

DESIGN & ACCESS STATEMENT**DESCRIPTION OF THE PROPERTY**

The terrace is Listed Grade II, the listing states:

Symmetrical terrace of 8 houses. Mid C19. Yellow stock brick with blue brick bands and stucco dressings. Slated roofs with overhanging bracketed eaves. Nos 1 & 11 have pediments and slightly project. 3 storeys and basements. 2 windows each. Prostyle porticos; panelled doors with overlights. Ground floor tripartite sashes have channelled stucco voussoirs, keystones and triglyph with guttae drops; cast-iron window guards to bracketed cornice sills. Architraved 1st floor sashes with bracketed cornices and pediments, cast-iron window guards and continuous sill band. 2nd floor sashes have bracketed sills, continuous sill band and are flanked at the top by the large enriched eaves brackets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with spearhead finials to areas. The houses in Chamberlain Street form a very complete group

RECENT PLANNING HISTORY

1993 rear extension at first floor level and
top floor & roofspace development raising rear elevation to ridgeline

Approved

PURPOSE OF APPLICATION

Alteration extension and updating of single family house for occupation by the applicants

DESIGN**Trees**

There are no trees on or adjacent to the site that will be affected by the proposed works

External Conservation & Repair**Front Elevation**

- Reinststate missing cast iron window guards, to be moulded from existing
- Reinststate missing stucco sill bracket to top floor window
- front steps remove asphalt waterproofing, apply new liquid tanking system, lay new Portland stone bullnose steps, landing and risers
- Replace painted concrete area stair with new York stone open riser stair supported on curved reinforced concrete string, with simple painted ironwork balustrade, square posts and convex handrail
- Main roof replace asbestos cement 'slates' with natural Welsh slate roofing and traditional leadwork dressings

- Reinstall cast iron guttering and downpipe within original brickwork recess, removing existing pvc pipework attached to adjoining elevation
- Painted single glazed sash window and door joinery generally all to be retained with minor repair/reinstatement and addition of draughtproofing beads to sashes to improve heatloss and air infiltration performance

Internal

- Schedule of conservation and repair to extant finishes & fittings appended
- Alterations itemised below
- Installation of low temperature hot water underfloor heating to avoid the need to locate radiators within the following rooms:
 - o Basement
 - o Ground floor hallway and principal rooms
 - o First floor principal rooms
 Carefully take up and set aside wood floorboards, fit thermal insulation overlaid with heating pipework between floor joists, replace original wood floorboards

Rear Elevation

- Painted single glazed sash windows generally all to be retained with minor repair/reinstatement and addition of draughtproofing beads to sashes to improve heatloss and air infiltration performance

Basement Extension

Extending the basement floor within the cartilage of the back garden, as has recently been approved at nos 11 and 12, the new construction to be designed as reinforced concrete floor walls and roof with reinstatement of garden landscaping at the same level as existing using a 'extensive' green roof system combining areas of planting. and natural stone paving .

Adjoining property walls on the boundaries will be underpinned, and garden walls either underpinned or rebuilt over new structure in reclaimed stock brickwork Flemish bond all to match existing, in accordance with Party Wall agreements to be drawn up with adjoining owners. Engineering design for the new structure is being developed by Elliott Wood Partnership who are presently carrying out site and soil investigation works the results of which can be added in support of this application in due course.

The new room at basement level is designed to minimise energy in use by means of

- high levels of thermal insulation inside the new structural floor walls and roof
- excellent daylighting using structural glass double glazing laid flush with the garden paving and planting
- natural ventilation by means of the open stair well to the ground floor rear extension doors and windows.

The original stair between ground floor and basement having been removed in the past a new stair is proposed to be located within the rebuilt rear extension and designed in contemporary manner as a light frameless glass structure.

The design of the new extension and interconnection with the existing house has been developed with the aim of minimising loss of original fabric within the existing basement.

Rear Extension to Ground, First and Second Floors

It is proposed that the existing small extension at ground floor level will be rebuilt with an additional area at garden level, and up to include accommodation at first and second floor landing levels.

The main part of the extension will be rebuilt using reclaimed stock brickwork with window opening reveals, arches and sills all matching the original fabric of the house, and with a natural slate pitched roof, and traditional leadwork flat roofs with lead roll joints. The existing landing window in the rear elevation at first floor landing level will be carefully removed and re-used within the extension. New painted joinery sash windows at ground and second floors will utilise joinery profiles matching the original windows.

At ground floor (garden level) the extension to the rear is designed in a simple and light contemporary style complementary but visually distinct, using minimal framed 'Fineline Aluminium' double glazed windows, doors and panels. The overall depth of the extension into the garden will be the same as the adjoining extension at no 2.

