

Supporting Statement.

Alteration and Extension to Lower Ground Flat

11 Church Street, Dunbar EH42 1HA

Existing Property

Lower ground flat in 'B' listed former Assembly Rooms building. Building dated 1822. 2 storey and basement. Coursed ironstone rubble with droved ashlar quoins to front, Church Street, elevation and piended slate roof. Random Rubble to rear elevation.

The assembly room at ground floor level and associated rooms at first floor level have been in a state of disrepair for many years before being recently converted to a dwelling by new owners. Planning reference 22/00292/P and Listed Building reference 22/00293/LBC show all approved proposals to the former Assembly Rooms.

The application property, no.11, forms the central of three flats at lower ground level. The existing flat is in need of modernisation. The property sits within Dunbar Conservation Area.

The application property has no evident original, or notable, features of historic of architectural interest.

Proposal

The proposed works include removing modern stud partitions and replanning the layout to give an open plan kitchen and living room with large double bedroom and generous shower room.

External walls to be lined with timber studs fully filled with rigid insulation. Vapour control layer to inner face and new plasterboard finish.

New partitions to be in 90mm timber studs fully filled with acoustic quilt and plasterboard finish. Moisture resistant to bathroom.

A glazed garden sun room is proposed to the rear elevation. The materials are proposed as random rubble walls with smooth dressed cills and aluminium heritage style glazed screens, doors and roof. Colour to be French grey in a marine finish.

Existing rear elevation windows are to be replaced with traditional timber sash and case windows incorporating 14mm slimlite double glazed units.

Front elevation windows to have glazing replaced with 14mm slimlite double glazed units.