

(4) Application No's : PAP/2010/0462

Beech House, 19 Market Street, Atherstone

Planning Application and Listed Building Consent for conversion of property into three dwellings including associated rear extension and access to rear garden, formation of parking and garden areas.

Application No's : 2010/0250 and 2010/0327

Bank Gardens and Post Office Yard, Rear of 94/96 Long Street, Atherstone

Planning Application and Listed Building Consent for the Erection of two new dwellings to garden area and conversion of ex-telephone exchange into three dwellings

all for Arragon Properties

Introduction

These four applications are reported to Board at the discretion of the Head of Development Control because of the significance of the two sites in the Atherstone Conservation Area; the fact that Beech House is a Grade 2 star Listed Building and that the sites adjoin each other.

The applications are reported at this stage for information purposes only. A description of the two sites with their respective proposals will be provided together with the identification of the relevant Development Plan policies and relevant Government Planning Policy. A full determination report will be brought to Board later, but at this time the main issues are identified together with a recommendation that the Board takes the opportunity to visit the sites so as to better understand the proposals.

For the benefit of Members, these applications are mutually exclusive and will be determined separately. It is because they are on adjoining sites and involve similar issues that they are reported together.

The Sites

Beech House at 19 Market Street is a Grade 2 Star Listed Building fronting the Market Square in the heart of Atherstone. It is a three storey house constructed in 1708. It has a basement and a rear garden but no vehicular access. It lies within a street frontage of similarly proportioned buildings facing the market square. These accommodate a variety of uses – restaurants, public houses, shops and offices, some with residential uses at the upper storeys. There is a substantial copper beech tree within the rear garden, which is protected by a Tree Preservation Order. The premises have been vacant for several years.

The site is illustrated at Appendix A.

A more detailed description is attached at Appendix B being the Historic Building Analysis submitted with the application by the applicant. This describes a significant and prominent 18th Century townhouse with substantive contemporaneous internal and external architectural features.

The site is wholly within the Atherstone Conservation Area. Other Listed Buildings within the Market Street frontage are at numbers 9, 11, 13, 15, 17 and the adjoining Public House at 21. All these are Grade 2 Listed Buildings.

The second site is the walled garden which lies at the rear of numbers 94/96 Long Street. These properties are presently occupied by Lloyd's Bank and a cafe. They are three storey buildings within the northern frontage of Long Street, and Listed as Grade 2 buildings. They both have rear ranges extending back from their respective Long Street frontages. Number 96 (Lloyds Bank) has a two storey rear range to its rear, but this falls short of reaching the rear boundary of the premises, beyond which is the application site. To the rear of number 94 (the café) is a longer two storey rear range, and this extends back to the application site boundary. The walled garden has a stepped pedestrian access through to the Beech House garden. Adjoining this walled garden and to the east is the former single storey telephone exchange building built in red brick with a tiled roof. It abuts two recently constructed houses that front North Street. Vehicular access is obtained here not only for that former use but also now to serve a small number of cottages at the rear of numbers 98 and 100 Long Street and also residential conversions of these frontage properties. The main frontage building used to house the Post Office, and hence the description in the application title. At the rear of number 98 there is a small one and a half storey rear range giving way to a more recent two storey range. At the rear of number 100 is a large wide single storey range. There are one and half storey cottages tucked in behind this. Numbers 98, 100, 102 and 108 Long Street are all grade 2 Listed Buildings. The ground level of the Long Street properties is at a lower level than that at North Street, and hence the land rises in a series of different levels. The overall height difference is about 1.3 metres.

This second site is wholly within the Atherstone Conservation Area. It too is illustrated at Appendix A. This also assists in the putting the above written description into context.

The Proposals

a) Beech House

In short it is proposed to convert the building from a single dwelling into three separate dwellings involving the construction of a rear extension to accommodate a new stair well so as to provide access, together with a new kitchen and bedroom.

The first of these new dwellings would be located in the lower ground floor of Beech House. This would comprise a one bed room unit with access from the existing cellar steps at the rear of the house which would be incorporated into the new rear extension. These are reached via the arched alley to the side of the House from its front. There would be little internal alteration proposed here as existing rooms would be used.

The second dwelling would have its living accommodation at ground floor level. Its entrance would be via the existing front door onto Market Street. Two bedrooms would be formed at first floor level with a third at second floor level. These bedrooms would be within the northern side of those floors. Existing rooms are to be re-used but some are to be divided with new stud walls.

The living accommodation of the third dwelling would be provided on the southern side of the first floor with two bedrooms provided in the existing second floor. Access to this third dwelling would be via the new rear extension accommodating a new stair well to the first floor. At this level the extension would accommodate a kitchen, and on the second floor it would contain one of the two bedrooms. There would be some sub-division of existing rooms.

There are three main alterations to the existing layout in order to provide this accommodation. The first is a rear extension extending to a ridge level just below that of the main ridge and with a fenestrated gable facing the rear. This would provide access to two of the new dwellings as described above. The second is the provision of a new stair well within the southern side of the house, extending from the existing ground floor up to the second floor. This alteration does therefore involve alterations to the existing layout in this part of the house. The third main alteration is the blocking up of corridors that run through the house at ground, first and second floor levels in order to vertically divide the one house into the two dwellings that are proposed on the main floors of the house.

Details of repairs and new joinery are also submitted.

At the rear, a vehicular access is proposed off North Street at the back of the Market Tavern premises adjoining the newly constructed house on North Street. This would be around 3.5 to 4 metres wide. It would lead to new gates which would be located within a new opening to be formed in the garden wall so as to provide access into the rear garden. The rear half of this would then be laid out to provide four car parking spaces. The garden closest to the rear of the House would be retained as communal gardens. The rear garden is at a slightly higher ground level than the ground level of Beech House. A pedestrian gate would lead into the garden space at the rear of numbers 94/96 Long Street. The Copper Beech tree would remain.

The plans submitted illustrating these three new units are attached at Appendices C and D. The proposed rear extension is illustrated at Appendix E, and the proposed layout for the rear garden is at Appendix F.

These applications are accompanied by a Historic Buildings Analysis and a Listed Building Impact Statement.

b) Bank Gardens and the Former Telephone Exchange

The former telephone exchange building is a single storey brick built structure with a tiled roof whose ridge is 3.5 metres high. It is proposed to convert this into three dwellings. To do so, the existing roof is proposed to be removed and replaced with a new tiled roof which would be 6 metres tall, so as to provide first floor accommodation. This would necessitate the introduction of three dormers and three roof lights in the eastern facing roof slope, together with three roof lights in the western facing slope – that facing Beech House and the Copper Beech Tree. The front and rear elevations would also be changed so as to accommodate new doors and windows. The rear windows would vary between 3 and 1.5 metres from the rear garden wall of Beech House. All three units would be single bedroom dwellings. They would face the existing access that leads into the main body of the site at the rear of the former Post Office.

Appendices G and H provide illustrations of the existing and proposed layouts and elevations.

Two new two bedroom cottages are proposed at the rear of Lloyds Bank (number 96 Long Street) and Bakers Croft at number 94. The cottage at the rear of the Bank would be 7.5 metres tall to its ridge and 5.5 metres in depth. It would be constructed in the former bank garden and thus not abut the present rear range of the Bank building. It would however abut the new two storey rear range at the back of number 98 Long Street. The elevations proposed reflect a traditional “cottage” appearance. The other cottage would be at the rear of Bakers Croft. It would match the height though not the width of that development, and thus would be slightly lower and narrower than the first new cottage described above. It too would have a traditional cottage appearance.

Appendices I, J, K and L illustrate these features.

Six car parking spaces are to be provided in the Post Office yard in front of the garden wall that currently separates the Post Office Yard from the Bank’s garden. This wall would be breached to provide a pedestrian gate so as to provide access to the two new cottages as well as to the garden. This would be improved so as to provide a communal open garden area for the benefit of residents in the area. The walls around the former Bank garden within the application site are substantial rising in places to four metres in height.

The proposed layout is illustrated at Appendix M.

These applications are accompanied by a Planning Statement; a Design and Access Statement, a Conservation Area Statement and an Arboricultural Assessment.

Development Plan

Saved Policies of the North Warwickshire Local Plan 2006 – Core Policy 2 (Development Distribution); Core Policy 3(Natural and Historic Environment),Core Policy 8 (Affordable Housing), Core Policy 11 (Quality of Development), ENV4 (trees and Hedgerows), ENV11 (Neighbour Amenities), ENV12 (Urban Design), ENV13 (Building Design), ENV14 (Access Design), ENV15 (Heritage and Conservation), ENV16 (Listed Buildings), HSG2 (Affordable Housing), HSG4 (Densities) and TPT6 (Vehicle Parking)

Other Material Planning Considerations

Government Planning Policy – PPS1 (Delivering Sustainable Development); PPS3 (Housing), PPS15 (Planning and the Historic Environment), PPG13 (Transport)

Observations

As indicated earlier, the purpose of this report is just to introduce the proposals to the Board and to identify the main issues that will be involved in their determination. As stated earlier these are significant proposals affecting the town's heritage and thus it is recommended below that the Board should take the opportunity to visiting the sites as well as inspecting the interior of Beech House. It is considered that such a visit would enable Members to fully appreciate the issues involved.

There are a number of matters which the Board will need to consider in the determination of these applications.

Firstly, the Board will have to explore whether the proposals would preserve or enhance the character and appearance of this part of the town's Conservation Area. To assist, the determination report will describe that character and appearance, and officers will provide their assessment of the likely impact of these proposals on the Area.

Secondly, the Board will have to explore the impact of these proposals on the special architectural and historic merit of the Listed Buildings and their setting, whether they are actually the subject of the proposals or whether they are located nearby. In this case a Grade 2 Star building is involved in one of the cases, and thus English Heritage will be consulted. The determination report will look into these impacts in some detail.

Thirdly, the Board will need to explore if there would be an adverse impact on the tree protected by Order.

Fourthly, the determination report will include a section relating the recent planning history of these two sites. This is material to both sites as there are recent appeal decisions that are relevant to the current proposals as they involved similar proposals. The issue for the Board will be to compare the current proposals with these decisions.

