



2<sup>nd</sup> reception room French windows giving access to the back garden.

On the left-hand side of the hallway is a dual aspect second reception room. This is much narrower than the right-hand side and although it runs the full depth of the property the back wall is set back from the main rear elevation and the room is dark and a difficult shaped room to use.

There are French windows in the rear elevation which give access to the back garden. These are placed asymmetrically in the room on the left-hand side due to the adjacent ground floor wc which projects into the garden lining up with the main rear elevation. This is accessed via the scullery

The large centrally located chimney breast on the party wall further narrows the room in the middle reinforcing the elongated feel to the space.



2<sup>nd</sup> reception front view with chimney breast on RHS



Ground floor WC.



Former scullery with multiple doors.

At the rear of the hallway beyond the stairs is access to the former kitchen and the ground floor wc. The headroom here is reduced by approximately 800mm due to the half landing. This area also has access to the rear garden but due to the small size and multiple doors and windows has little useable space. Access to the ground floor wc is also not straightforward or easily accessible for any one with disabilities.





Entrance hallway



View of half landing accessed from stairs.



Rooms to the rear of half landing.



WC on half landing.

From the main hallway the stairs lead up to the half landing where there are two small rooms which sit directly above the ground floor wc to the left-hand side and the small former kitchen/ scullery. Both extend back to the main rear elevation.

The resulting two separate but adjacent single doors on the half landing make the area congested and a difficult space to negotiate.

The larger left hand side room is an awkward space due to its small size, location and the inward opening door. This is therefore currently used as storage space. The side window in this room overlooks the neighbouring property and the external paved area of the garden where the rear elevation has been set back and French doors open on to the garden from the 2<sup>nd</sup> reception room.

The other much smaller room is also an awkward confined space with an inward opening door leaving room for a wc but no space for even a minimal wash hand basin. This is the only upstairs wc and is accessed down half a flight of stairs from the bedrooms.





1<sup>st</sup> Floor landing.



Rear Bedroom



Front bedroom.



Master bedroom.

On the first floor the stair landing leads to four good sized bedrooms.

The larger rear bedroom has a view of the garden and is currently being used as a study.

The other rear narrower room was converted into the main bathroom by the previous owner. The room although a good size for a bathroom has been awkwardly used with storage units either side of the fireplace. It however only has a bath and wash hand basin and there is no wc on this level.

The front two bedrooms are good sized both with built in storage areas. The larger having a small side door to the adjacent rear bedroom.

All four rooms maintain the original fire places although none are currently in use, they add an attractive period aspect to the rooms.



Left hand rear former bedroom currently used as bathroom.





Aerial view of Dukes Avenue with terrace LHS of church.



Far end of Dukes Avenue with extensions to North side in the foreground.



Aerial view of rear to No.2,4 & 6 Dukes Avenue.



Aerial view of front of No.2, 4 & 6 Dukes Avenue.

## Design

The current owners having lived in the property for a number of months, have a good feel for its size. Whilst the 1<sup>st</sup> floor seems big enough to accommodate their needs, the ground floor lacks a good-sized practical kitchen/ dining room, separate utility and easily accessible wc.

A number of ideas have been looked at to provide the accommodation required in the brief including extending the property at the rear.

Further along Dukes Avenue on the same side of the street, properties have been significantly extended at the rear, several over two storey's in addition to roof extensions. The terrace of three in which No.4 is the middle property the gardens are much smaller and rear extensions have had a greater impact on the gardens.

Extending the existing kitchen into the garden where No.2 has been extended was initially explored however the owners feel unwilling to lose primary garden space. They also would prefer to have a separate primary reception room. As an alternative moving the kitchen to the narrower reception room, removing the chimney and lining up an extension with the main rear elevation were favored.





Garden and rear elevation of No.4



Side window overlooking extension area.

The resulting proposals therefore extend the existing left hand side reception room into the garden in line with the main rear elevation to include the area that is currently little used and receives very little light. The new extended room also incorporates the existing ground floor wc. As the headroom here is reduced some of the storage area on the half landing is used to raise the main ground floor ceiling height allowing more centrally located French doors on to the garden in the extended room. The proposals also remove the large central chimney breast further increasing light into the room. The former scullery area is cut off from the hall forming a utility off the new kitchen area and a self-contained wc directly off the hall.

The current kitchen becomes a second study and incorporates a small cloak room cutting off the second entrance with access off the main sitting room and direct access into the garden via new French windows in the existing window opening.

On the landing the two small rooms are joined making a shower room removing one of the two doors off the half landing. On the first floor the existing bathroom is refurbished to include storage, a 3<sup>rd</sup> wc shower and wash hand basin. The rear bedroom continues to be used as a 2<sup>nd</sup> study blocking off the door to the adjacent bedroom.



Rear elevation with extension at No2 on the left-hand side.



Extension at No.2 from No.4 garden.





Recessed area of rear elevation.



Recessed area and party garden wall with extension at No. 6 beyond



Location for proposed extension.



Flank wall to ground floor wc.



Flank wall to ground floor wc.

## ACCESS

The proposals improve accessibility to the relocated ground floor and the half landing wc which becomes a bathroom by removing one of the doors on to the landing. The main bathroom is also seen as a positive aspect in terms of improving access at night by incorporating a wc to the 1<sup>st</sup> floor.

Access is also improved to the garden from both reception rooms and the utility room.

## CONCLUSION

The proposals have minimal impact on either the property or the terrace and are viewed as conservative when compared to developments of similar properties in the street. The extensions overall height is only marginally higher than the 3 meters allowed under permitted developments rights on a boundary. It is however necessary to allow the room to have a consistent headroom throughout otherwise a planning application would not be required.

At the same time, the design meets the owners brief and maintains the garden by extending at the rear into an underused external space.

The proposals also intend to restore and upgrade the fabric of the property to increase its thermal efficiency becoming more economical to run whilst maintaining the Edwardian features and period character.

