No.	AREA AFFECTED	POSITION	ARCHITECTURAL FEATURE	CONDITION	HERITAGE SIGNIFICANCE	DESCRIPTION	PROPOSED WORKS	IMPACT/BENEFIT AND MITIGATION
1.00	**ELEVATIONS**							
1.01	**STONEWORK**	ALL	POINTING	POOR	STONEWORK - HIGH AESTHETIC VALUE/ HIGH HISTORICAL VALUE POINTING - NEGATIVE AESTHETIC VALUE	CEMENT BASED STRAP MORTAR POINTING TO ALL STONEWORK ON BOTH ELEVATIONS TO BOTH DWELLINGS	CAREFUL REMOVAL OF ALL CEMENTITIOUS MORTAR BY HAND ONLY. REPOINT WITH LIME MORTAR.	REMOVAL OF INAPPROPRIATE MATERIAL WHICH HAS A NEGATIVE IMPACT ON ALL ELEVATIONS OF HIGH SIGNIFICANCE. ENHANCES THE VIEW OF THE HISTORIC CORE WITHIN THE CONSERVATION AREA. POSITIVE IMPACT TO RESTORE TO ORIGINAL DESIGN INTENT.
1.02	**WINDOWS**	ALL	WINDOWS	POOR	WINDOW FRAMES - NEGATIVE AESTHETIC VALUE ORIGINAL OPENINGS - HIGH AESTHETIC AND HISTORICAL VALUE	THE MAJORITY OF OPENINGS ARE ORIGINAL TO THE BUILDING'S TIME OF CONSTRUCTION SAVE FOR THE GROUND FLOOR WINDOW OF NO. 3 WHCIH AHS BEEN WIDENED AT SOME POINT IN THE PAST.	REMOVE AND REPLACE ALL INCONGRUOUS UPVC AND DILAPIDATED TIMBER SINGLE GLAZED CASEMENT WINDOWS. REPLACE WITH TIMBER PAINTED SLIDING SASH WINDOWS WITH NARROW DOUBLE GLAZED UNITS.	REMOVAL OF INAPPROPRIATE FENESTRATION WHICH CAUSES HARM TO THE CONSERVATION AREA AND THE LISTED BUILDING. REMOVAL OF INAPPROPRIATE MATERIAL WHICH HAS A NEGATIVE IMPACT ON ALL ELEVATIONS OF HIGH SIGNIFICANCE. ENHANCES THE VIEW OF THE HISTORIC CORE WITHIN THE CONSERVATION AREA. POSITIVE IMPACT : RESTORE ORIGINAL DESIGN INTENT FENESTRATION. IMPROVE THERMAL PERFORMANCE FOR LONG TERM USE OF THE BUILDING.
1.03	**BASEMENT WINDOW**	NO. 1	WINDOW OPENING	FAIR	MODERATE AESTHETIC VALUE HIGH HISTORICAL VALUE	ORIGINAL BASEMENT WINDOW NOW BLOCKED UP WITH STONE RANDOM RUBBLE.	RESTORE THE WINDOW OPENING BY RECREATING A WINDOW WELL. SIMILAR TO THAT ON THE STREET.	POSITIVE IMPACT : RESTORE ORIGINAL DESIGN INTENT FENESTRATION.
1.04	**BASEMENT WINDOW**	NO. 3	WINDOW OPENING	FAIR	MODERATE AESTHETIC VALUE HIGH HISTORICAL VALUE	ORIGINAL BASEMENT WINDOW NOW BLOCKED UP WITH STONE RANDOM RUBBLE.	RESTORE WINDOW OPENING.	POSITIVE IMPACT : RESTORE ORIGINAL DESIGN INTENT FENESTRATION.
1.03	**CHIMNEY STACK**	NO. 3	CHIMNEY STACK	DEMOLISHED	HIGH AESTHETIC AND HISTORICAL VALUE	CHIMNEY HAS BEEN DEMOLISHED AND REMOVED AT SOME POINT IN THE PAST.	RESTORE AND REBUILD THE NATURAL STONE CHIMNEY STACK TO MATCH OTHERS ON THE TERRACE OF THREE, TWO REMAINING.	POSITIVE IMPACT TO RESTORE ORIGINAL DESIGN INTENT.