Fifthly, the Board will need to be satisfied that highway and parking matters are satisfactorily dealt with.

Sixthly, the Board will need to ensure that its policies in respect of protecting the residential amenity of both future occupiers and existing neighbours are respected.

Finally, the Board will need to be satisfied that its' affordable housing policies are satisfied bearing in mind that the proposals here involve new housing.

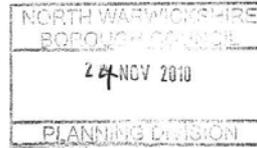
Recommendation

That the Board visits the sites and buildings contained in these applications before they are determined.

2010 / 0462

**Beech House, Atherstone:
an historic building analysis**

Bob Meeson



Circumstances of this report

Beech House has been unoccupied for about five years, during which time attempts to secure new uses for the building have failed to meet with the approval of the Local Planning Authority. In an attempt to secure a viable future for the building Arragon Properties have commissioned Bob Meeson, Historic Building Consultant, to undertake an historic building analysis.

Aims

The primary aim of this historic building analysis is to secure a sufficient understanding of the historical and architectural character of the early eighteenth-century building, including its fixtures and fittings, to inform the design of proposals that will provide the building with a new use, including repairs and conservation. In addition to assisting in the preparation of a scheme of work, the document may also be used to enable the Local Planning Authority to make an informed decision about the new proposals.

The location of Beech House

Atherstone, in North Warwickshire, stands astride the Roman Watling Street, which determined the line of Long Street. The market place stands back from the north side of Long Street, bounded on its west side by Church Street, and on its east side by Market Street. Beech House occupies a prominent site overlooking the market place at 19, Market Street. The house is flanked to the north by Market Tavern, and to the south by the formerly timber-framed number 17, currently the premises of the estate agents Howkins and Harrison.

Historical summary

The history of the house and its site has been thoroughly researched and published, so only a summary need be included in this report.¹ The ownership of the site can be traced from 1551, but the story of Beech House begins when Matthew Ward died in 1699, leaving the property to his first daughter Prudence, although his widow stayed in the house until she died in 1707. Prudence then sold the old building, presumably timber-framed, to William Eyre, who demolished it and built Beech House in 1708.

Eyre bought at least three other properties in Atherstone, including The Bear Inn in 1706, but the construction of Beech House was his most lavish project in the town, contributing to a level of profligacy that would eventually land him as a debtor in The Fleet Prison, where he died in 1723. However, his two daughters, Elizabeth and Sarah, each inherited a half share in the Atherstone properties, which led to Beech House being passed down in two portions until 1772. In 1736 Fisher Littleton acquired one of these portions, probably from Elizabeth. Littleton's half share was left in his will to his niece Dorothy Wolferston, who married Samuel Pipe, a clergyman, and after her death he became a tenant and a trustee for their son, Samuel jnr. The latter sold his share to the maltster Robert Lingard, who sold his portion on to the tenant, the surgeon Nicholas Smith. Sarah Eyre's portion of the estate was transmitted via two marriages, firstly to Joseph Poole, and secondly to Francis Soden of Coventry. In 1772, Soden sold his half of the house to John Underwood, a grocer, whose share was also purchased by Nicholas Smith, thereby bringing the house back into single ownership.

¹ N Alcock and M Hughes (eds) *Atherstone: a pleasantly placed town* (Phillimore, 2008).

In 1787 the house passed to Smith's daughter Sarah, who married the banker and wool-stapler William Hanson, and whose first daughter, Mary, married the mercer and draper George Sale, who had business premises at the junction of Long Street and Butcher Row. On his death, his sons offered to sell the house to their sister Mary Ann Handford for £1000, but she declined, only to buy it five years later for a more reasonable £650. Subsequently Beech House was owned for a while by the proprietors of Atherstone's only department store - C H Hiscox and Sons. The premises are presently owned by Arragon Properties.

Description of Beech House

Introduction

The attribution of this elegant town house to c.1708, during the reign of Queen Anne, is confirmed both by the historical sources and by a dated rainwater hopper-head (see below, p.00). During the dual ownership of the house there may have been no great incentive to maintain the property, but when Nicholas Smith, its former tenant, became sole owner in 1772 he may have undertaken repairs and alterations. However, those parts of the house that seem to have been executed during the Regency period were probably done at the behest of William and Sarah Hanson.

The front elevation

Beech House has the most handsome elevation of all the buildings facing onto the Market Square (Figure 1). The façade is of pinkish / pale brown bricks laid in Flemish bond; it is of five bays with a service basement plus two full storeys and an attic. Stone dressings include banded rustication at the corners and a string course, and the house has bold moulded and modillion eaves. The middle three bays are fronted by a low stone wall capped by iron railings around the light-well for the basement windows; access for maintenance was by way of a small gate through the curved south end of the fence. The basement is of stone, now stuccoed, with a moulded top, and it is pierced by three windows, now having wooden frames with 4 × 4 panes, but originally they were somewhat smaller, and of stone, lighting what were originally the kitchen and the meat store (see p. 00 below).



Plate 1. The front elevation of Beech House.

On the raised ground floor the main doorway is in the left-hand bay; there are three 9 over 9 sash windows in the central bays, and there is an entry doorway to the right. The main doorway is approached up five stone steps, flanked by iron railings. On each side of the door there is a $\frac{3}{4}$ -round column standing on a shallow plinth and having a double torus base; an extended neck above the astragal supports a thin abacus decorated by a patera – a form developed from the Tuscan classical order.² The semi-circular over-door fanlight has six spokes and seven festoons. All of this is capped by a broken pediment with panelled soffits.³ The heavy door is of six panels; those above the locking rail have beaded edges and elegant fielded panels but the bottom pair are flush, and therefore plausibly of Nicholas Smith's time, or to that of Sarah and William Hanson. The door retains a good metal knocker (late Georgian / Victorian?), an Edwardian letterbox and three key-holes.

On the right-hand side of the front elevation, standing at street level and set into a recessed blind panel, is the six-panel trades / servants' door with a blocked-up rectangular over-door light.

Fronting the more elevated ground floor, the three exposed sash window boxes are almost flush with the brickwork, and therefore probably original. The windows have stone sills and splayed rubbed brick lintels with giant keystones that are incorporated into the string course. There are five similar 9 over 9 sash windows on the first floor, but the smaller keystones do not extend into the eaves. The latter are composed of a cavetto, fillet and ovolo moulding under modillions.

Above the cast iron rainwater gutter the blue fired clay tiled hipped roof has rolled lead corners but clay ridge tiles. Although they have retained their original form, the two flat-roofed square dormers appear to have been much repaired, and the windows within them are relatively modern replacements (see below, p. 00). The tops of the chimneys have been rebuilt with hard blue bricks, and a portion of the roof is covered with replacement tiles.

Ground floor

The ground floor (Figure 2) now comprises a large entrance lobby (1), a panelled reception room (2), an inner staircase lobby (3) and what is at present a kitchen (4), replacing the older one in the basement. During the early 19th century another room beyond the staircase lobby (5) was extended to the east. A lean-to structure (6) was added to the side of the back range over what began as external steps down to the basement.

The entrance lobby (1)

The outer face of the main doorway into the lobby (d.1) is described above. Internally, the door-frame includes narrow architraves with tall sunk panels, and there is a round arch over the fanlight. The internal face of the door has six flat panels with moulded edges; it is fitted with a metal lock-box, but the brass doorknob has been removed.

The 9 over 9 sash window (w.1) is recessed behind a window-seat. The moulded architraves probably belong to the first build of 1708 and the original reveals are fitted with two sunk flat panels with ogee-moulded edges, whereas the top panel of the same date has hollow-moulded edges. The top window sash may be a 19th- or 20th-century replacement, but the more refined bottom sash is original. The lobby has a moulded skirting board and a moulded dado rail framing flat horizontal boards on at least one wall, and there is a complete moulded cornice on all sides. The room has good-quality oak floorboards.

² Doorcase columns of this type in West Street, Farnham (Surrey) have been attributed to c.1785: N Lloyd *A history of the English house* (1931), 322.

³ The panelled soffits are similar to those over a Regency door at 140 High Street, Coleshill (ie early 19th-century): Bob Meeson *Coleshill buildings 1350-1850* (Coleshill Civic Society 2006), 18.

The superb corner fireplace (fp1) has impressive bolection mouldings (Fig 00) and it is complete with its original threshold.

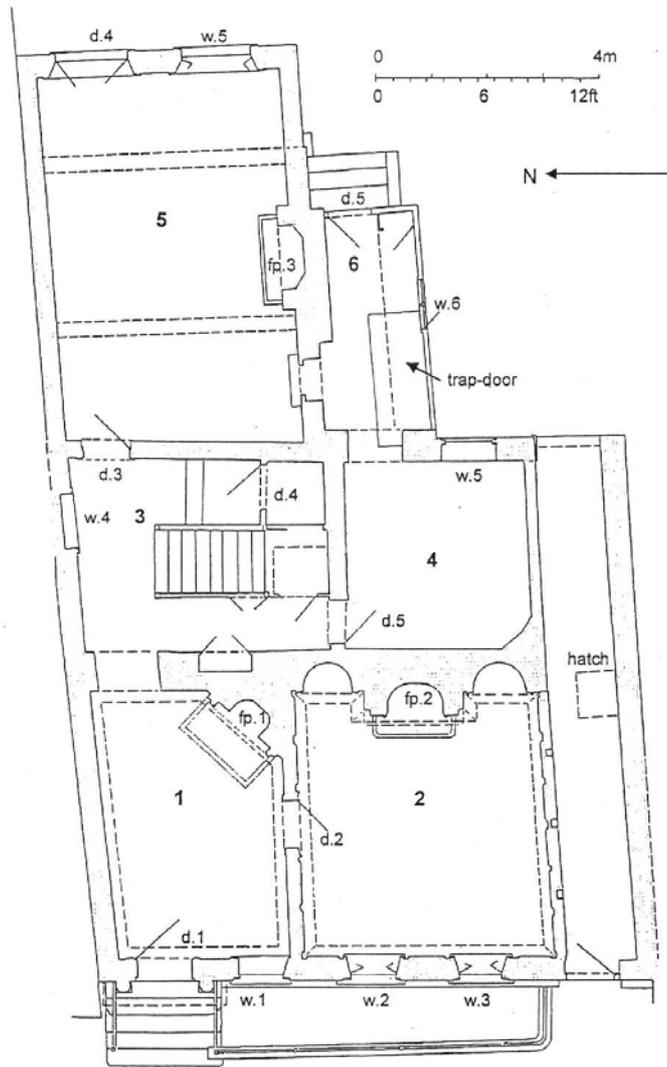


Figure 1. Ground-floor plan of Beech House.

