



### Rear Elevation: Demolitions

#### Garden

Lower upper terrace of garden by approximately 1m down to the level of the lower garden including removal of external steps. All boundary walls to be retained as existing with the width of the existing raised beds kept to the garden perimeter.

#### External Windows and Doors

Remove two windows (W-1.1/-1.2) and one door (eD-1.1, see Section for elevation) at rear garden elevation. Opening to be enlarged (W-1.2) for proposed relocated garden door. It is proposed to remove the WC which is formed by a non-original partition on the 1st floor half-landing within a historic addition to the original house. This follows the rationalisation of bathroom and WC provision in the reversion to a single family dwelling house. The proposed provision of two bathrooms and one WC is deemed to be sufficient for the proposed three bedroom house. The small timber casement window (W 1.4) is proposed to be removed and bricked in with London Stock brickwork to match existing.

#### Rainwater and Foul Drainage

Remove PVC rainwater and foul drainage goods for proposed rationalised drainage design to allow foul and rainwater drainage to make sealed connection into existing below ground drainage.

#### Rear Elevation Alterations

The proposed alterations at the rear are primarily at the basement where windows and doors are reconfigured to suit the new layout of the basement (kitchen, dining, WC) serving the new single family dwelling. A minor alteration at 1st floor level is proposed to suit the reconfiguration of the 1st floor half-landing. Otherwise, windows are retained as existing and the original features and finishes are restored with upgraded fittings and services to suit the needs of the reversion to a single family dwelling house.

#### External Windows and Doors

New window and door units to the rear garden elevation to suit proposed basement layout. An enlarged opening is required for eD-1.3 which will incorporate a brick arch detailed to match that of the original window. Door eD-1.3 will be a traditionally designed timber casement door (two leaves) with glass panes that match the proportion of the original window using a timber finish and profile to match the original windows. It is proposed that original window W-1.2 to be removed will be relocated to proposed window W-1.5.

#### Rainwater and Foul Drainage

A rationalised drainage design is proposed from the upper levels for rainwater and foul connections. At basement level, the downpipes will terminate in sealed gullies to connect into existing below ground drainage. The new fittings will be traditional socketed metal downpipes and hoppers.

#### Roofing

The flat roof coverings to the historic additions to the main house will be repaired including flashings and copings. It is also proposed to create a small brick parapet (2 courses and coping) to the 1st floor roof that will match the lower roof. This will remove the unsightly eaves gutter and allow a metal hopper to match the rest of the drainage design. The butterfly main roof will be repaired as per notes on the proposed roof plan.

#### Garden

Brick retaining walls (approximately 1m high) will be constructed to the perimeter of the excavated garden at the edge of the raised beds thus avoiding work at the boundary walls which are not to be altered although some local repointing and repair may be required. A low external store will be incorporated into the line of the raised beds. Timber trellising will form part of client's new garden planting design.

