

### **Use**

Numbers 59 to 43 Ornan Road are all part of a group of single family dwellings constructed around 1962. Numbers 43 and 45 and 47 and 49 are each halves of pairs of terrace houses both halves of 43 and 45 are semi-detached single family dwellings on the South Side of Ornan Road a side street off the West side of Rosslyn Hill.

No 43 the other half of the semi and with 45 both subject of this application are mirror images. They are set back from the main road by 5.5m on the main front wall and each has off street parking for 1-2 vehicles in the front drive and in front of what was the garage on the 45 side. The houses consist of two floors and each has five bedrooms on the first floor, two (Bed 3 and 4 on No 43) and (4 and 5 on No 45) constructed later over the original garages which are now the ground floor study and TV room on both with and internal WCs. Since the garage conversions and the addition of the first floor side extensions there have been further alterations to the original plans in the form of minor extensions, alterations to the cladding and fenestration and the addition of a small rear lean too conservatory and raised rear patio on number 43 and rear extension on both sides on number 45.

This proposal is to combine both houses into one single family dwelling with no external alterations.

### **Amount**

The proposals will provide no additional space other than the two existing plan forms.

### **Layout**

The proposal would necessitate the formation of openings in the party wall at ground and first floor levels with the combining of the two back to back kitchens into a single large kitchen at ground floor level. Similarly, the rear section of the party wall would be opened up to form a double living room across the rear of the properties at ground floor. At first floor level the party wall would be opened up in the front section to form a large Bedroom 2 across both houses. Bedroom 1 would sacrifice the existing rear bedroom to form an ensuite bedroom bathroom and dressing room losing the existing bedroom 3 in No 43. Bathrooms 1 and 3 in No 43 would be combined to form a master bathroom.

A further small opening in the party wall would be made at first floor level to form a linear corridor linking the two houses. The front side bedroom in 45 would form a large bathroom and the rear bedroom would form a playroom or 7<sup>th</sup> bedroom. The resulting first floor would have six bedrooms a playroom and five bathrooms.

### **Scale**

There would be no alteration to the scale of the properties save the enlarging of some rooms internally with open plan living space on the ground floor.

### **Landscaping**

The proposals would require no additional landscaping over and above that that has been carried out on site. There will be a planting scheme for the front and rear flower beds and two of the bin stores on 43 will be used as bicycle storage.

### **Appearance**

The proposals would involve no alteration to the external front and rear elevations

**Access**

Access at the front of the property would remain the same with the existing front hard standings on both. Level wheelchair access would also be possible straight into the house from the hard standing by use of a small ramp on the 43 side. The door to the GF WC would be widened to form wheelchair access and the door to the first floor bathroom could be disabled compliant with an 800 wide door. The second staircase in No 45 could have a chair lift fitted in the future for the use of the occupants still keeping the main stairs in number 43.