

1. Use

- The use of the existing property is Domestic Residential Use Class C3
- Following completion of internal alterations, the use class will remain as C3

2. Amount of Development

- The amount of development relates to internal alterations to convert the existing bathroom into bedroom 3 and reduce bedroom 1 according to the previous consent to allow for a new bathroom and wardrobe to be included, as shown on drawing no. PL04. These proposals reduce the scope of the works permitted in the previous consent no. 7610/APP/2008/1478 see drawing no. PL07

3 Layout

- The existing building was converted to Apartments under reference 7610/APP/2008/1478.
- The proposed new partition is in accordance with the originally approved partition of this room under reference the partition encloses a bathroom and additional wardrobe space.

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4 Scale

- The scale of the proposals is limited to the main bedroom.
- The height of bedroom 1 ceilings will remain unaffected by the proposals
- The interior in the existing (proposed bedroom 3) existing bathroom will remain unaffected by the proposal

5 Landscaping

- No external works will be affected by the proposal - all works are internal

6. Appearance

- The proposed partition in bedroom 1 is in accordance with: 7610/APP/2008/1478 but reduces the scope of the consented works.
- The proposed partitions will be made up of studwork with plasterboard linings each side. The outer facing wall (towards bedroom) will have panel mouldings & chair rails to match the existing according to drawing no. PL04
- The proposed new doors within the new partition are symmetrically placed and are positioned within the overall panelling scheme providing a harmonious composition. Door surrounds to be made according to existing design to match adjacent.
- De-hang and relocate existing bedroom door as indicated on the drawing PL03 - door surround to be made according to existing design
- Cornicing will be replicated to match the existing design.
- The internal works to the existing bathroom to convert to bedroom no.3 will entail removing the plumbing accessories and the tiling.

7. Access

- Currently bedroom 1 is accessed from an internal hallway, access is shared with bedroom no.2, bathroom and living/ dining room as in the existing bathroom.
- Bedroom 1 will be accessed from the same hallway with an intermediate space which also provides access to the proposed new bathroom. Storage will be accessed from bedroom no.1

8. Floor Risk Assessment

- The existing site lies outside of any Environment Agency Floor Risk mapping, see attached plan PL02

9. Surface Water Floor Risk Assessment

- The site lies outside of the defined surface water flooding area,

10. Water Management Statement

- The existing sanitary fittings to be removed
- New sanitary fittings WC, washbasin & shower will be provided for the proposed new bathroom, fitted with equipment providing a maximum flow rate of 6 litters per min
- The existing non-original roll-top bath to be removed from the bathroom,
- Proposed bathroom drainage to be connected to existing drainage at cellar level

11. Energy Statement

- The existing fittings will remain unaffected within Apartment 1, new fittings installed within the proposals will be of an LED low energy type fitting to ensure a reduced consumption of electricity.

12. Heritage Statement

Points from application no. 7610/APP/2008/1478 which have been addressed according to London Borough of Hillingdon Unitary Development Plan (adopted 1998) Saved Policies 27th September 2007:

- BE4 - no demolition or stripping out original material - existing panel mouldings to be retained - no losses
- BE8, BE9 - existing panel moulding retained - no losses, new panelling in harmony with existing scheme
- BE10 - no impact to setting of - the position of the partition has been consented in previous application 7610/APP/2008/1478
- BE15 - proposed alterations are appropriate in terms of proportions, scale form and architectural composition of the original rooms, according to considered scale and form of entire architectural composition.
- Breakspear House was approved to be converted into 9 Apartments in 2008 under Application reference 7610/APP/2008/1478 .
- The original development retained the bedroom area, and the entrance door into Apartment 1 came into the principal sitting room/ kitchen area.
- The current owners wish to add a bedroom by converting the existing bathroom, created as part of the approval reference: 7610/APP/2008/1478. This application shows partitions + storage area defining a corridor.
- In order to replace the existing bathroom, a new bathroom is proposed by introducing a new partition wall in bedroom 1, in a similar manner to that approved under reference: 7610/APP/2008/1478 which was to become the new entrance hallway. The present proposal reduce the

scope of the consented works. The proposed partitions will be made up of studwork with plasterboard linings each side to match the existing. Coving will be replicated to match existing. The outer facing wall will have panel mouldings and chair rail to match the existing according to drawing no. PL04

- The existing bedroom 2 and family bathroom were formed by addition of partitions within the original rooms of Breakspear House. There is therefore an established principal of introducing partition walls to adjust original room sizes and enhance accommodation.
- Due to the previously consented partitions & storage areas within bedroom no.1, see no. PL07, the current proposals which introduce a partition in the same position as consented in application 7610/APP/2008/1478 the impact on the heritage asset is therefore considered as low, due to being similar to that which has currently been approved under reference: 7610/APP/2008/1478.
- The previously consented partitions and storage areas which were considered acceptable, (although a more significant change which reduced the size of bedroom further) The present proposals reduce the scope of the previously consented scheme and largely maintain the scale and proportion of bedroom.