches & Shadow Gaps
- Tiles/Brick Floor/Stone Slabs
- Staircase/Original Balustrade
- Ceiling
- Stud Partitions with Shadow Lines
- Removed Since 2015
- Added Since 2015
- Not deemed detrimental
- Potentially detrimental - solution sought

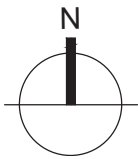


2015 As Existing GF Plan by JNW Architects (pre works)



5.0 RECORD OF IMPLEMENTED WORK

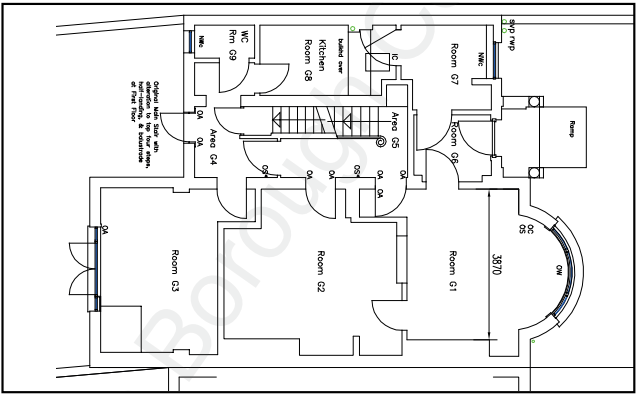
5.3 Appraisal of Historic Fabric, Finishes & Features



5.3.3 2025 As Built First Floor Plan by Direct Construction & Photographic Evidence

Original Features evidenced in plan below by JNW Architects

- Window and Architrave/Lining
- Tall Ogee * Low Profile **Square Skirting
- Cornice
- Architrave
- Fireplace & Mantle
- Picture Rail
- Door in situ
- Lath and Plaster in situ
- Rainwater Goods
- Arches & Shadow Gaps
- Tiles/Brick Floor/Stone Slabs
- Staircase/Original Balustrade
- Ceiling
- Stud Partitions with Shadow Lines
- Removed Since 2015
- Added Since 2015
- Not deemed detrimental
- Potentially detrimental - solution sought



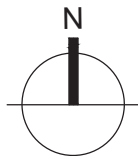
2015 As Existing IF Plan by JNW Architects (pre works)



Fig. 27 IF survey drawing by Direct Construction Surveyors & associated on site imagery 2025

5.0 RECORD OF IMPLEMENTED WORK

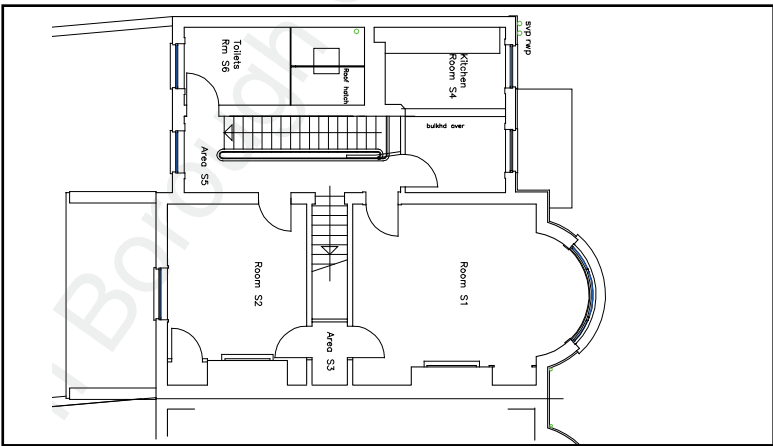
5.3 Appraisal of Historic Fabric, Finishes & Features