Raising the extension to first floor level was approved on previous application, however extending to the second floor will be more contentious and whilst there is precedent for an extension to this height in the terrace (at no 6 – see photograph) there is no recent precedent in terms of planning approval. We believe this proposal is justified as a means of providing a bathroom for the second floor bedrooms preferable to the arrangement commonly employed in a number of other houses within the terrace to subdivide the front room (as illustrated on the typical plan appended). Provision of a bathroom in the rear extension allows the principal rooms on the second floor to remain unchanged from their original layout and proportions

Top Floor Mansard & Deck

The rooflines to the rear of this terrace have been extensively and variously altered. The adjoining house no 2, and its neighbour no 1 are both extended out to a raised rear elevation, (both also having cantilevered balconies) as has been approved for this house also.

This proposal is for a less intrusive scale of development at roof level whereby a new slated mansard elevation is set back behind a small decked terrace with frameless glass balustrade panels so as to maintain the original eaves line and roof slopes. The natural slated mansard is set behind the existing chimney stacks to avoid any further change to outline of party walls or rear elevation. A flat roof above the mansard extension will support a series of 'low pitch' solar panels to minimise visibility above the roofline.

The present very small stair to the attic is extremely narrow and steep and it is proposed to replace this with a new stair, balustrade and panel door and screen of painted joinery all detailed to match existing.

As noted above the pitched roof is currently tiled in asbestos cement 'slates' these are to be removed and natural slate roofing with traditional leadwork dressings reinstated on front and rear roof slopes. On the front slope four small black metal framed conservation style skylights from 'The Rooflight Company' are to be added to provide daylight and natural ventilation

Services

Heating plumbing and electrical wiring will be renewed.

Itemised Schedule of Work to Internal Fabric

Basement

- Modern partitioning, doors and fittings within the basement floor all to be stripped out
- Minimal alteration to the original masonry walls.
- Marble fireplace surround present in the front room to be retained
- Modern concrete floors are to be broken out and replaced with new reinforced concrete slab overlaid with thermal insulation and an underfloor heating screed, with floor finishes of natural stone paving.
- Simple painted joinery skirtngs to be reinstated
- Front vaults to be tanked with a waterproofing system, for use as storage.

Entrance Hall & Stairs

- painted joinery skirtings minor repair only
- wall and ceiling plasterwork minor repair and reinstatement
- moulded plaster cornices minor repair only
- panelled doors frames and architraves all to be retained,
 - o missing architraves to door to front room to be reinstated to match
 - o door to front room to be fixed closed into frame
- electric consumer unit on wall above door to rear room to be relocated to basement
- painted joinery stair minor repair only
 - o polished hardwood handrail with simple square painted wood balusters generally loose and insecure to be refitted together re-using existing components, cast iron newel and balusters to lowest step missing to be reinstated to match pattern to be found in adjoining houses
- note original stair to basement has been removed in past alteration

Ground Floor front room

- remove modern fitted shelving and cupboard
- lift and set aside wood floorboards, insert thermal insulation and underfloor heating pipework between floor joists, replace floorboards, fit plywood overlay to receive herringbone pattern polished parquet floor with inlaid border
- fireplace marble surround to be cleaned, missing shelf and hearth to be reinstated in matching marble
- painted joinery skirtings minor repair and reinstatement only
- form enlarged opening in spine wall with painted joinery linings and architraves all to match existing doors
- wall and ceiling plasterwork minor repair and reinstatement
- door fixed into frame on hall side, extend wall finishes across to conceal door on room side
- plaster cornice carefully clean excessive build up of paint to reveal moulding, remove modern centre rose
- window and shutter joinery all extant minor repair only

Ground Floor rear room

- remove modern fitted kitchen and associated finishes
- lift and set aside wood floorboards, insert thermal insulation and underfloor heating pipework between floor joists, replace floorboards, fit plywood overlay to receive herringbone pattern polished parquet floor with inlaid border
- opening in chimney breast to be infilled
- painted joinery skirtings minor repair and reinstatement
- joinery door frame and architraves overhaul and repair
- wall and ceiling plasterwork minor repair and reinstatement
- plaster cornice carefully clean excessive build up of paint to reveal moulding
- window joinery minor repair only

First Floor front room

- remove shelves
- form opening in spine wall with painted joinery linings and architraves, and new panelled folding doors all to match existing and as details
- lift and set aside wood floorboards, insert thermal insulation and underfloor heating pipework between floor joists, replace floorboards to receive carpet floor finish
- plain painted wood skirtings minor repair and reinstatement
- marble fireplace surround with cast iron grate, reinstate marble hearth in place of cement
- joinery door frame and architraves overhaul and repair
- minor repair to wall plasterwork
- rake out cracks and secure/repair/reinstate loose ceiling plasterwork
- plaster cornice carefully clean excessive build up of paint to reveal moulding
- joinery windows and shutters minor conservation and repair

