

There is a small basement to the existing property and it is proposed to create a new lower ground floor over half of the footprint of the house to accommodate a new one bedroom flat. Entrance to this one bedroom flat will be from the side of the house.

The new lower ground floor flat will extend from the front to the rear of the property and will be within the footprint of the house above. It will have the benefit of its main Sitting Room being on the Ground floor with good outlook. There is to be a light well at the front of the house that will serve two new sash windows directly beneath the two sash windows over. There will be flat open grid to protect the light well from animals falling into the space. The light well will allow sufficient light and ventilation to serve the bedroom.

There is to be a light well at the side of the house that will serve two new sash windows giving light and ventilation to the main kitchen/ sitting room of the one bedroom flat. There will be flat open grid to protect the light well from animals falling into the space.

To the rear there is to be a flat roof light to the terrace area that will allow light into the sitting room. The glass will be silk acid etched to allow light into the room below but not a view from the garden area above. This roof light is to be flush with the terrace area to allow walking over.

APPEARANCE

The existing property is a three storey semi detached house with a soft red/orange facing brick to the lower storey level.

The application relates to work on the Ground floor and a new part lower ground floor.

It is proposed to reinstate the original sash windows to the front of the house and to copy the arch detailing over the windows. The original design can be seen at the adjoining house no 13. The bricks will match the original and will be properly keyed to the original structure. Pointing will be made to match the original pointing.

The single storey rear extension being at the lower storey height will be built of the same facing brick as the host building to give harmony to the lower level. However, as it is a new extension and is not rebuilding original structure there is to be a vertical glazed element to the flank elevation to visually separate the original from the new. This will give an architectural break and allow the new extension to link with the original house but avoid the need to copy in the same window style.

Thus we are now able to introduce differing windows/doors to the proposed rear extension. These sliding folding doors will be of aluminium and offer thermally broken frames. The glazing will be sealed units using the latest glazing specification to give a U value of 1.8 W/m²C

The windows to the light well to front and side will be part of the original house and will be traditional box sash windows painted white and will look similar to the original window design.

FLOOR AREA

The new Lower Ground floor flat will be 100m² and the upper maisonette will be 420m²

LANDSCAPING

The front garden will be retained in its current form but upgraded. The rear garden will be improved by an area of terracing outside the rear extension to serve as a hard landscaped area for children to play. The trees are all to the boundary walls and fences and these are to be retained for privacy and outlook. The main garden area is to be lowered slightly with low dwarf walls to each side of the garden about 1,800mm from the boundary to retain soil around the tree roots and protect the trees from any damage. The garden is to be laid with new turf to allow rainwater to drain into the soil.