

Front Elevation



Rear Elevation



### 3.0 Proposal

#### 3.1 Improvements to the External Fabric

Careful consideration has been given to the design of the facade as a whole and to the individual elements, materials and features of the building. It has been considered that a context driven design would help harmonise the facade and improve the internal living conditions of the property.

The fenestration of the ground floor front elevation of the neighbouring properties differ, creating a disjointed streetscene. The proposal seeks to replicate the style, material and openings as no.8.

The rear of the property is in disrepair and the adhoc outrigger of poor quality. The proposal will include making good to any areas of deterioration including repointing to the brickwork.

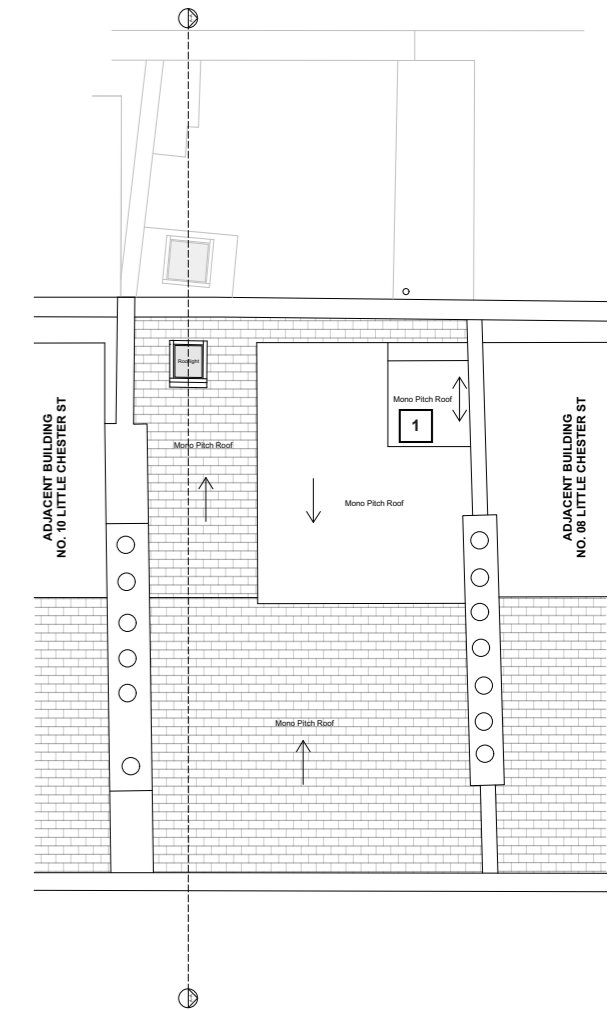
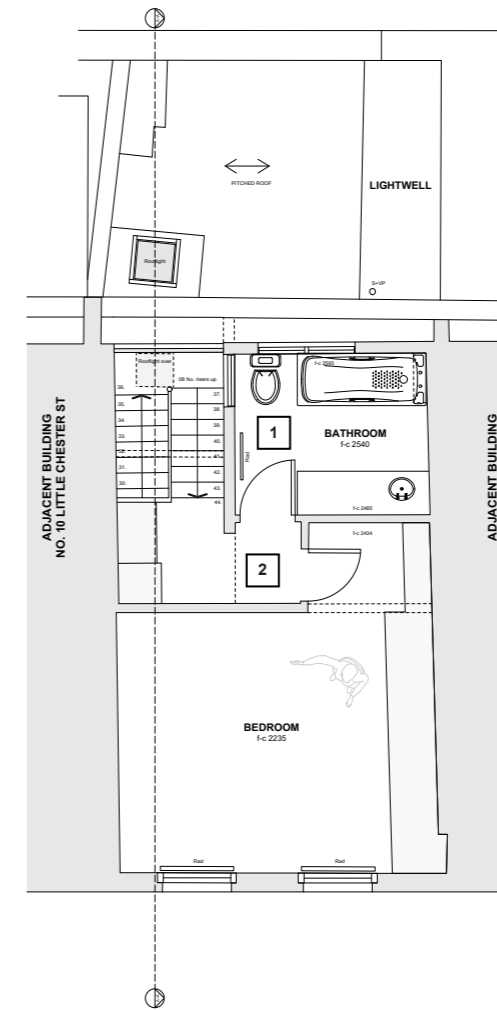
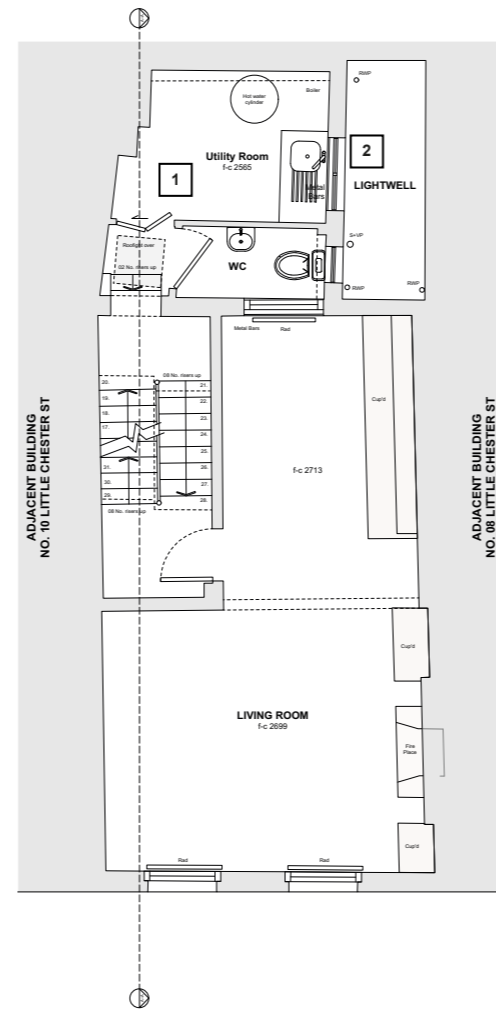
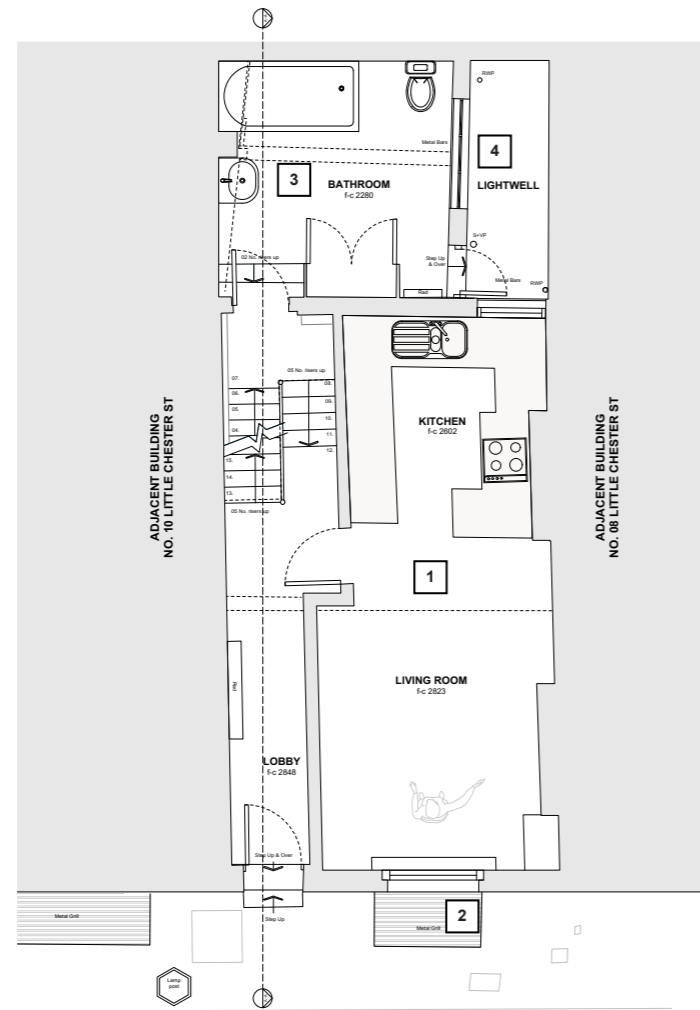
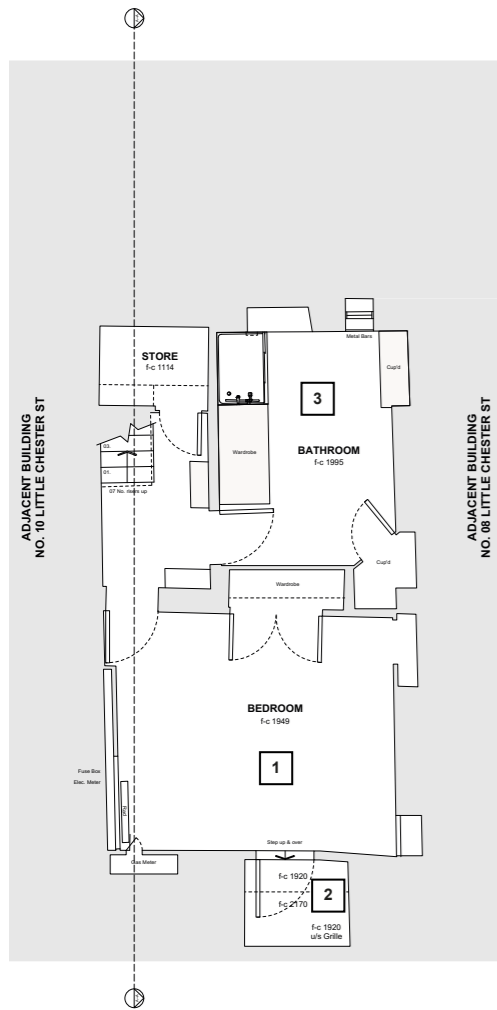
As part of the proposal, the following works will be undertaken which we believe will serve to enhance the property, streetscene and the wider conservation area:

- 1 Make good to existing brickwork including repointing as required.
- 2 Replacement of single glazed, timber sash windows with like for like, heritage style double glazed units.
- 3 Window and door reveals to be made good.
- 4 Coping stones to be made good / replaced for like for like.
- 5 Damaged slates to roof to be made good.
- 6 Adhoc water tank enclosure located on the roof to be removed.
- 7 Ground level front elevation to replicate no.8.
- 8 Removal of non original external PVC pipework



### 3.0 Proposal

#### 3.2.1 Existing Plans



### LITTLE CHESTER STREET

#### Existing Lower Ground Floor Plan

- 1 Bedroom located at the lower ground level where there is modest floor-ceiling height.
- 2 Small lightwell bringing in modest levels of natural daylight.
- 3 Bathroom in disrepair and poor layout.

#### Existing Ground Floor Plan

- 1 Living room and kitchen with a dated design and in need of modernisation.
- 2 Small window and detailing differing from no.8.
- 3 Bathroom in disrepair and poor layout.
- 4 Small window and door in poor condition.

#### Existing First Floor Plan

- 1 Oversized utility room.
- 2 Small window in poor condition.

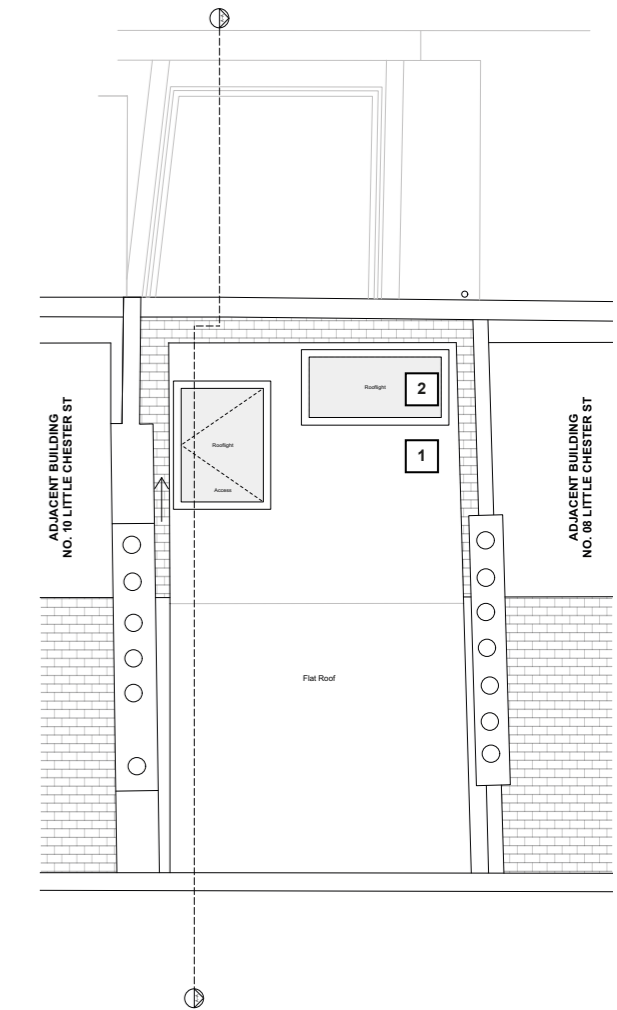
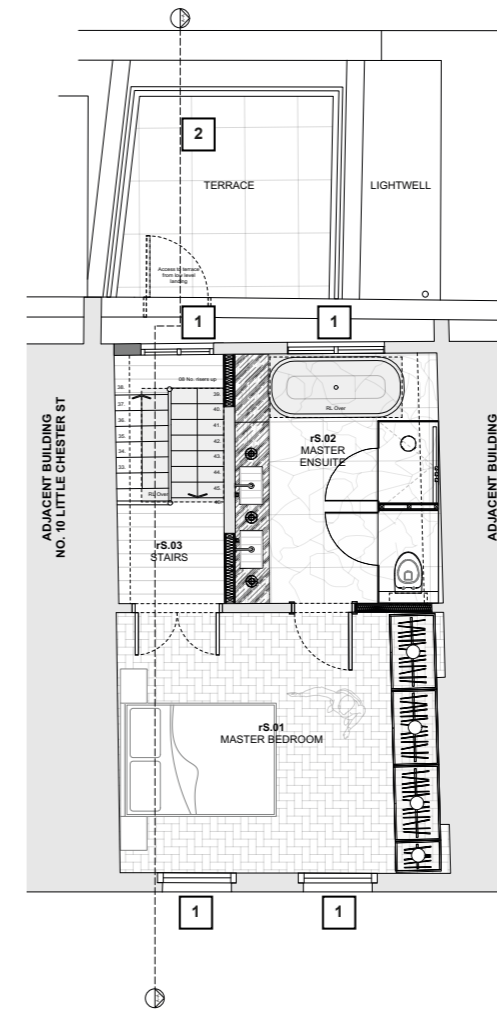
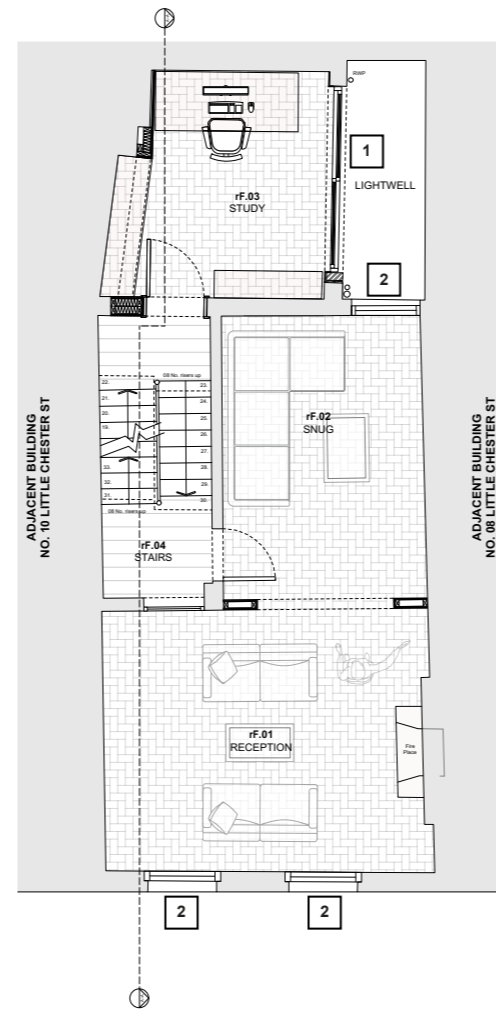
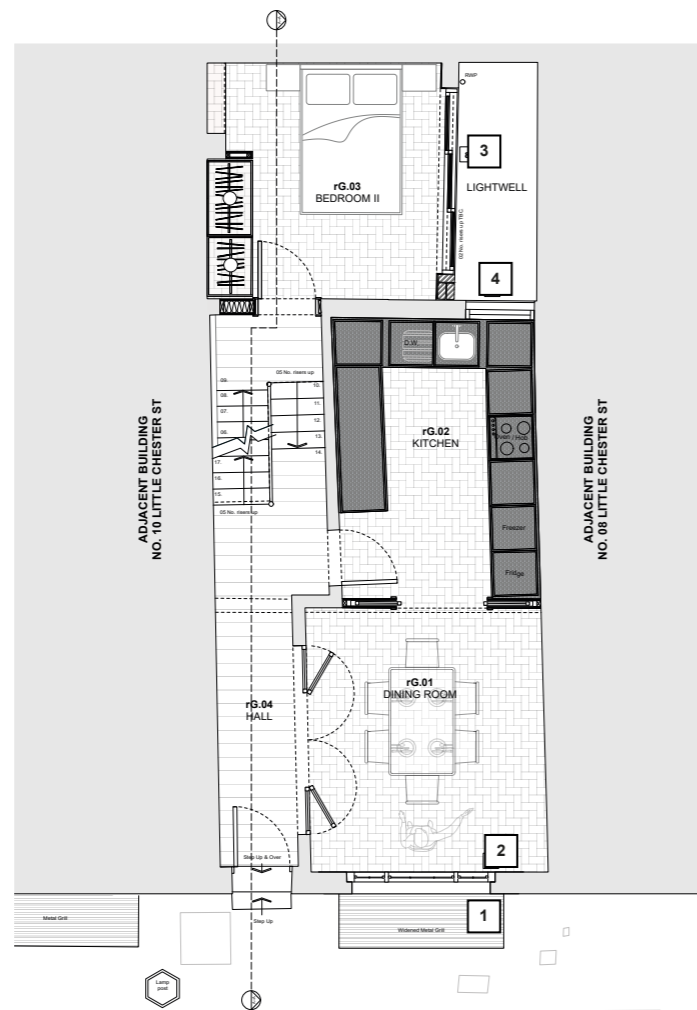
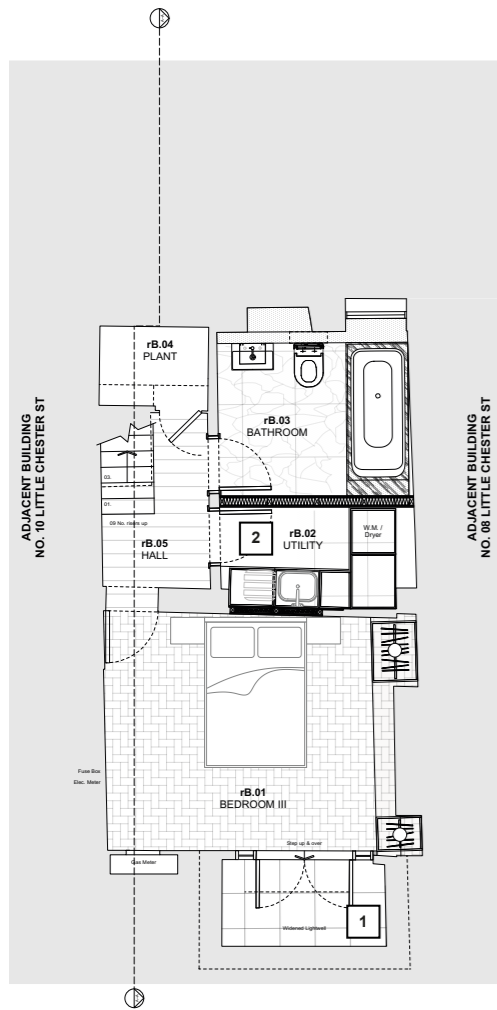
#### Existing Second Floor Plan

