

Aerial view of roofs.

The roof terrace will not be at all easy to see from ground level.

## Appearance

It is intended to fully refurbish the building, replacing the existing windows with bespoke joinery units appropriate to the unusual and varied openings found on the building. Detailing of the proposed extension works, including new openings, stonework, etc will match the existing as far as possible. All materials will match the existing fabric where of merit, ie stock brick, slate roof, and stonework, etc. Unlike the existing, where possible services will be fully concealed. Provision has been made to hide cooling plant and tanks within the roof slopes of the Whitfield Street extension.



Grafton Way Elevation



Whitfield Street Elevation



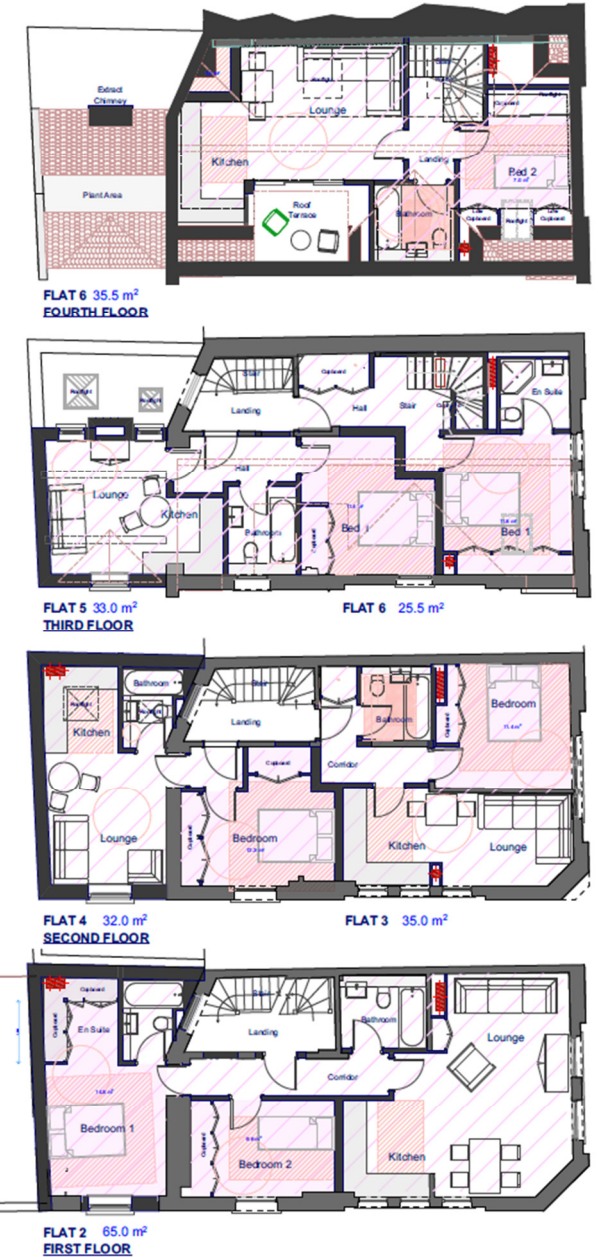
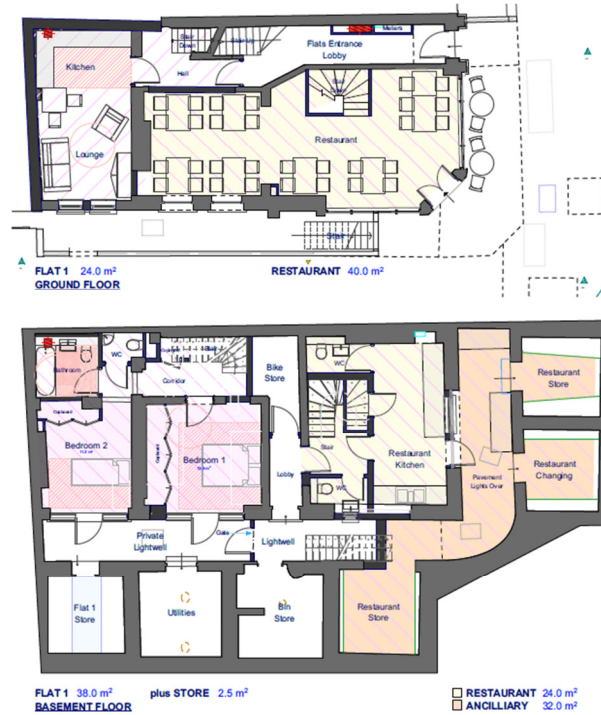
Existing view from south

## Scale

The domestic scale and detailing of the building will be respected and retained. New detailing will be consistent with the existing building and its neighbours. The extension works will be subservient to the main building and its larger neighbours.

## New Residential Accommodation

The accommodation will be laid out much as the existing property, but with two flats per floor afforded by the additional works proposed at the rear of the site. The top two floors will be “duplex” style accommodation. The flats will still benefit from separate access via the entrance on Grafton Way. The existing stair arrangement will be retained, with minor modification to suit the new floor levels at the top. Where possible the stacking of different accommodation types has been employed to reduce the risk of sound problems.



Proposed floorplans (floors 1 to 4)

## Access

The setting out of the existing building / terrace with stepped access from pavement, combined with existing narrow stair and limited site area prohibit the provision of easy access for disabled persons.

## Daylight Assessment

The submitted proposals have been assessed in respect of daylight levels and a full report is appended - Nathaniel Lichfield & Partners Daylight & Sunlight Appraisal, dated 05/08/14. The report confirms that the proposed scheme is compliant with relevant guidelines and codes.



Refer to the appendix for daylight & sunlight appraisal

## Conclusion

We have been careful to take a balanced approach to the extension of this building, being respectful of its context and neighbours. We have sought to optimise the density of accommodation whilst improving quality and functionality. We have taken care to analyse the impact of the proposals on the neighbours in respect of amenity and feel comfortable that the proposals will have no detrimental effect in this respect.