1.04	**REAR ELEVATION**	NO.1	BASEMENT WINDOW OPENING	FAIR	MODERATE AESTHETIC/HISTORICAL VALUE	A WINDOW HAS BEEN FORMED RE-USING THE ORIGINAL DOOR THRESHOLD OF THE DOOR ORIGINALLY IN THIS POSITION.	RESTORE THE EXTERNAL DOOR OPENING TO PROVIDE AN ALTERNATIVE EXIT FOR DWELLING AT NO. 1.	POSITIVE IMPACT TO RESTORE ORIGINAL DESIGN INTENT. SOME LOSS OF HISTORIC FABRIC WHICH IS NOT ORIGINAL FABRIC
1.05	**OUTRIGGER**	NO. 3	OUTRIGGER	POOR	HIGH AESTHETIC VALUE MODERATE HISTORICAL VALUE	BRICKWORK EXTERNAL WALLS ARE NOT IN GOOD CONDITION IN TERMS OF METHODOLOGY OF CONSTRUCTION AND STABILITY; ONE BRICK THICK EXTERNAL WALL WITH TIMBER SUPPORTS. TIMBER FLOOR JOISTS ARE DISTORTED AND ROTTEN AT ENDS. FLOOR JOISTS ARE MISSING. FLOOR BOARDS ARE ROTTEN AND MISSING.	TAKE DOWN THE MODERN BRICKWORK OUTER LEAF AND REBUILD IN MODERN BRICKWORK WITH INSULATING INTERNAL LEAF. LIME MORTAR FINISH TO EXTERIOR. RETAIN RANSOM RUBBLE STONE BASE. RETAIN ROOF TIMBERS. NEW SLATES TO ROOF FINISH WITH INSULATION AND INSULATED PLASTERBOARD TO UNDERSIDE.	POSITIVE IMPACT : RESTORATION OF DILAPIDATED STRUCTURE OF MODERATE SIGNIFICANCE. SOME LOSS OF FABRIC WHICH IS NOT ORIGINAL FABRIC REMOVAL OF DILAPIDATED STRUCTURE. SECURES LONGEVITY OF BUILDING.
1.06	**RAILINGS**	NO.3	RAILINGS	POOR	LOW AESTHETIC VALUE MODERATE HISOTRICAL VALUE	EXISTING MODERNMETAL BLACK PAINTED RAILINGS ARE IN A VERY POOR CONDITION AND ARE UNSAFE.	REMOVE EXISTING RAILINGS. REPLACE WITH METAL BLACK PAINTED RAILINGS WITH NARROW BALUSTERS. EXISTING FIXINGS IN THE STONE COPING TO BE UTILISED FOR FIXING NEW BAUSTRADE	POSITIVE IMPACT : REMOVAL OF EXISTING DILAPIDATED RAILINGS AND REPLACEMENT WITH NEW SAFE RAILINGS.
2.00	**INTERIOR**							
2.01	**GROUND FLOOR**	NO.1	INTERNAL FLOOR STRUCTURE	GOOD	LOW/NEGATIVE AESTHETIC VALUE NEGATIVE HISTORICAL IMPACT	MODERN TIMBER FLOOR CONSTRUCTION. CONSTRUCTED UTILISING TRADITIONAL METHODOLOGY NEW MODERN FLOORBOARDS.	NEW TIMBER STAIRCASE FROM GROUND FLOOR TO LOWER GROUND FLOOR. FIXINGS INTO HISTORIC STONEWORK WALL INTO MORTAR JOINTS ONLY.	POSITIVE IMPACT : SOME LOSS OF MODERN FLOOR CONSTRUCTION AND MODERN FLOOR FINISH TO ENABLE INTRODUCTION OF NEW ACCESS TIMBER STAIR TO LOWER GROUND FLOOR. ENABLES USE OF LOWER GROUND FLOOR.
2.02	**BASEMENT FLOOR**	ALL	MODERN FLOOR CONSTRUCTION WITH EXPOSED DRAINAGE	POOR	LOW/ NEGATIVE AESTHETIC VALUE LOW/NEGATIVE HISTORICAL VALUE	MODERN CONCRETE SLAB TO NO. 1 : POOR METHOD OF CONSTRUCTION AND POOR EXECUTION. OPEN DRAINAGE EXPOSED.	NEW INSULATED CONCRETE FLOOR CONSTRUCTION WITH INTEGRAL BASEMENT DRAINAGE AND TANKING.	POSITIVE IMPACT IMPROVED THERMAL PERFORMANCE AND INTERNAL ENVIRONMENT. ENHANCE ACCOMMODATION AND TO ENSURE THE LONGEVITY AND LONG TERM USE OF THE BUILDING.

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2.03	**WALL PARTITIONS**	ALL				DEMOLITION OF EXISTING ROOM PARTITIONS ON FIRST FLOOR REPLACED WITH NEW TIMBER STUD PARTITIONS TO CREATE MEANINGFUL HABITABLE SPACES	NEW SOUND INSULTING TIMBER STUD PARTITIONS WITH PLASTERBOARD AND SKIM FINISH TO BOTH SIDES.	NEUTRAL IMPACT TIMBER PARTITIONS EXIST WITHIN THE ORIGINAL PLAN FORM ALREADY. TIMBER PARTITIONS ARE DEMOUNTABLE.