The doorway d.2, serving room 2, has good moulded architraves: the door has six fielded panels with quarter-round and fillet edges, a good brass handle, lock-plate and swinging keyhole cover.

The round-headed arch with key-block between rooms 1 and 2 retains fielded panel reveals.

Ground-floor reception room (2)

The internal face of the door d.2 has bolection-moulded edges to fielded panels and the architrave has a more elaborate moulding than that facing the entrance lobby. The room is fitted out with large wall-panelling: the skirting board mouldings include a cyma reversa, whereas the dado (chair) rail employs a cyma recta; the bolection mouldings round the main flat panels include a torus-like profile. The room also has a good cornice. The 9 over 9 sash windows (w.2 and w.3) have window-seats and sunk panel reveals. Originally there were two good corner buffets (open-fronted cabinets) with round backs, and with architraves matching those around the door, but the shelves have not survived.

Within the 1708 panelled chimney-breast; the white marble fireplace now there is in Regency style, complete with reeding, corner blocks, and its original marble threshold curb (fp.2).

The (metal?) ceiling rose belongs to the age of electricity.

Staircase lobby (3)

Wide oak board floor. The staircase lobby is fitted out with a moulded skirting and a similar dado rail to that in the front lobby, and between these two features the walls appear to be lined with flat horizontal boards. The window (w.4) is cruciform, and multi-paned with a red glass border, so probably Edwardian. The outer face has been fitted with secondary glazing.

The doorway (d.3) into room 5 has a c.1708 bolection-moulded architrave on its left side, but a later replacement moulding to the right; the door, with 6 sunk flat panels, and probably Regency (early 19th-century), is fitted with metal doorknobs but the finger-plates are plastic.

The staircase (Figure 00) is an original part of the 1708 house, with boldly-moulded strings, neatly-turned balusters and ovolo-moulded handrails; rather than being mortised, the bearers are dovetailed to the posts. The half-landings are split by two risers. Against the walls there are large fielded panels with bolection moulding.

On the east side of the staircase, there are steps down to the small cloak-room that occupies the position of the original stairs down to the basement. The room now has a 20th-century louvered door (d.4) and its walls have been lined out with Formica-like plastic sheets.

On the west side of the staircase a corridor leads from the lobby to the kitchen beyond. The cupboard in the corridor wall is fitted with double doors adapted to fit, and with secondary drop-latch pendant handle. These doors have flat panels, pierced by pretty concave lozenge vents, and they are hung on butterfly hinges. A moulded dado rail steps round the base of the cupboard. There is a single flat fixed panel above the doors. In the same corridor, the flank of the staircase is lined with flat wooden boards that are pierced by doors that served two cupboards: they include a pair of small double doors with flat panels and a larger single door with two flat panels, also pierced by concave lozenge vents, and hung on old L-hinges.

Kitchen (4)

At the end of the west corridor the 20th-century kitchen door (d.5) has 3 × 5 glass panes. There are plastic tiles on the floor: the walls are tiled below, wall-papered above. Modern fittings. As it has upstanding horns on the lower sash, the 6 over 6 window (w.5) must be after c.1850, although the glazing bars are similar to those in room 5.

Dining room (5)

In the 19th century this formerly well-proportioned room was elongated into a single-storey extension under a lean-to roof. The original clay tiles have been replaced by concrete, and the original fireplace was replaced, probably in or around 1960. The room now has narrow oak floorboards and a plain skirting. The approximate date of the enlargement of this room can be ascertained from the pair of full-length windows in the east wall (w.5 and d.4). As several hinges can be seen under many layers of paint, the sunk flat panels in the reveals of w.5 might belong to folding shutters; the absence of window furniture implies that w.5 had fixed lights. D.4 is at present interpreted as glazed double doors.

Externally, ...

The lean-to structure (6)

d.5 is a 3 × 5 beaded glass mid-20th-century glass door in plain surrounds. w.6 has two 4-pane lights; that to the right is a side-hung casement with turnbuckle and stay-bar of c.1930s, possibly re-used. There is a mid-20th-century serving hatch between this room and 5. The large modern trap-door opens to reveal brick stairs down to the basement.

The servants' entry passage

The wall on the north side of the servants' entry passage is apparently quite thin, and as it was built with a timber frame it may have been conceived as little more than an internal partition. A hatch in the entry ceiling is directly underneath the cupboard door d.8 in the salon on the first floor (see below). Closer to the east end of the passage a large daisy-wheel had been scribed into the ceiling while the plaster was still wet. This might be an apotropaic mark – a superstitious symbol intended to guard the approach to the basement against evil.

First floor

The stair and distribution lobby (7) lead to two rooms (8 and 9) overlooking the market place at the front of the house; the largest of these may have been designed as a 'salon' for entertaining guests. A bathroom and a lavatory now occupy the SE corner on this floor. At this level room 12 in the back range has retained its original proportions.

Stair landing and distribution lobby (7)

The distribution lobby also serves as a half-landing from which another fine flight of stairs ascends to the second floor, and this too has a split half-landing. The lobby has a floor of wide oak boards and a moulded skirting. The cruciform window (w.7) is glazed with coloured glass which incorporates a red border in Edwardian fashion.

Room 8

Room 8 is connected to the distribution lobby by the doorway d.6, with architrave mouldings incorporating a cyma reversa and an angle bead, and the door, hung on L-hinges, has two large fielded panels; all this is of 1708. The door is fitted with a metal lock box, but now has Bakelite doorknobs. There is an angle bead on the plaster reveals. As the best face of this door faces the lobby, it may have been designed to be seen only from that side by guests, and as it is lockable, it probably served as a bedroom. Wide oak boards around the edge of the room, surrounding softwood boards across the remainder of the floor, imply that a carpet was intended from the outset.

The walls inside the room may have been re-plastered. The corner fireplace fp.4 has been boarded up: it has a plain surround, and the mantle shelf is probably 20th-century. Wide oak floorboards, plain skirting.

The windows w.8 and w.9 retain architraves of 1708; they are 9 over 9 sashes with plastered reveals. In both windows the sashes may be primary but they appear to be in poor condition. Cracks in plasterwork probably indicate a structural problem.

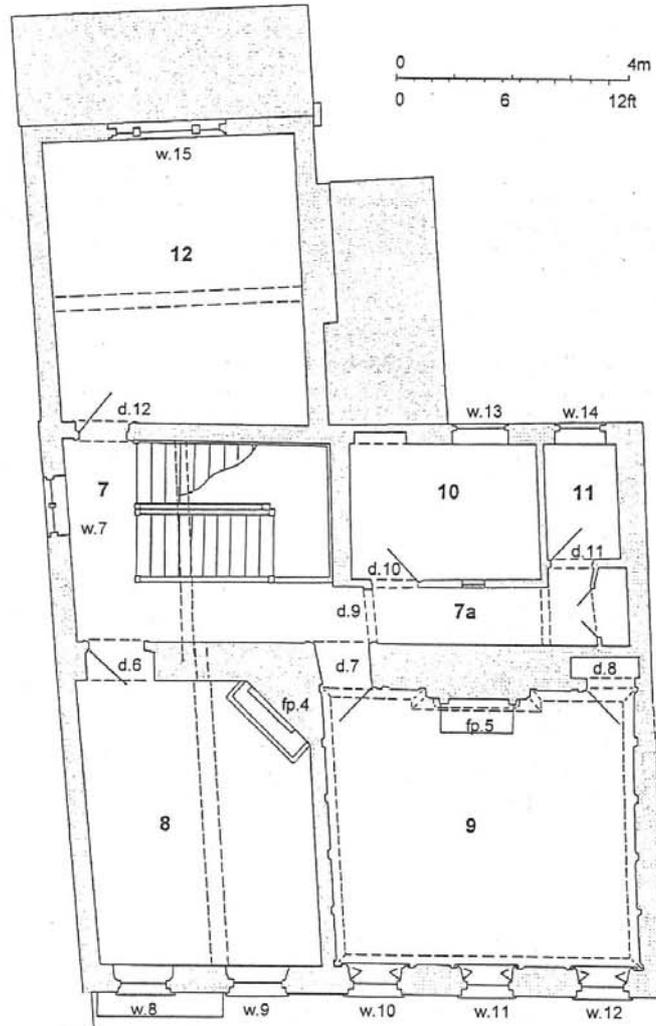


Figure 2. First-floor plan of Beech House.

Room 9 – the salon

Room 9 is the finest in the house. The moulded architraves around the door d.7 have more moulding elements than those around d.6. The reveals have sunk flat panels and the door is set in the plane of the wall panelling within the room. Whereas d.6 presents its best face to the landing, the smart face of d.7 is inside the room, and it has no lock box. All these social indicators imply that this, the smartest room in the house, was a salon – a graceful sitting room and a space for entertaining favoured guests. As in room 8, there are wide oak boards on each side of the room, but the middle portion of the floor is in softwood, again implying that it was always intended to fit a carpet.

The room is lined throughout with bolection-moulded panelling, with small panels under the moulded dado (chair rail) and tall above, and this is topped by a deep cavetto-moulded cornice.

d.8 is now a cupboard with a hanging rail. However, the skirting underneath it is plainer than that around the rest of the room and the panelled door may have been shortened. The door is fitted with a metal lock box with a sliding bolt and a secondary ceramic knob; apparently there was formerly a doorknob on what is now the inside of the cupboard. The base of the cupboard has been made level with softwood boards. This may have always been a cupboard, but equally, it could be the result of an adaptation to a former service doorway in the corner of the room. Intrusive investigation of the plasterwork in the distribution corridor 7a would be necessary to resolve this point, and any such investigation would require at least the informal consent of the planning authority.

