

Dear Mark,

Please find attached some images and comments.

I also include a video of the inside of the property, so you have a good overview and may let me know if you need pictures of any specific area/object: [REDACTED]

### **Ground Floor:**

Entrance:

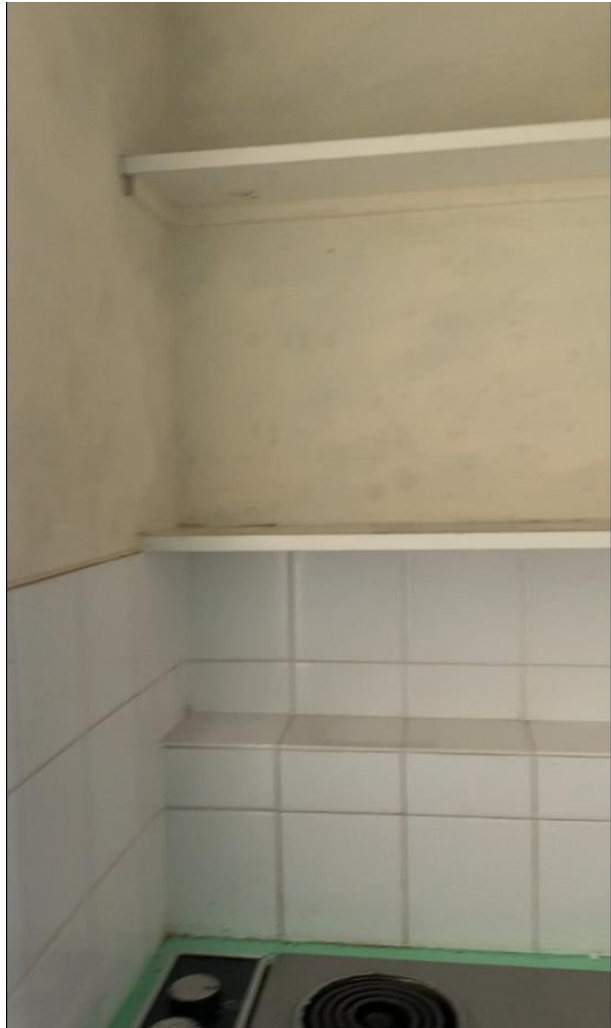


Living room:





Kitchen:



You can see in the picture that the wall partition that is suggested to be removed is significantly thinner than the rest, i.e., it is not bearing. It is possible that there was no wall there when the property was built, which would make sense as the stairs were often built in the middle of a house back in those days. The current kitchen is likely to have been originally used as a utility room, a function that I suggest restoring and the kitchen was probably in the current living room - you can see that the old stove is built into the chimney, this room is where I propose to create a kitchen space, while preserving the old stove as reminiscence of the past.

**1<sup>st</sup> floor:**







I removed the section of carpet where a proposed partition is to be. It is clear from the pictures that historically there was a partition, so replacing it would bring the property closer to its original character.



Picture of the current boiler, which needs to be replaced due to its age:



**Bathroom:**



### 2<sup>nd</sup> floor:

The existing part-partitions and floor indicate that there were walls, where I suggest adding partitions, so again – this would create a floor plan closer to the original look than the current one.

The second bathroom is proposed to be created in a cupboard space, currently used for water tank, which would become unnecessary with a new modern boiler.

There are also holes in the ceiling/roof, suggesting that there used to be roof windows here. I would suggest that it is preferable to restore these and make the most of the space.











Outside back wall and some pictures of timber windows:





You will notice that the roof has some Velux windows and there are some double-glazed windows at the back of the property – as the owner has deceased and no one has living memory of when these were installed, plus they look rather old, I guess that they were installed more than a decade ago. Furthermore, the sellers (the owners' children, whom I have not met as this was going through estate agents) have indicated of not being aware of any changes since 2002:

**4.1 Have any of the following changes been made to the whole or any part of the property (including the garden)?**

(a) Building works (e.g. extension, loft or garage conversion, removal of internal walls). If Yes, please give details including dates of all work undertaken:

☐ Yes ☐ No

not to our knowledge

(b) Change of use (e.g. from an office to a residence)

☐ Yes ☒ No  
Year

(c) Installation of replacement windows, roof windows, roof lights, glazed doors since 1 April 2002

☐ Yes ☐ No  
Year

not sure

(d) Addition of a conservatory

☐ Yes ☒ No  
Year

As you can see the property needs a renovation, this is a must to preserve it. I wish to breathe in a new life to this property while preserving its natural charm and beauty. And I wish to keep the original details, such as wooden beams and wooden panelling on the living room's wall facing the street uncovered as a reminder of the property's history.

All the works proposed are to improve and preserve the property, respecting its historical importance. No works proposed are going to create any damage to this property, to the contrary – I respect and admire the historical value of the building and wish to bring it back to its glory. Without the works being carried out, the property will continue to suffer from natural elements, e.g. cold, and age. It needs to be renovated if it was to survive.