

### **Existing Accommodation**

This maisonette has three double bedrooms. Despite this the only bath is in the loft conversion with a ceiling height of less than 1m at one end of the tub.

The loft conversion has a small section of standing height along its central access.

There is substantial rear chimney stack which serves the fireplaces of the rear extensions of nos. 191 and 193 at ground and first floors; it cranks over the rear extension roofs and terminates above the main rear party wall and between 191 and 193.

### **Proposals**

The address is not in a conservation area; despite this the proposals are intended to be sympathetic in relation to the existing house in both scope and materials.

#### **1 Replacement of the rear roof water tank storage with a bathroom.**

The water tanks and enclosure are no longer needed due to a pressurised system.

A new bathroom is proposed in lieu of this water tank enclosure, nestled against and behind the rear chimney stack. Walls to this are proposed in matching brick i.e. as the existing but redundant water tank enclosure. The roof is then flat and again as the existing water tank enclosure. The roofing material will be in felt with a lead fascia. The base of this lead fascia will align with the underside of the adjacent bedroom window sill.

A single bathroom window with view to the rear is proposed to ensure no overlooking of no. 189 and other natural light will from a flat rooflight over the bath. Another flat rooflight will provide natural light to the lobby to the new bathroom and also illuminate the ground to first mezzanine landing through a section of glass flooring.

The new bathroom will be accessible from the first to second landing and so the two main bedrooms of the maisonette on the second floor.

#### **2 Internal reconfigurations not requiring planning approval**

These will improve the footprint of shower on the ground to first mezzanine and increase storage provision.

#### **Access**

Access to washing facilities will be improved but otherwise access will be as existing.