The room now has a handsome Regency fireplace and mantel shelf (fp.5) with reeding and corner blocks, all in a hard pale brown fossiliferous limestone. There is a (cracked) sunk slate threshold. Any surviving fire-basket or ash-box is presently not visible as the fireplace is boarded up.

Three 9 over 9 sash windows in the west wall all have flat sunk panel reveals or shutters flanking low window-seats. In w.10 the lower sash may be a mid-20th-century replacement. In the middle window, w.11, both sashes appear to be original, and an old sash fastener has been retained. In w.12 the lower sash is a replacement.

Distribution corridor 7a

The staircase / lobby 7 now continues directly into the corridor 7a, but originally there was a doorway between them, which plausibly demarcated the private portion of this floor. The doorframe remains in situ, with the rebate for the door on its south side, but the door was removed long ago. The cupboard at the end of the corridor now houses a hot water tank.

The bathroom – 10

The doorway d.10 has plain reveals; the door has large fielded panels, and may be of 1708, but it is of slighter construction than those to the main reception rooms. It is now fitted with c.1960 grab-handles and a chromium-plated draw-bolt. The walls are part tiled, and partly lined (with hardboard?). The window w.13 has 6 over 6 sashes. High up in the partition wall, w.14, with four small fixed panes, provides borrowed light to the corridor. The service bell on the wall next to the bath looks to be of about 1920.

Room 11

The door d.11 has five wide flat panels of c.1950-60 and chromium-plated grab handles. An over-door window with applied lead strips provides additional borrowed light to the corridor. The walls of the lavatory have been lined with (hardboard?) The 6 over 6 sash window (w.14) lighting this room is Regency or later.

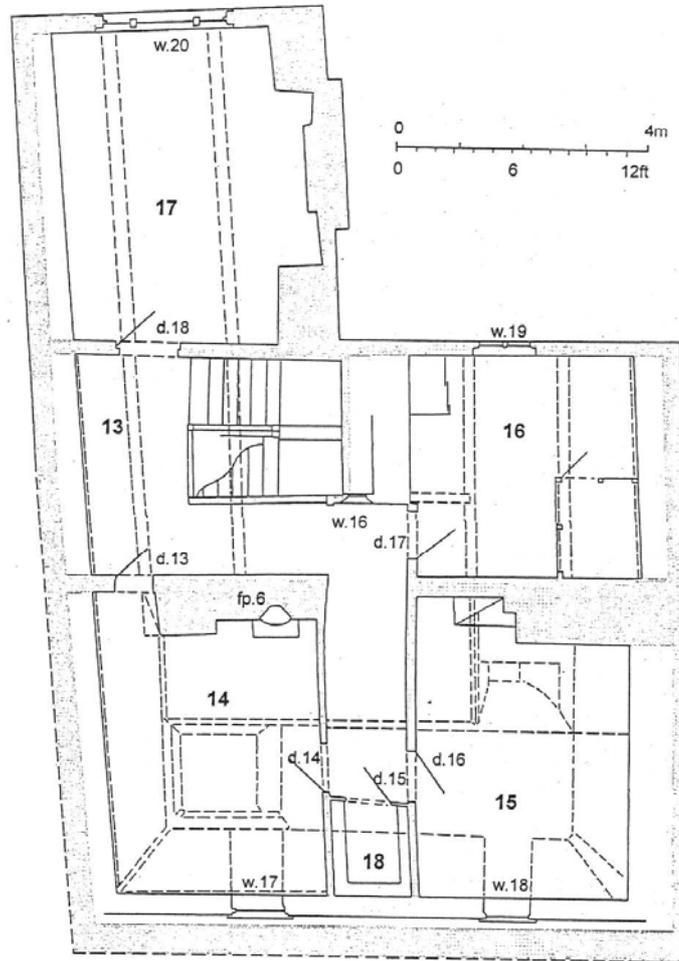


Figure 3. Second floor (attic) plan of Beech House.

Room 12 – bedroom?

The doorway d.12 has moulded architraves similar to d.6, so probably c.1708; the door has two large panels; it is fitted with a metal lock box, but it now has a ceramic doorknob, and a swinging lock cover. Simple moulding on the skirting. The window w.15 is tripartite, having narrow fixed 2 over 2 panes on each side, and a shallow segmental fanlight over the central 6 over 6 sashes – a Regency development of the Venetian window presumably inserted at the same time as the room below was extended.

Second floor

Four rooms (14 – 17), all partly within the roof-space, are served by the distribution lobby 13.

The stair-head and distribution lobby

Unlike many houses elsewhere, in which the staircase is of reduced quality at this level, that in Beech House continues from the first floor to the second at the same width and pitch, and with no diminution in the quality of the balusters or hand-rails. However the wall panelling does not extend up to this level.

The window w.16 is a single side-hung casement within simple reveals. The softwood casement may be c.1960 but the 3×5 leaded panes were re-used from the previous window.

Room 14 – bedroom?

Curiously, this room is served by two doorways, one of which – d.13 – is too small for normal regular use as a means of communication. This little door may have served a walk-in cupboard at the side of the chimney within room 14, all trace of which has been removed. d.13 comprises two beaded planks and one plain plank on three ledges; the drop-latch appears to be fixed to the door where there was originally a lock-box. The door does not appear to have been re-sized to fit within the plain board reveals, so it might have been made for this house in 1708.

Set within plain reveals and hung on H-hinges, the main door to this room (d.14) has six flat panels set into a frame of rails and stiles and with a central muntin; it appears to be mid to late 17th-century, and is therefore re-used. The door has been enlarged at both the top and the bottom to re-size it fit the doorway; it retains two redundant key-holes and evidence of a lock-box. It is now fitted with an upright door-handle with drop-latch and three coat-hooks.

The small fireplace fp.6 has retained its (late Victorian?) grate. A former roof-light has been closed off. The window w.17 is a relatively modern softwood panel of 3 × 3 panes which, having grab-handles on each side, was intended to be removable, but it has been fastened up. It sits within a flat-topped dormer with a lead roof. Below the window there are three horizontal boards lining part of the wall. The floor is carpeted, but it may be of lime-ash.

Walk-in cupboard 18

At the west end of the distribution corridor (13) there is a shelved cupboard with a lime-ash floor. The door d.15 is of plank and ledge type, and is hung on strap hinges, but the central plank is thinner than the outer two, giving the impression of a panel on the outer face. Although this type became common in the latter part of the 17th century, it was still made in the early 1700s, so it is almost certainly an original in-situ door of 1708. It is set within an original plank partition, the top of which was open to provide ventilation and borrowed light. This wide rectangular aperture retains five slender shaped flat balusters where originally there must have been about 16.

Bedroom 15

Hung on H-hinges from a plain wooden door-frame, the doorway d.16 has three tiers of two flat panels and a single wide shallow panel along the bottom, framed into rails and styles, and with a central muntin. Stylistically possible from the mid-17th century, and with a board added across the top to make it up to the required height, this might be a re-used doorway. It is now fitted with an upright handle and drop-latch.

Like the other rooms at this level, bedroom 15 probably has a lime-ash floor. The dormer window w.18 is similar to w.17. The roof-light is glazed with 20th-century safety glass.

Bathroom 16

The (inter-war?) door d.17 has four sunk flat panels with moulded edges on the outer face. Upright handle and drop-latch. The former lock box has not survived. Modern draw-bolt inside. The window w.19 is of two lights, with a side-hung casement to the right, and this has a turnbuckle in inter-war style. Lime-ash floor.

Bedroom 17

The door d.18 has been made up to fit. It has 2 over 2 panels, fielded outside, but flat within the room. It is hung on L-hinges; it is fitted with a metal lock box, Bakelite (?) doorknobs, and with a draw-bolt and two straight clothes hooks inside. The room is lit by a Regency Diocletian window: both of the sashes in the central section are softwood replacements.

The basement

Originally the basement contained the kitchen and storage rooms. It was linked to the domestic rooms above by a flight of steps under the main staircase, and these descended (at **B5** on figure 00) to the basement lobby **B6**. The household staff probably gained entry to the basement by way of the entry on the ground floor and then a flight of steps down to **B7**. The kitchen (**B1**) was the largest of two rooms at the front of the house, and next to this was the cool store (**B2**) for meat and cheese. Behind the cool store, the general larder, **B3**, received borrowed light through the window w.24. **B4** still houses brick compartments for wine bottles and a low 'settle' (raised brick bench) on which wooden casks could have been stored. The basement room **B7**, still with one shallow stone sink, was probably the scullery / laundry. The large back basement (**B8**) still contains extensive storage settles and bays, and there is a chute in the south wall, latterly used for coal.

The kitchen B1

The kitchen was accessed by way of doorway d.19. The sturdy 4-panel door has glazing in the top two panels to provide borrowed light to the lobby, and it is fitted with a lock-box with metal doorknobs. Inside the kitchen, there is a shelf over the door. Square ceramic tiles on the floor. The lath and plaster ceiling is in a poor condition and subject to (dry?) rot. One small portion of panelling remains to show that the horizontal line round the walls indicates the top of the beaded boards that once lined to walls to a height of about 1m. Otherwise the walls are lime-plastered (damp and in poor condition).

The kitchen is lit by two windows (w.21 and w.22) in the front wall, and these are likely to be at least the third generation. Each has a wooden frame with a central mullion and the two fixed lights have 2x4 panes. These window frames are relatively recent (softwood?) replacements of older (second generation) wooden windows that had been inserted to improve the level of daylight. As can be observed within the brick reveals, the original basement windows were shallower, and therefore smaller; they were of sandstone, and they were probably divided into two lights by a single mullion. The remnants of one such window (w.25) may survive in **B8** (see below). There are two metal hooks over each window. A beam set into the thickness of the wall and extending across the top of these two windows retains eight empty pegged

mortices; this might be a re-used mid-rail or wall plate from a close-studded wall, and could plausibly have been retrieved from the previous building on this site. Other re-used timbers referred to below could have come from the same source.