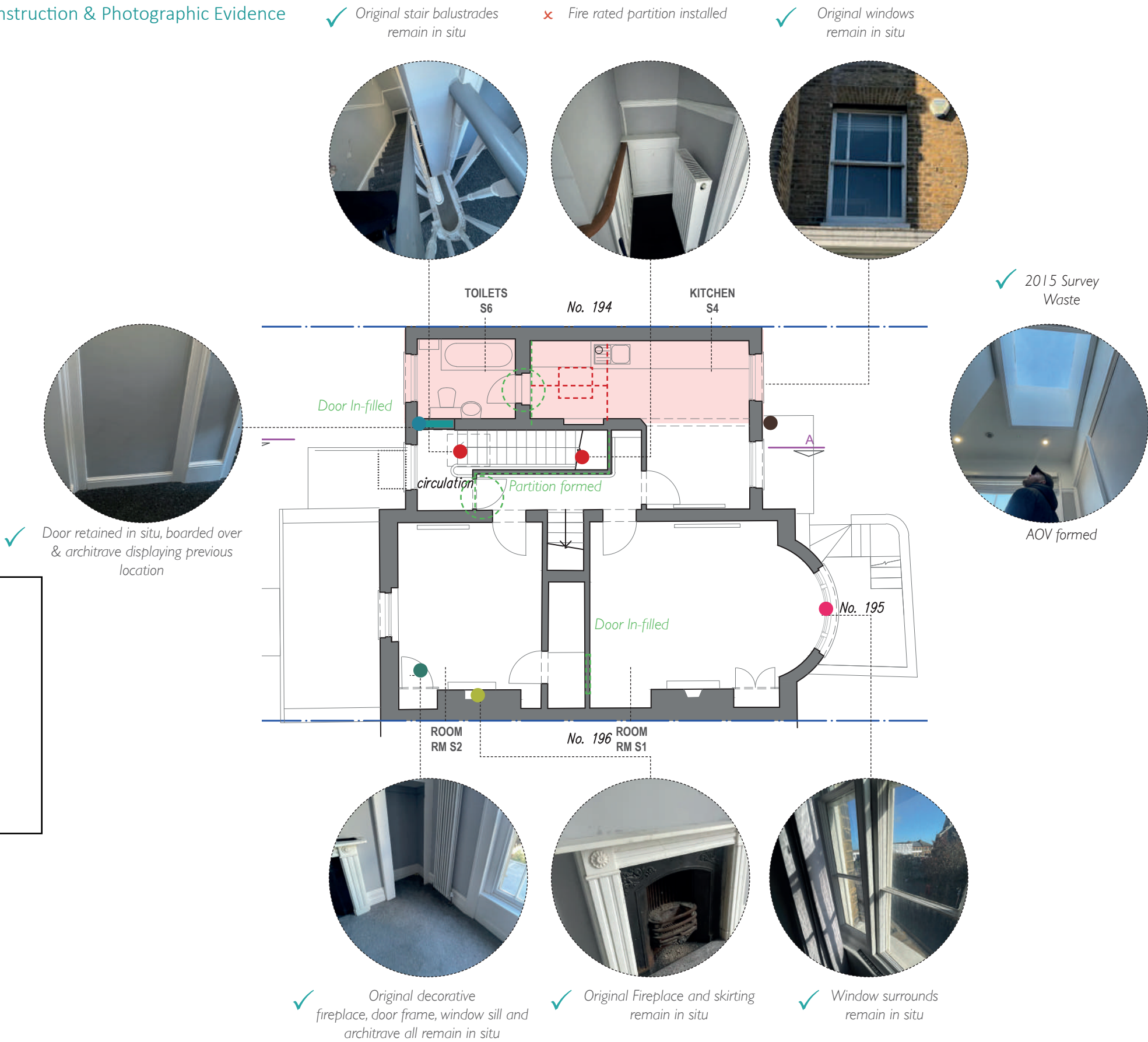
5.3.4 2025 As Built Second Floor Plan by Direct Construction & Photographic Evidence

Original Features evidenced in plan below by JNW Architects

- Window and Architrave/Lining
- Tall Ogee * Low Profile **Square Skirting
- Cornice
- Architrave
- Fireplace & Mantle
- Picture Rail
- Door in situ
- Lath and Plaster in situ
- Rainwater Goods
- Arches & Shadow Gaps
- Tiles/Brick Floor/Stone Slabs
- Staircase/Original Balustrade
- Ceiling
- Stud Partitions with Shadow Lines
- Removed Since 2015
- Added Since 2015
- Not deemed detrimental
- Potentially detrimental - solution sought



2015 As Existing 2F Plan by JNW Architects (pre works)



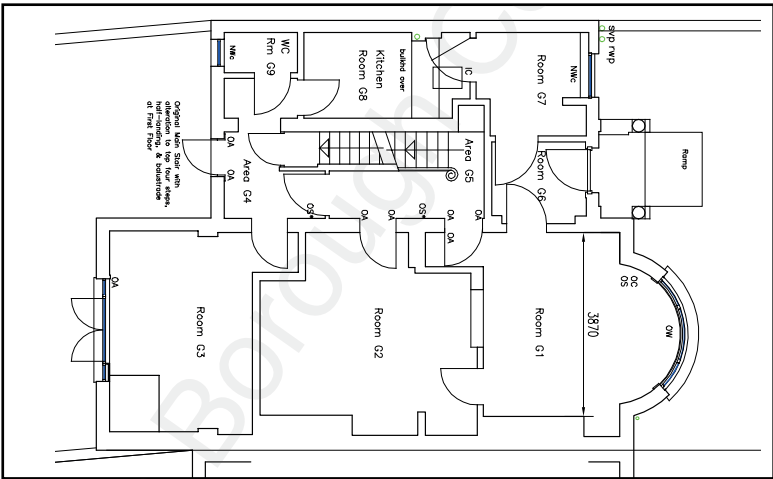
5.0 RECORD OF IMPLEMENTED WORK

5.3 Appraisal of Historic Fabric, Finishes & Features

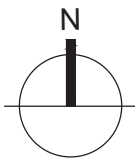
5.3.5 2025 As Built Third Floor Plan by Direct Construction & Photographic Evidence