First Floor rear room

- remove shelves
- form opening in spine wall with painted joinery linings and architraves all to match existing and as details
- lift and set aside wood floorboards, insert thermal insulation and underfloor heating pipework between floor joists, replace floorboards with plywood overlay and tile floor
- plain painted wood skirtings minor repair and reinstatement
- painted fireplace surround with cast iron grate and cement hearth
- joinery door frame and architraves overhaul and repair
- rake out cracks and secure/repair/reinstate loose ceiling plasterwork
- plaster cornice carefully clean excessive build up of paint to reveal moulding and repair damaged section in corner
- joinery windows, shutters missing, minor repair only

Second Floor front room

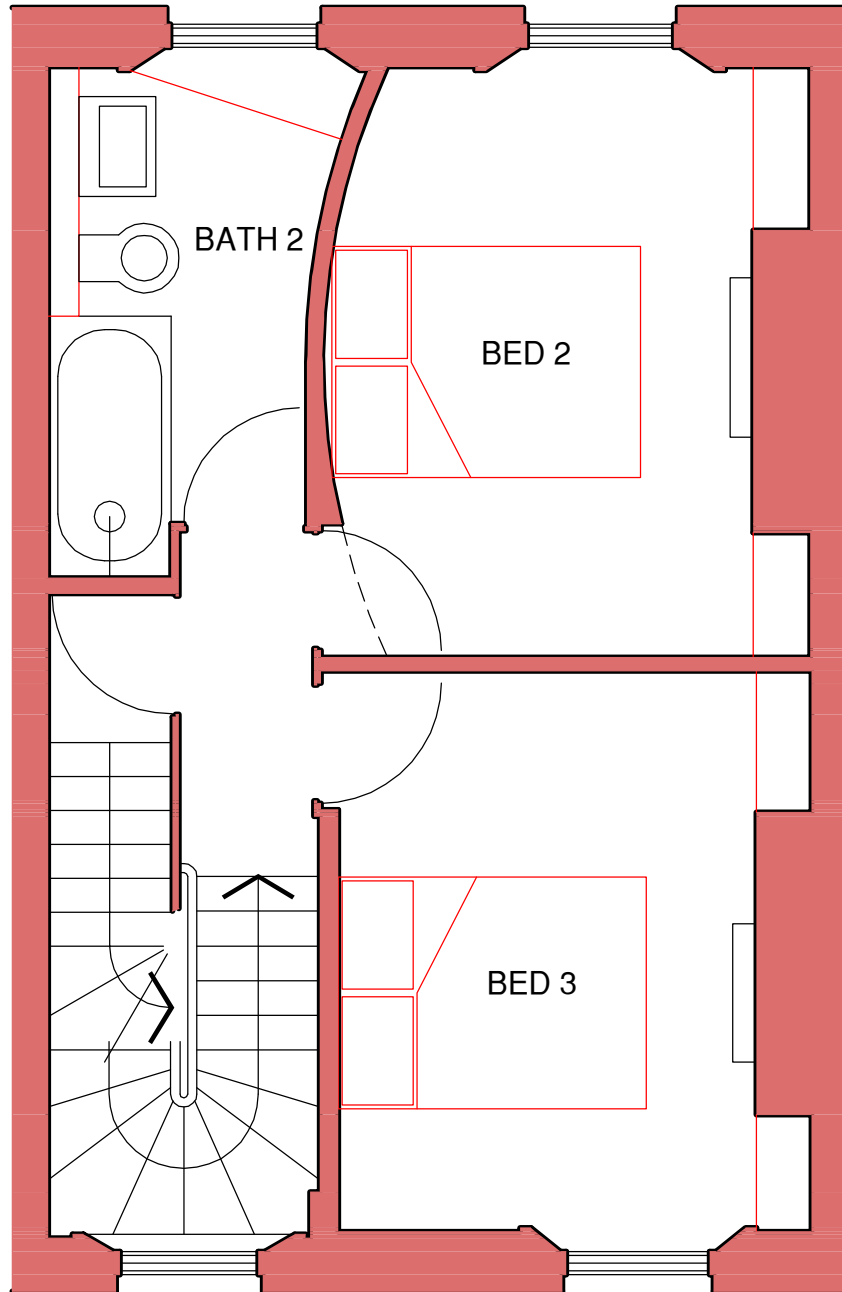
- remove built in wardrobes and shelves
- plain painted wood skirtings minor repair and reinstatement
- painted fireplace surround with cast iron grate and cement hearth
- joinery door frame and architraves overhaul and repair
- minor repair reinstatement wall and ceiling plasterwork
- no cornice
- joinery sash windows minor repair only

Second Floor rear room

- remove bathroom fittings, finishes and built in
- plain painted wood skirtings minor repair and reinstatement
- painted fireplace surround with cast iron grate and cement hearth
- joinery door frame and architraves overhaul and repair
- minor repair reinstatement wall and ceiling plasterwork
- no cornice
- joinery sash windows minor repair only

Third Floor room in roofspace

- to be rebuilt



SECOND FLOOR TYPICAL BATHROOM PLAN