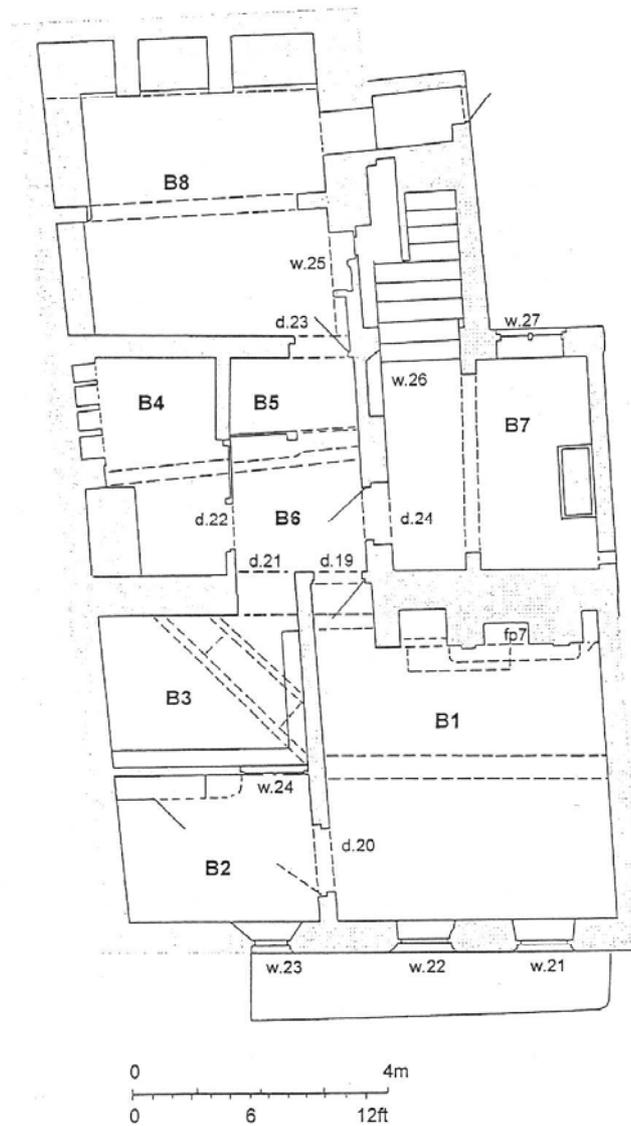


Figure 4. The basement of Beech House.

The grate and the oven were on the wall opposite the windows. The fireplace (fp7) is in mid - late 19th-century style, with a segmental brick arch under a bracketed mantel shelf. However, the original grate has been removed. The alcove to the left of the fireplace is served by a flue, and presumably it originally housed a baking oven. Tucked into the corner at the side of the fireplace is a narrow cupboard with a side-hung door and four very long compartments; these are much deeper than spice cupboards and they are provisionally interpreted here as an alternative to a spit rack.

Cool store B2

This room was under the direct control of the cook / housekeeper as it could only be entered from the kitchen. The doorway d.20 has a tenoned frame with angle beading. The sturdy door was hung on broad strap hinges over pintles, but is presently propped against a wall. There are two small flat sunk panels below the broad locking rail; each of the two long panels above is pierced by two round ventilation holes. The door is fitted with a drop-latch and one straight metal coat-hook.

The room is lit by window w.23, which has canted reveals and a pegged wooden frame with an off-centre mullion. The wider light is divided by a vertical metal security bar and is glazed with 2×3 panes; the narrower light contains a pierced metal gauze ventilation sheet. The window w.24, with a moulded wooden frame, has 3×2 panes; 3 are fitted with metal ventilation gauze and 3 are glazed.

As in the kitchen, the floor is covered by square red ceramic floor tiles; the ceiling is of lath and plaster and it retains several meat suspension hooks. The room houses a fixed meat cupboard under a high shelf, and with three internal shelves and a slatted softwood door, formerly with a lock box, and with a metal gauze sheet. There is a smaller free-standing ventilated cupboard with two gauze-fronted double doors. The east partition wall is pierced by the window which provides borrowed light to the larder.

The larder B3

The larder doorway (d.21) has a pegged wooden frame and is fitted with pintles, but the door, which had a drop-latch, has not survived. The floor appears to be partly of brick, and partly finished with screed. The brick walls have been lime-washed, and are lined with softwood shelves. The ceiling has exposed beams, at least one of which shows evidence of re-use, and joists; it also incorporates the sloping brickwork that supports the entrance lobby fireplace and threshold.

Drinks cellar B4

This room is divided from the lobby B6 by a partition of horizontal boards on studs. This is pierced by a doorway with a simple softwood doorframe fitted with pintles, but there is no longer a door. Screed floor, exposed ceiling beams – some of them with evidence of re-use. Lime-washed brick walls. A low brick settle against the north wall was probably designed to support wooden casks / barrels, and to the right there are three tiers of four brick storage compartments for jars and / or bottles.

Basement distribution lobby B6

The east partition wall is of softwood boards on a stud frame; seven clothes-hooks. Red tile floor. Modern dry-lined ceiling (NB – asbestos?) B5, with a tiled floor, was the space at the foot of the original stairs. The north partition wall was inserted after the stairs had been removed.

The scullery B7

The only access to the basement is currently by way of brick steps that descend from 6 on the ground floor. These have been altered, resulting in the loss of the original arrangement that would have provided discrete access for staff through a back door in the east wall of the scullery. The wide treads forming the bottom half of the stairs probably reflect the old arrangement. The scullery is lit by the window w.27 – two 2×2 lights, wooden turnbuckle – probably Victorian. Access from the scullery to the basement lobby

B6 was by way of the doorway d.24. This contains a door with beaded planks and ledges hung on strap hinges, and fitted with an upright handle and drop-latch.

The scullery floor is partly of bricks and partly tiled. The walls are partly of brick, partly plastered. Part of the ceiling is plastered, and part has exposed joists supported by a beam made of re-used timber. Two hooks in ceiling: two wooden brackets for a high shelf. A shallow stone sink stands on brick supports against the south wall, and a ventilation hole in the SW corner had a hit-and-miss shutter.

The window w.26 in the north wall of the scullery was designed to provide borrowed light to the foot of the stairs, but this has been altered and does not now serve its original function.

The back basement B8

Access to this basement from near the foot of the original internal stairs was by way of the doorway d.23, which has beaded planks on four ledges; it is hung on strap hinges and fitted with an upright handle and drop-latch, a draw-bolt and a padlock hasp. This basement has a brick floor and exposed joists in the ceiling. Re-used timbers include another which may have come from a close-studded wall.

There are two narrow settles against the north wall, and three alcoves with segmental brick arches contain raised floors / low settles. The cellar was originally lit by a window in the wall that overlooked the external steps down to the scullery. Being enclosed by a later addition, the small four-pane window that is now there has a Regency / Victorian frame, but this appears to be set into the blocked remains of a much larger mullioned window. Close to this window, a trimmer in the ceiling indicates the location of a former small hatch through which items might have been raised to the dining room above.



Plate 2. Front steps, railings and doorway with broken pediment

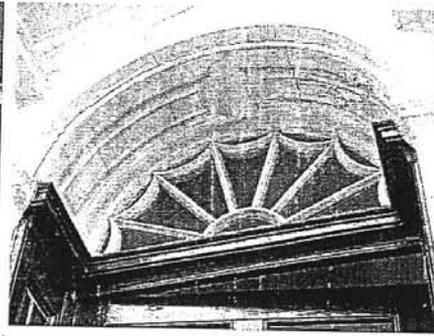


Plate 3. Overdoor fanlight.

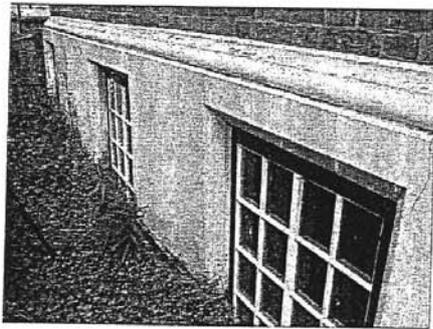


Plate 4. The plinth moulding is of 1708 but the basement windows are mid-20th-century.



Plate 5. The front door d.1: note the flush flat panels.

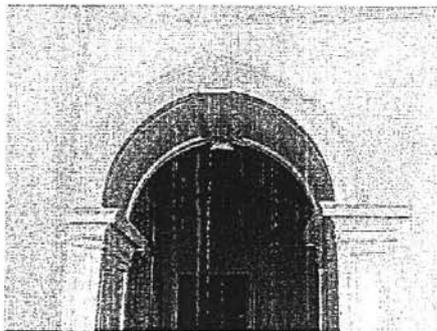


Plate 6. Archway in entrance lobby.

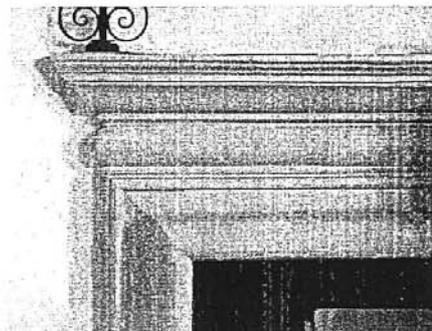


Plate 7. Bolection moulding on fp.1.



Plate 8. Doorway d.2 and panelling in room 2 on ground floor (Fig 1)

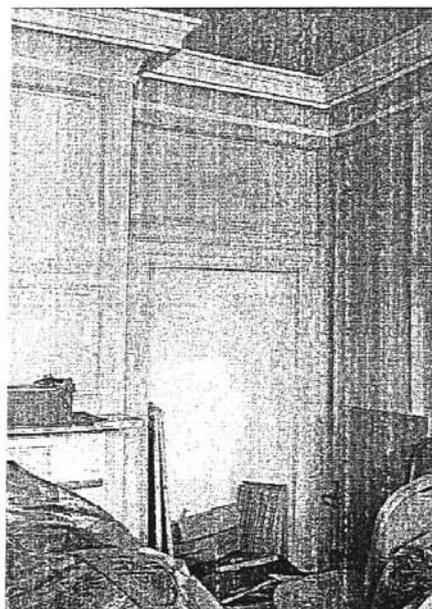


Plate 9. Bufet / cupboard and panelling in room 2.