- 1 Dated bathroom and poor layout.
- 2 Excessive amount of circulation.

#### Existing Roof Plan

- 1 Adhoc non-original water tank enclosure lined with roofing felt.

**3.0 Proposal**  
3.2.2 Proposed Plans



**LITTLE CHESTER STREET**

**Proposed Lower Ground Floor Plan**

- 1** Lightwell and door opening enlarged, similar to no.8, bringing in more natural daylight.
- 2** Relocated utility room.

**Proposed Ground Floor Plan**

- 1** Widened metal grill to facilitate enlarged lightwell.
- 2** Enlarged window and detailing to match no.8.
- 3** Window opening enlarged to bring in more natural light. Metal frame sliding doors.
- 4** Double glazed timber sash window - like for like replacement. Metal bars removed.

**Proposed First Floor Plan**

- 1** Window opening enlarged. Metal frame.
- 2** Double glazed timber sash window - like for like replacement.

**Proposed Second Floor Plan**

- 1** Double glazed timber sash window - like for like replacement.
- 2** New terrace with timber privacy screen. New access door from the stairs.

**Proposed Roof Plan**

- 1** Adhoc non-original water tank enclosure removed.
- 2** New roof lights. Enlarged traditionally detailed dormer. Similar to neighbouring properties.



**Existing Front Elevation**

**Notes:**

- 1** Brick - Yellow / London stock.
- 2** Brick - Painted White.
- 3** Render - White.
- 4** Timber Sash Window - Single Glazed.
- 5** Timber Door.
- 6** Lead Cladding.
- 7** Slate Roof Tiles.
- 8** Non-original rooftop water tank lined with roofing felt.



**Proposed Front Elevation**

**Notes:**

- 1** Enlarged light well with metal walk-on grille to match existing (painted black).
- 2** 1.8m tall timber privacy screen. Paint finish.
- 3** Roof light.
- 4** New rear terrace (tiled floor finish).
- 5** Replacement roof slates to match existing.
- 6** New dormer with traditionally detailed standing seam lead cheeks. Hardwood fascia.
- 7** Make good to existing brickwork including repointing as required.
- 8** Double Glazed Timber Sash Window. Window opening enlarged. Ground level elevation to match no.8
- 9** Render - White
- 10** Double Glazed Timber Sash Window - Heritage, like for like replacement. Reveals made good.
- 11** New Double Glazed Timber Window & Doors.
- 12** Coping to be made good / replaced for like for like.

**3.0 Proposal**  
**3.2.3 Existing & Proposed Front Elevation**

Careful consideration has been given to the design of the facade as a whole and to the individual elements, materials and features of the building. It has been considered that a context driven design would help harmonise the facade and improve the internal living conditions of the property.

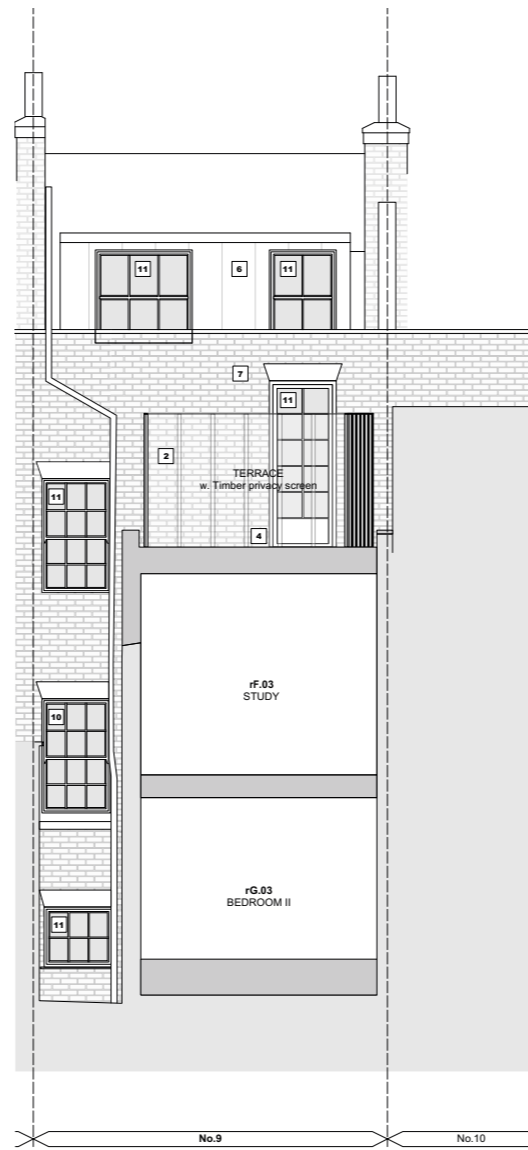
The fenestration of the ground floor front elevation of the neighbouring properties differ, creating a disjointed streetscene. The proposal seeks to replicate the style, material and openings as no.8.