Original Features evidenced in plan below by JNW Architects

- Window and Architrave/Lining
- Tall Ogee * Low Profile **Square Skirting
- Cornice
- Architrave
- Fireplace & Mantle
- Picture Rail
- Door in situ
- Lath and Plaster in situ
- Rainwater Goods
- Arches & Shadow Gaps
- Tiles/Brick Floor/Stone Slabs
- Staircase/Original Balustrade
- Ceiling
- Stud Partitions with Shadow Lines
- Removed Since 2015
- Added Since 2015
- Not deemed detrimental
- Potentially detrimental - solution sought



As Existing IF Plan by JNW Architects (pre works)

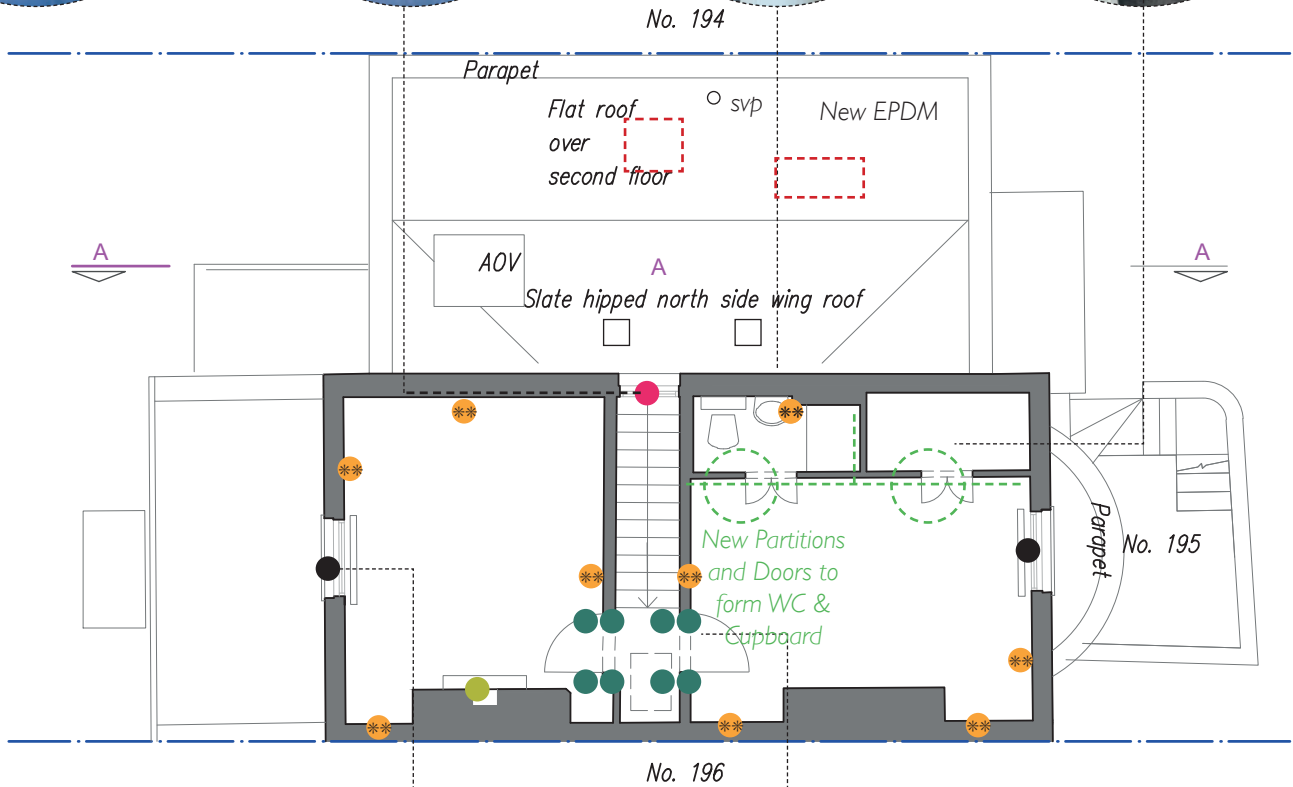


AOV formed

✓ Original slate hipped roof to side wing with tile vents revealed in drone footage, stairwell window over

✓ New partition evidenced in Square skirting type remains in-situ

New partitions and doors to frame en-suite and storage.



✓ Original bow window evidenced



✓ Sash window in keeping with original



✓ Original architrave and skirting remains in-situ.

Fig. 29 3F survey drawing by Direct Construction Surveyors & associated on site imagery 2025