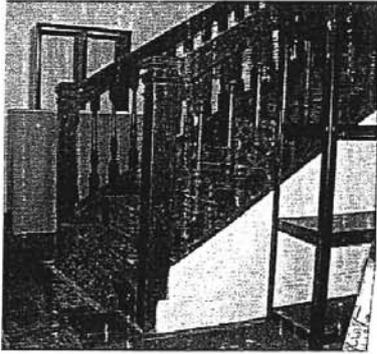


Plate 10. Foot of staircase.

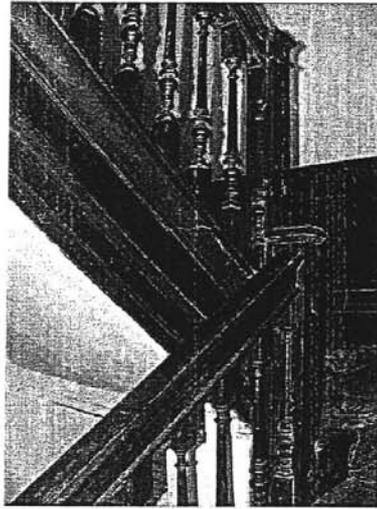


Plate 11. Detail of balustrade.

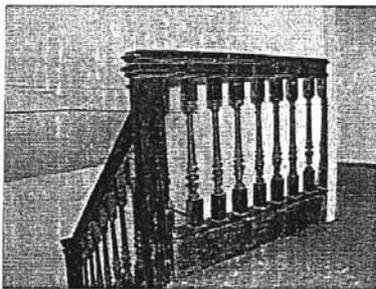


Plate 12. Head of staircase on 2nd floor.

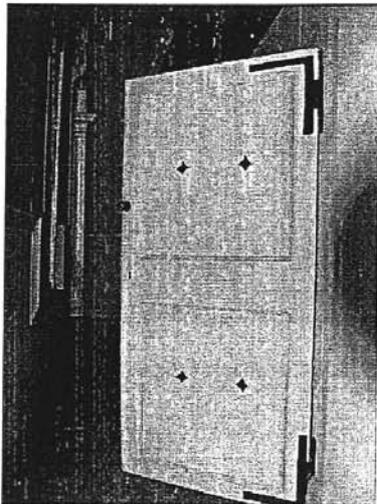


Plate 13. Cupboard door under stairs.

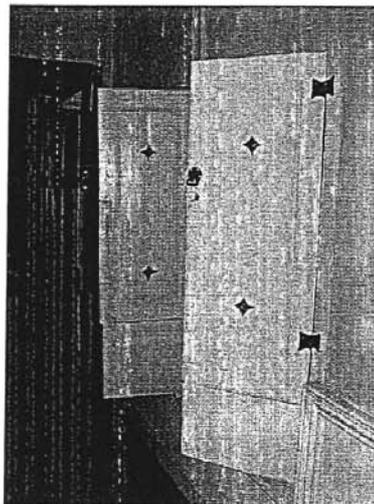


Plate 14. Cupboard doors in 0000.

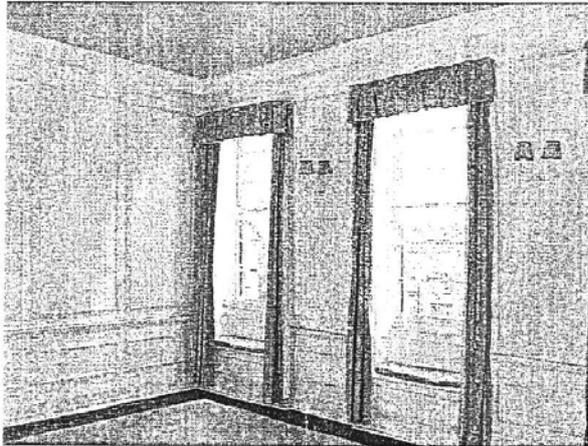


Plate 15. Room 9:
wall panelling, coving,
windows and window-seats.

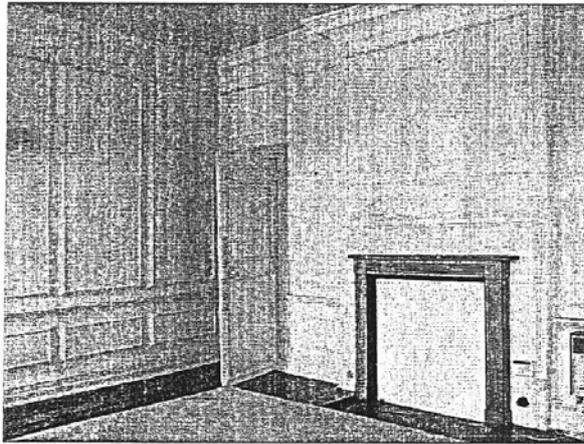


Plate 16. Room 9:
doorway d.7, panelling,
chimneybreast and
fireplace fp.5.

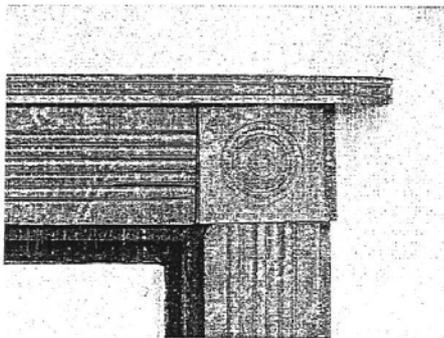


Plate 17. Detail of Regency fireplace fp. 5.

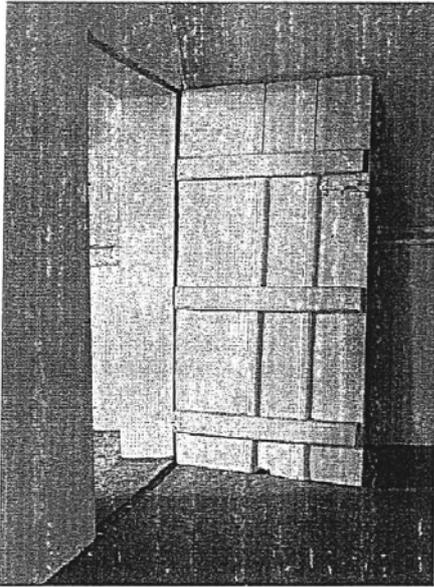


Plate 18. 2nd-floor door d.13.

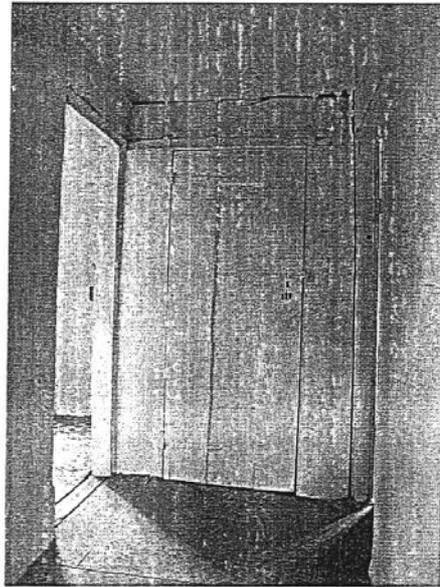


Plate 19. 2nd-floor door d.15.

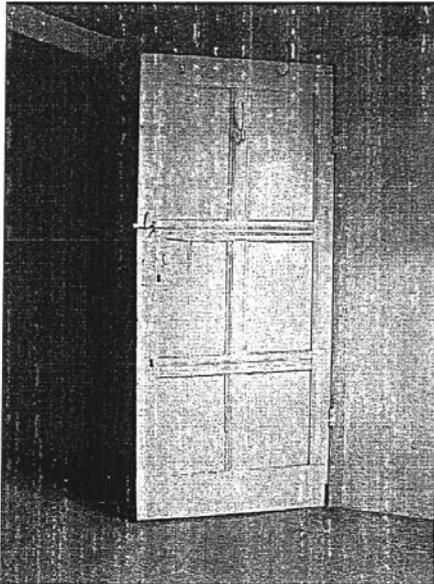


Plate 20. 2nd-floor door d.14.

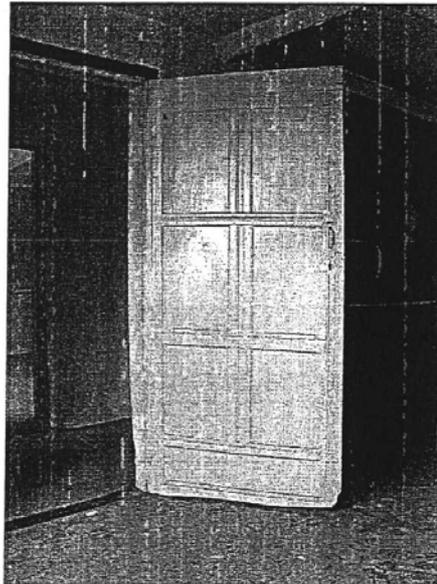


Plate 21. 2nd-floor door d.16.

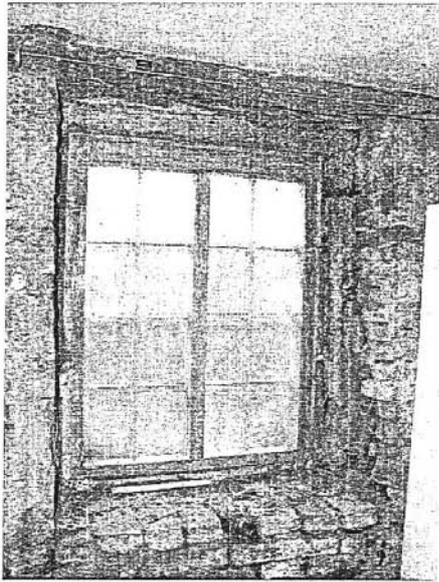


Plate 22. Basement window w.21.

