

The raised ground floor remains unchanged with the exception of amendments to the staircase.

Currently laid out as a kitchen, living room, bathroom and two bedrooms the proposed alterations to the first floor are to include the provision of 3 No bathrooms and 4 No. bedrooms. The two principle bedrooms retain the bay window as their focus with the bathrooms located in the centre of the property. Part demolition of the separating wall is required and evidence of it's original location is to be retained both above the lowered ceiling line of the bathrooms and within the bathrooms.

The second floor is to be remodeled to provide a master bedroom suite and will include the replacement of the existing aluminium sliding doors to the roof terrace with timber framed bi-fold doors in a white paint finish. The existing balustrades will also be replaced with structural clear glass frameless panels.

Externally the brick built staircase to the upper flat is to be removed and the current entrance doorway replaced with a timber sash window to the same design as the adjoining window. The brickwork reveals to the original window are still in place and the proposal is to replicate the brickwork details and sill to match the adjoining window. The non-original ironwork to the adjoining window is to be removed.



staircase and existing doorway to be returned to a timber sash window to match the window immediately to the right

access

In order to provide wheelchair access to the lower ground floor the access from the pavement is to be widened and the ground level to be leveled and ramped to provide as shallow a fall as possible to the reinstated new side door. The finish of the paved area is to be in a riven natural stone with red brick details and low retaining walls to match the red brick of the house.



New gates that will provide widened access from the pavement are to be of the same height and design of the existing gate and are to be formed of a single 1250mm wide gate and single 450mm gate.



existing side access

summary

This proposal is an opportunity to return this property to its original use as a single family dwelling and the improvements externally with the removal of the external staircase will be a positive addition to the built environment in the local area.