Existing Front Elevation

Notes:

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- 3 Render - White.
- 4 Timber Sash Window - Single Glazed.
- 5 Timber Door.
- 6 Lead Cladding.
- 7 Slate Roof Tiles.
- 8 Non-original rooftop water tank lined with roofing felt.



Proposed Front Elevation

Notes:

- 1 Enlarged light well with metal walk-on grille to match existing (painted black).
- 2 1.8m tall timber privacy screen. Paint finish.
- 3 Roof light.
- 4 New rear terrace (tiled floor finish).
- 5 Replacement roof slates to match existing.
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- 8 Double Glazed Timber Sash Window. Window opening enlarged. Ground level elevation to match no.8
- 9 Render - White

- 10 Double Glazed Timber Sash Window - Heritage, like for like replacement. Reveals made good.
- 11 New Double Glazed Timber Window & Doors.
- 12 Coping to be made good / replaced for like for like.

**3.0 Proposal**  
3.2.4 Existing & Proposed Rear Elevation

The rear of the property is in disrepair and the adhoc outrigger of poor quality. The proposal will include making good to any areas of deterioration including repointing to the brickwork.

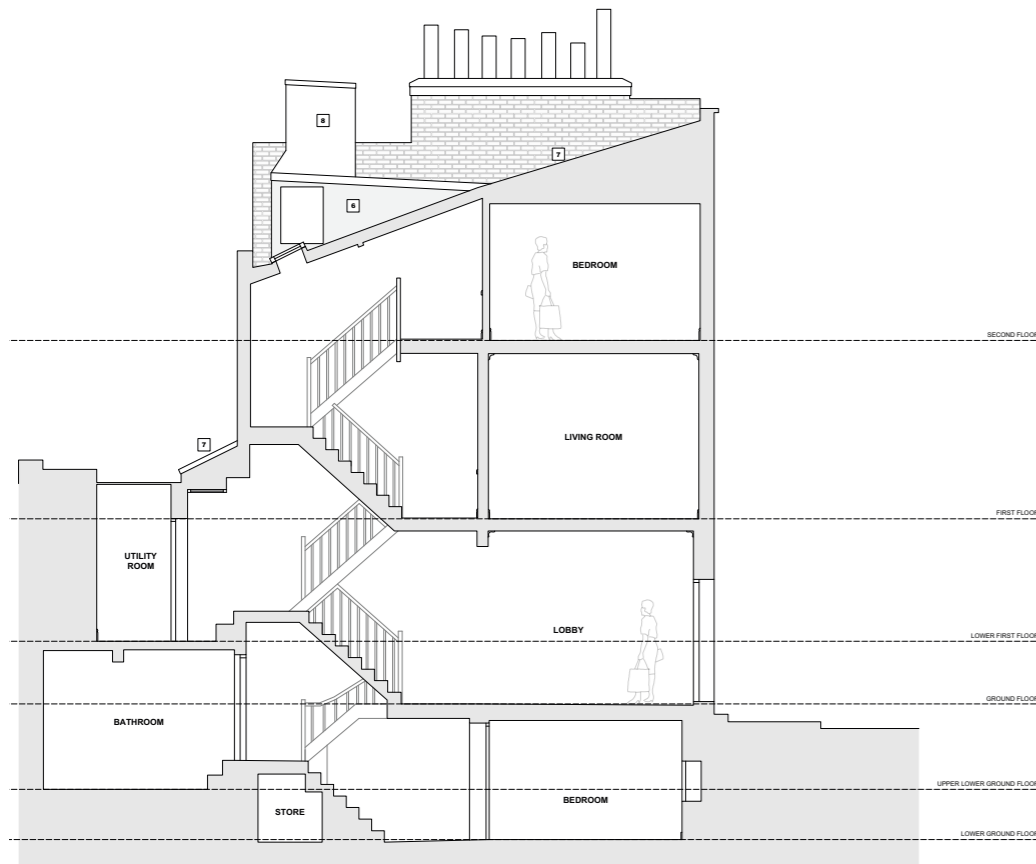
The works include:

- A new double glazed timber sash window, to match the existing, is proposed at second floor level to bring more light into the reception / snug.
- The existing outrigger will be modified to accommodate a roof terrace. The terrace will have a timber privacy screen to mitigate overlooking.
- A new timber frame glazed door is proposed to access the terrace from the stair.
- The existing dormer will be extended and re-clad to match neighbouring properties.
- The existing water tank enclosure will be removed from the roof.