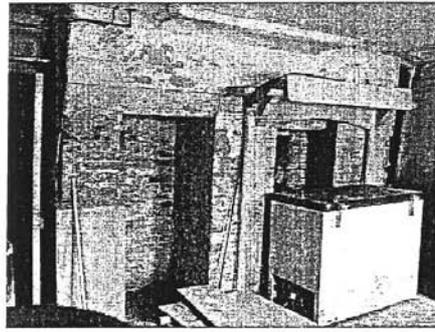


Plate 23. Cooking area in basement kitchen.

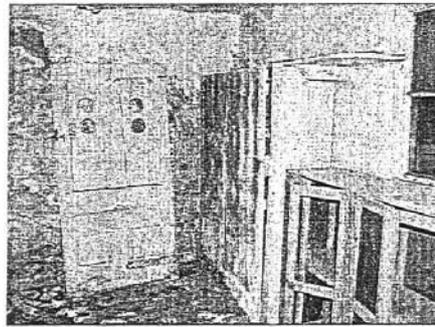


Plate 24. Cool store: B2 on Fig. 4.

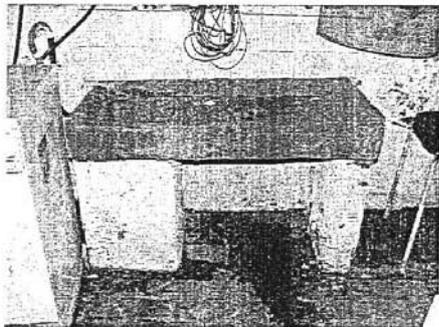


Plate 25. Stone sink in B7.

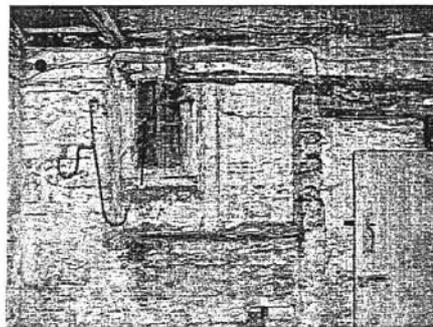


Plate 26. Window w.25 in B8.



Plate 27. Part of rear elevation – south side, including 1st-floor windows w.13 and w.14.



Plate 28. Dated hopper head – 1708.

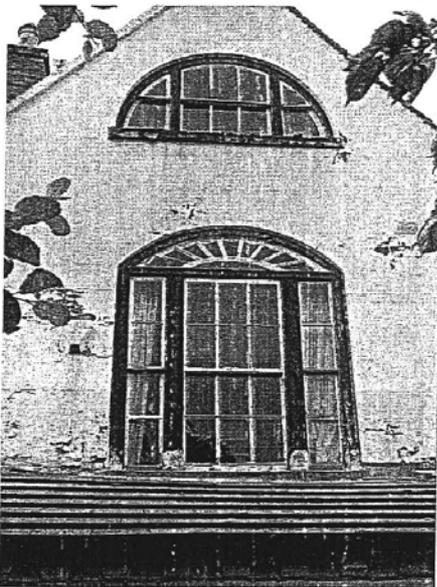


Plate 29. Regency windows in rear elevation - north side: w.15 on 1st floor and w.20 above.

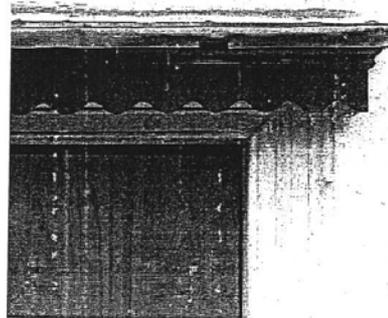


Plate 30. Detail of Regency architrave round d.4 on rear elevation.

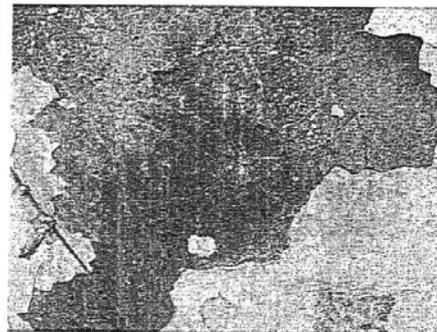
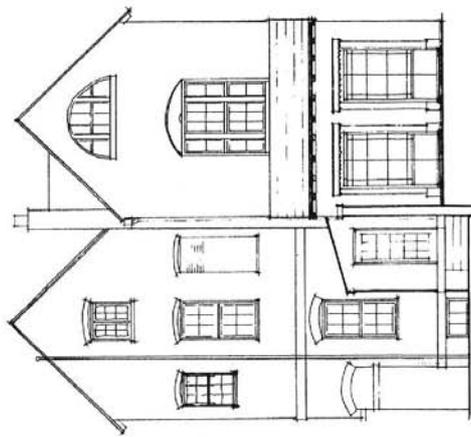
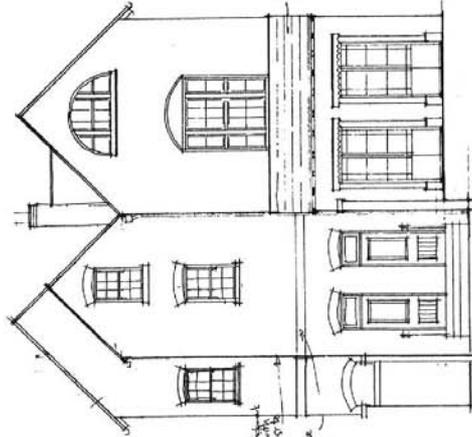


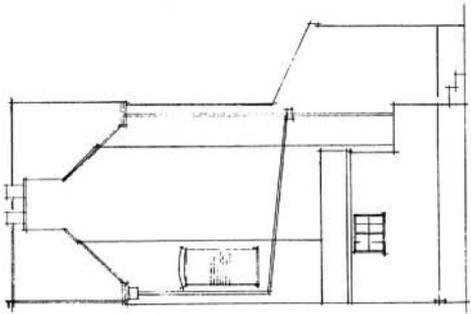
Plate 31. Apotropaic mark in side entry ceiling.



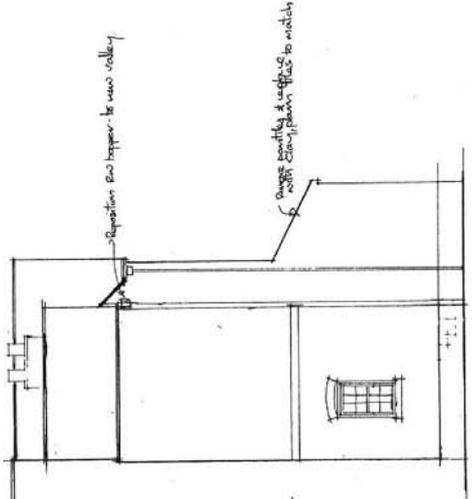
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Proposed - Rear Elevation



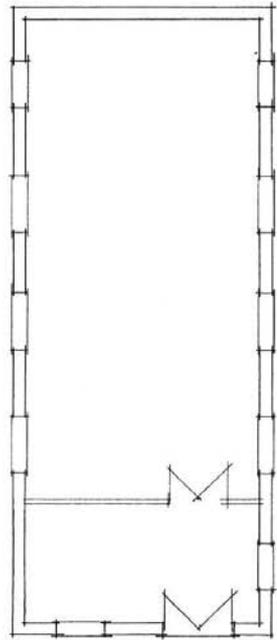
Existing - Side Elevation



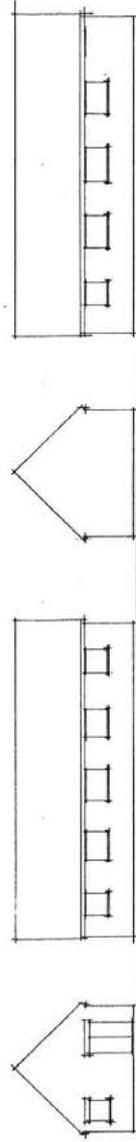
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Floor



Elevation

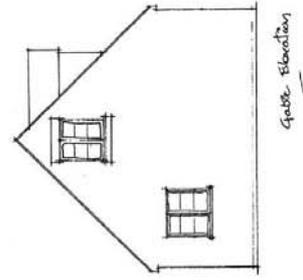
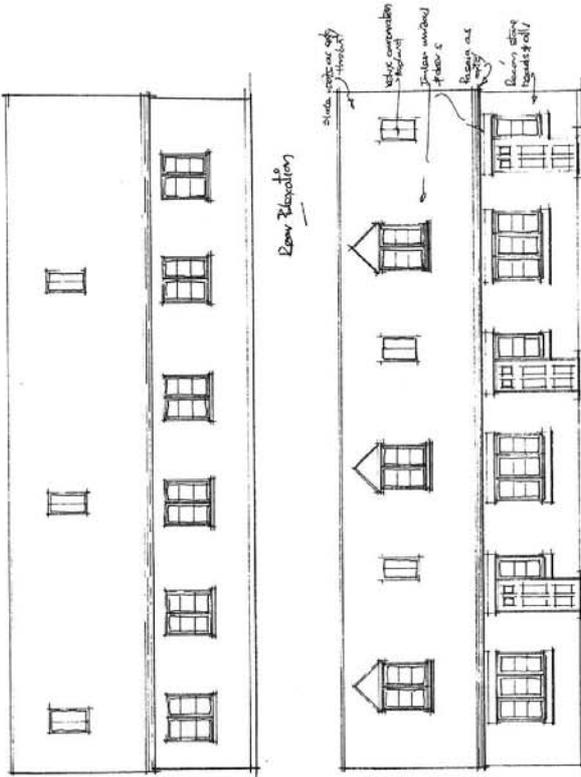
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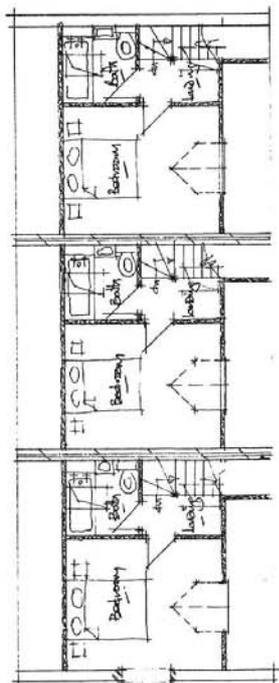
APPENDIX H
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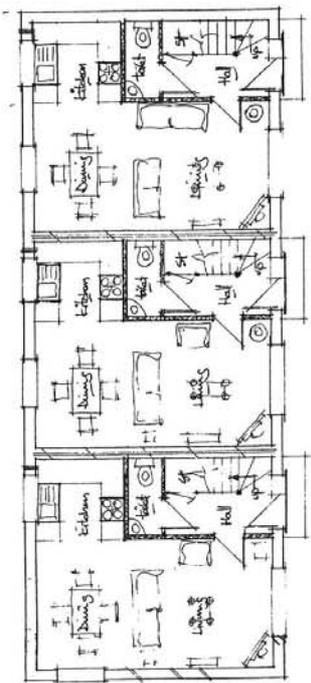
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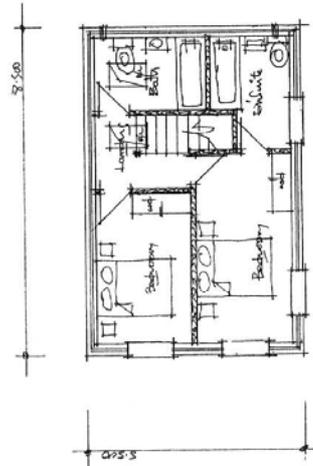
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Catherine J. [illegible]
Hilton 05/27/10
Rev A