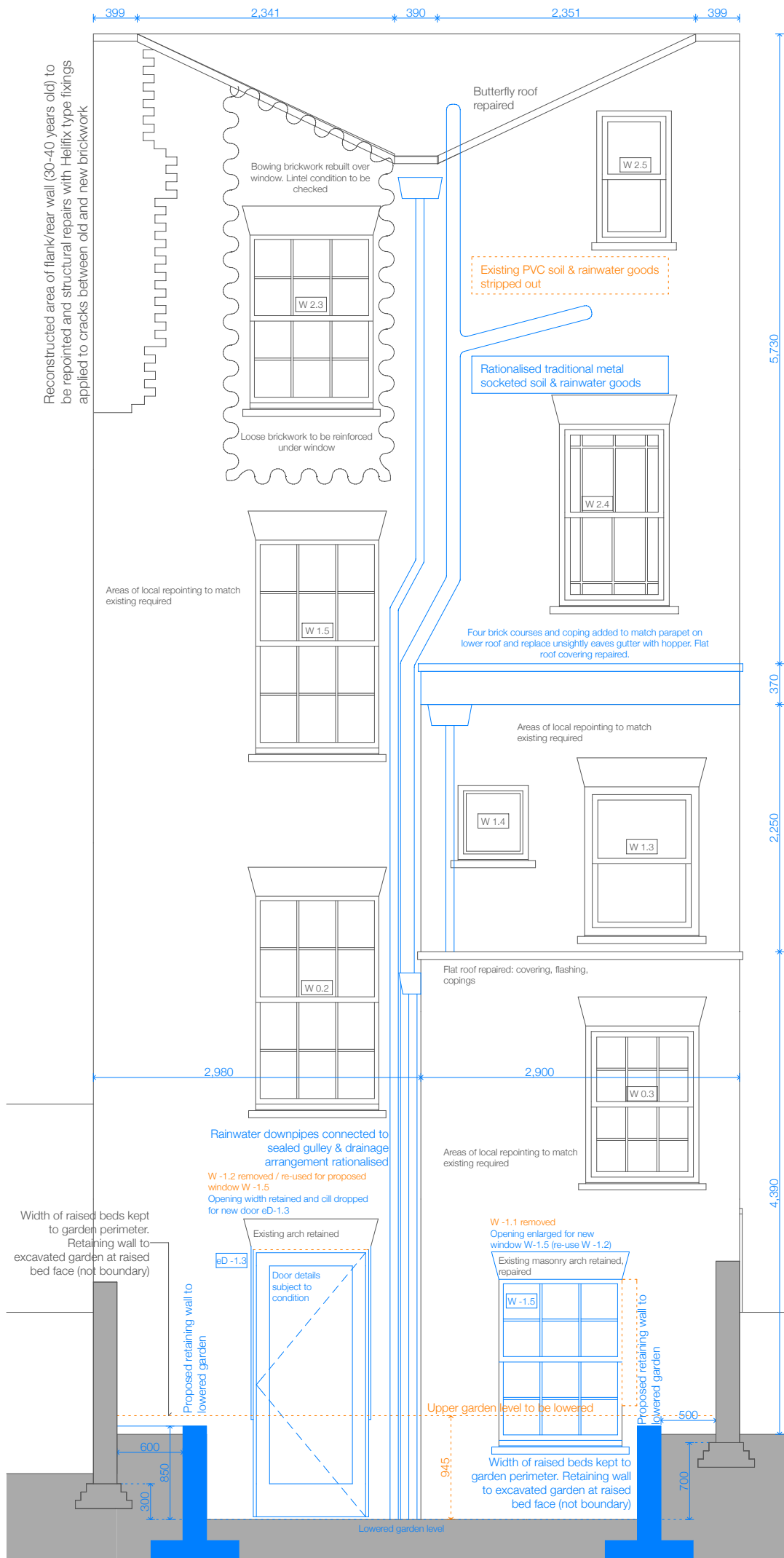
### Ground Floor Maintenance / Like-for-like Repairs

#### External Windows

Other than those noted above, the existing original windows will be retained, overhauled, repaired and renovated. Any replacement joinery necessitated by repairs to rotten or damaged sections will match original in profile and finish.

#### Brickwork

Local repointing will be required to repair missing or damaged mortar. A suitable mortar colour and mix will be used to repair the original brickwork. At high level, structural repairs (Helifix type) are required to the brickwork where cracking is evident between the original brick and a reconstructed section of the flank wall (~30-40 years old). Brickwork above window W 2.3 is bowing toward the roof and requires rebuilding; brickwork below the same window is loose and requires reinforcement/Helifix repairs.



B.1 Rear (North) elevation through upper garden level



B.2 Rear (North) elevation through lower garden level and historic additions



Figure 1 Architects  
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8 Rothwell Street		Drawing Number: 1506_L502
Stage 0 Draft - 08.01.16	Planning Draft F 06.06.16	Proposed Rear Elevation
Strip-out A 16.02.16		
Planning Draft B 02.03.16		
Technical Draft C 17.03.16		
Planning D 25.03.16		
Est Repairs Pricing E 08.04.16		
Drawn by: LK	Date: 06.06.16	Rev: F
		1:50 @A3