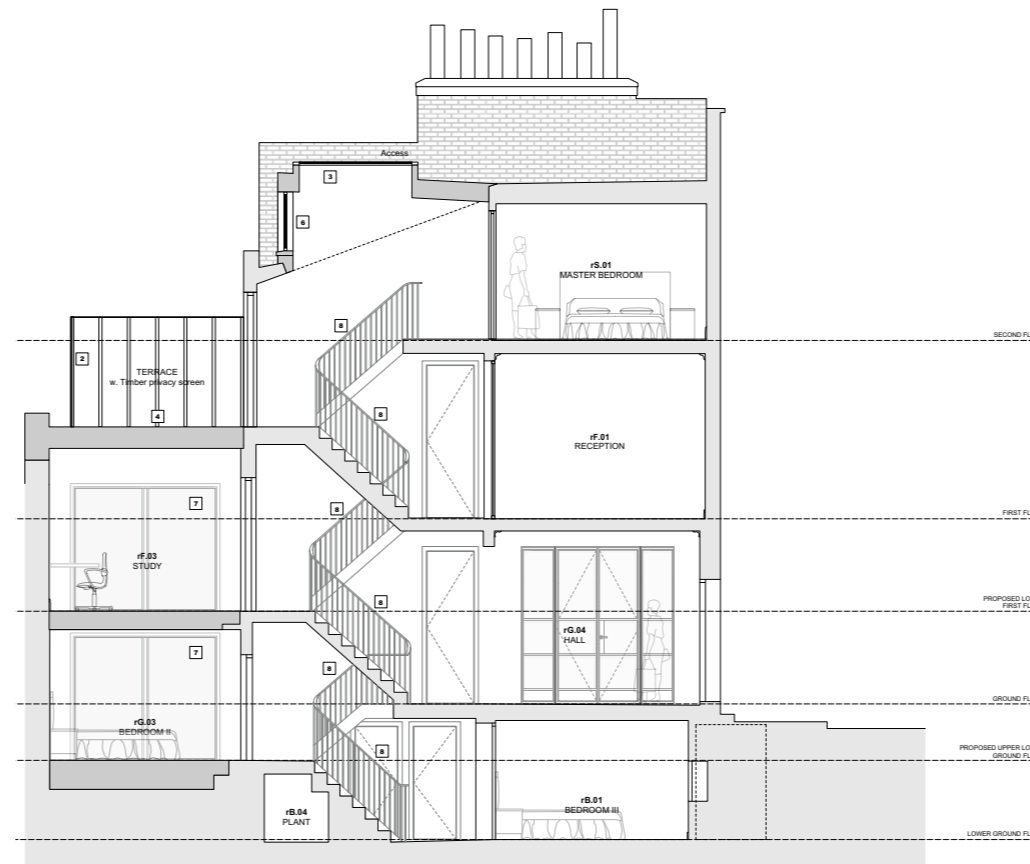
### 3.0 Proposal

#### 3.2.5 Existing & Proposed Section

Additional amenity space is proposed with the terrace accessed from the stairs.



Existing Section



Proposed Section

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- 5** Timber Door.
- 6** Lead Cladding.
- 7** Slate Roof Tiles.
- 8** Non-original rooftop water tank lined with roofing felt.

#### Notes:

- 1** Enlarged light well with metal walk-on grille to match existing (painted black).
- 2** 1.8m tall timber privacy screen. Paint finish.
- 3** Roof light.
- 4** New rear terrace (tiled floor finish).
- 5** Replacement roof slates to match existing.
- 6** New dormer with traditionally detailed standing seam lead cheeks. Hardwood fascia.
- 7** Metal Frame Sliding doors / Windows.

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## 4.0 Conclusion

- Through a carefully considered, context driven design, the proposal greatly improves the living conditions of the property while enhancing the character of the area.
- The works to the front elevation harmonise the streetscene by replicating the style of the neighbouring property.
- The proposal includes making good to the exterior, including upgrading the single glazed windows, to improve thermal efficiency.
- The terrace provides added external amenity. The impact on neighbors amenity is mitigated with a timber privacy screen.
- The dwellinghouse, currently in a state of disrepair, would be restored to a fit for purpose family home.