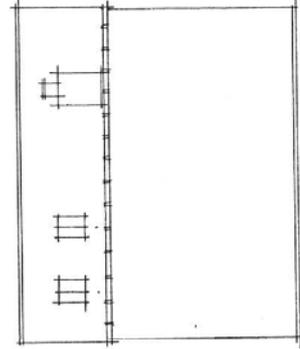
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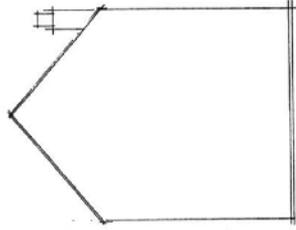
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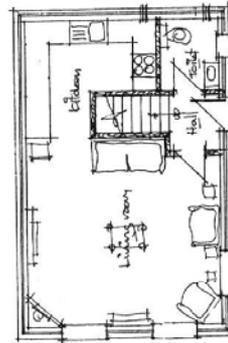
First Floor Plan



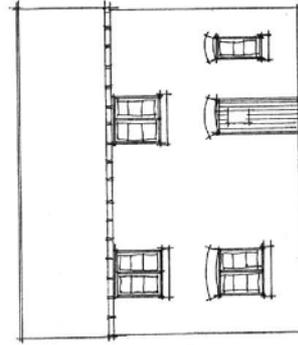
Rear Elevation (provisional)



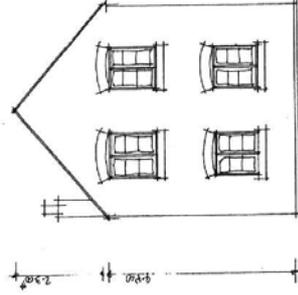
Side Elevation (to bank)



Ground Floor Plan



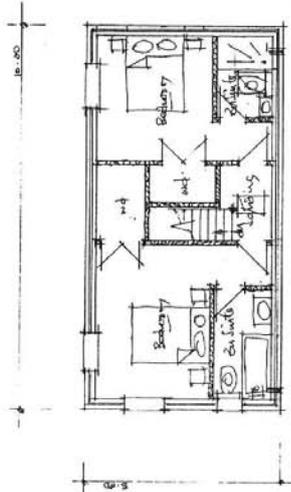
Front Elevation



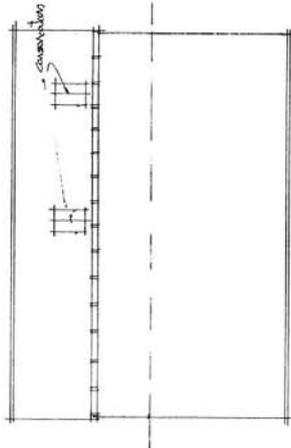
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Benson, Collins, Ho
1150 2/07 2010

Appendix J

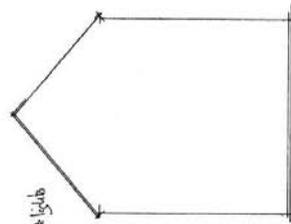
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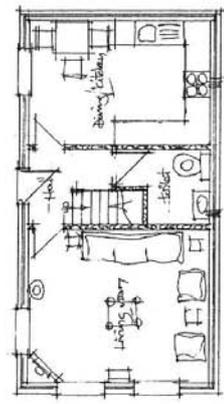
Back Floor Plan



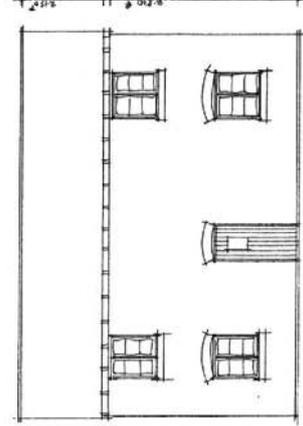
Rear Elevation (Boundary Wall)



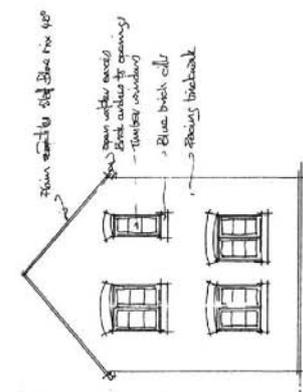
Gable Elevation (at rear)



Front Floor Plan



Front Elevation



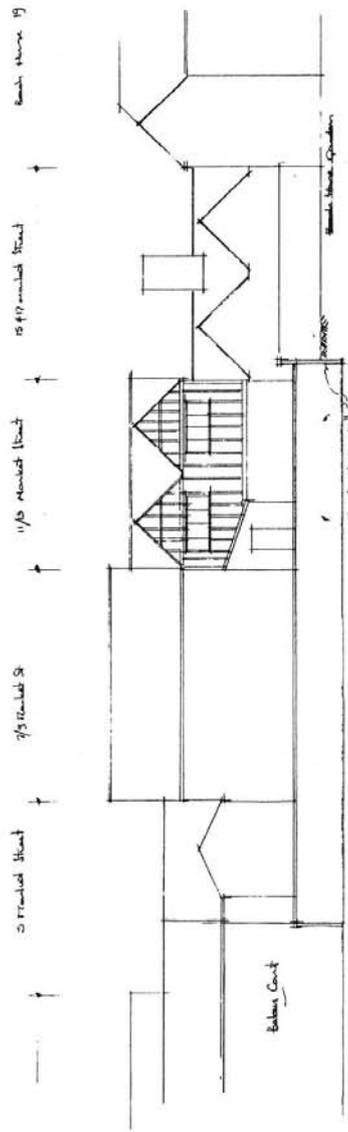
Gable Elevation

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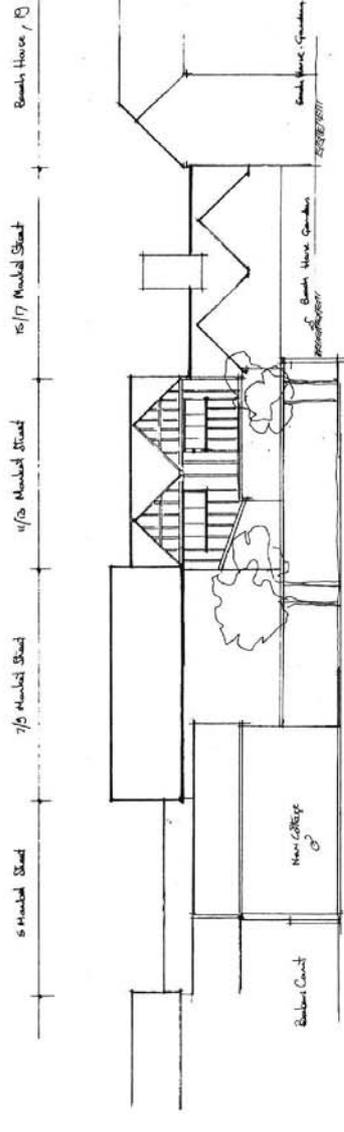
Houston Bank Building
 Adaptive
 Proposed College No. 2
 1/50 2/10

APPENDIX K

2010 / 0327



Existing Rear View 25-19 Market Street



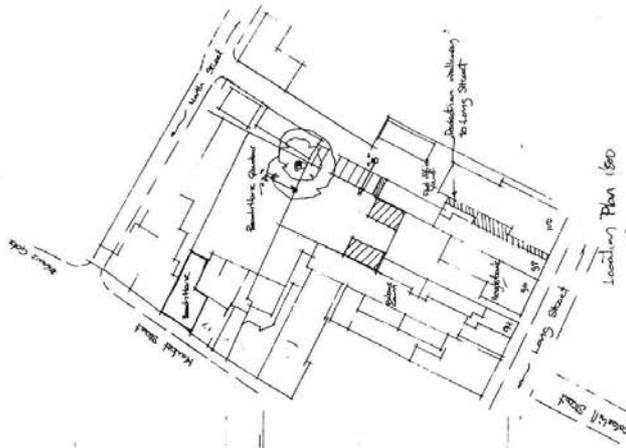
Proposed Elevation on Rear of 5/5 Market Street



Avignon Properties
 94/96 Long Street
 Proposed Site Evaluation
 2 Bed Cottages
 Hillier - 028 - 1/10

APPENDIX M

2010 / 0327



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Avogon Properties
Bank Building, Row of
34/36 Long Street, Administration
Proposed Site Location
2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200
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