

The aim of the proposal is to maintain the Victorian charm of the property both inside and out, whilst adapting it to the modern living requirements of a family of four (including 2 young children).

Circulation around the building is uncomfortable at best for adults, whilst some of the stair runs are potentially dangerous for young children and the elderly. The tall nature of the property has necessitated a steep staircase with tight turns between the first three floors, the intent of this project is to address this issue whilst maintaining the character of the property.

Layout of the reception rooms, entrance hall and stairs on the upper ground floor to remain unchanged. Retaining all existing mouldings and architectural detailing to both this level and the first floor where the majority of the original features are still intact. Lower ground floor to have damp issues addressed, with layout updated providing a living room with access to garden and utility/wc.

Second floor having been stripped of all historical detailing in a previous refurbishment is to be reconfigured, providing two bedrooms of equal size and reposition bathroom.

Internal refurbishment:**Staircase**

The existing staircase between lower and upper ground floors is steep with a tight turn at the top, it has a low ceiling following the underside of the flight above making these stairs difficult to descend. A similarly tight turn is present between upper ground and first floors, also difficult to negotiate.

The proposed re-ordering of the stairs from the lower ground to the first floor removes the sharp steep turns and allows for a safer layout, vastly improving circulation between these levels whilst maintaining the internal architectural details and historical stair position from the upper ground floor upwards.

A new internal stair layout is proposed from the upper ground floor down to the lower ground floor. The first flight is to be a continuation of the two steps leading down to the existing bathroom, which is to be removed. The new stair flight to lead into the new brick addition, changing direction on a half landing at the extent of the new addition.

The turn between upper ground and first floor is to be replaced with a straight section (4 stairs), continuing the trajectory of the original straight section into the proposed brick addition. A large half landing with storage leads to a new window of similar proportion and size to the original stair window. The existing handrail and spindles will be continued on this level, matching existing.

Lower ground floor

Damp issues in the lower ground floor to be addressed, reconfiguring the layout to provide a living room with access to the garden. The front of the house on this level will provide a utility room and WC, with under stair storage for bicycles in the original coal shed.

Upper ground floor

The kitchen and dining room currently positioned in the lower ground floor are to be moved to the upper ground floor, retaining all historical mouldings and architectural details on this level. The rear reception room (to be the kitchen) will be extended 1.6m forming an upper ground floor in-fill extension. This will reach to within 30cm of existing property line, shared with 11 Gardnor road.

First floor

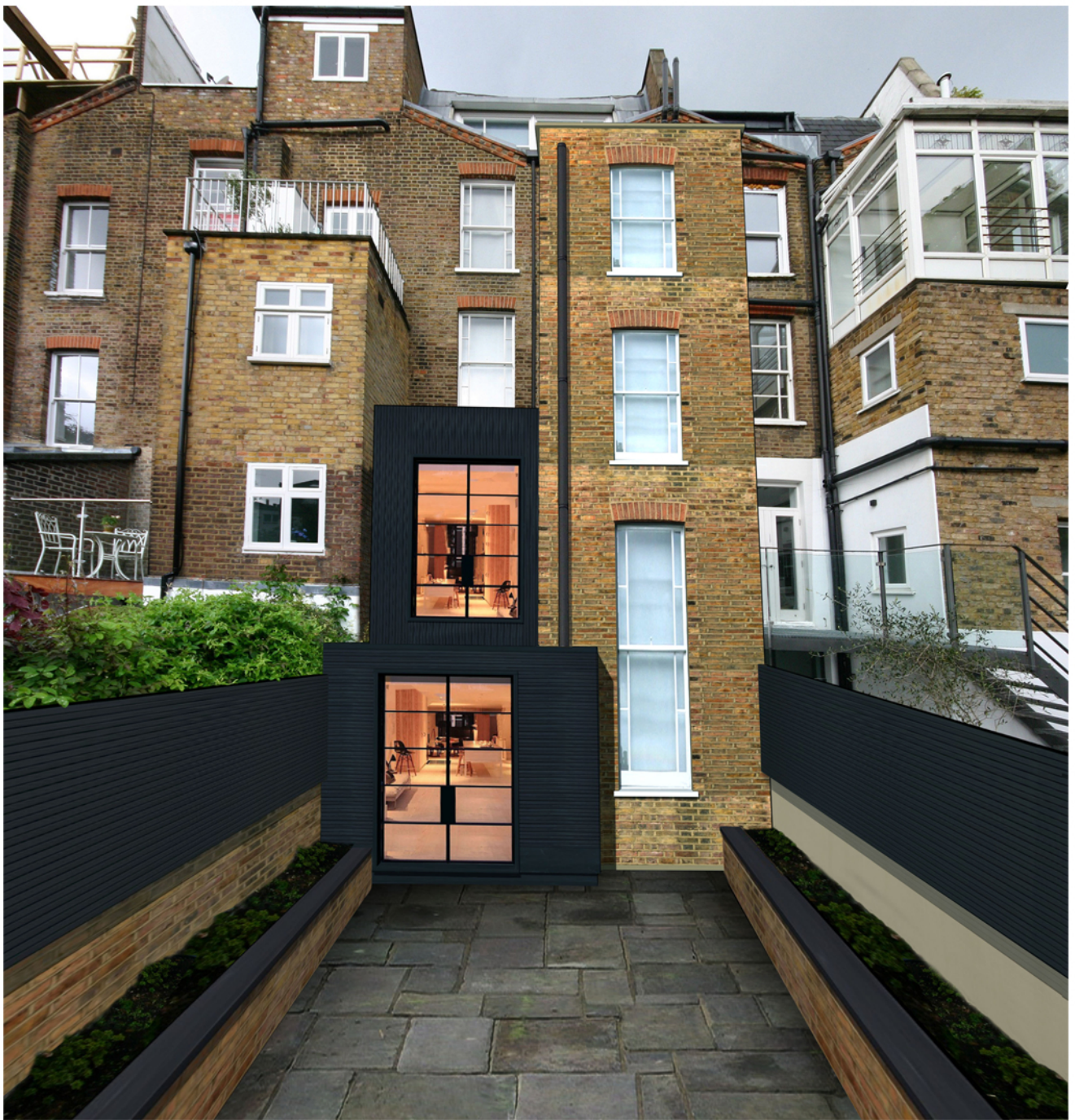
Currently providing a master bedroom and smaller bedroom to the rear of property, room sizes are to be maintained on this level. Access to the smaller bedroom is to be blocked from stairwell and moved to within the master bedroom, converting this room into a walk through wardrobe and en-suite bathroom.

Second floor

Currently arranged to provide 2 small bedrooms with a small bathroom serving the top 2 floors. The proposal is to remove the bathroom, allowing for more reasonably sized bedrooms with parity of square meterage. Bathroom will be resited into the second floor of the new brick addition.

Third floor

Existing mansard roof extension to remain unchanged.



Proposed rear elevation, 10 Gardner road.

The design aims to maintain the historic pattern of the original additions on the rear elevation of the terrace, utilising the footprint of the existing two storey addition as the basis for a new three storey reclaimed London Stock brick addition.

Details and proportions from the existing rear facade have been used to inform the new brick addition, the scale of the proposal has been designed in line with neighbouring properties.

The addition stops short of the butterfly detail to the terrace roof line, leaving the original pattern uninterrupted. A flat roof is proposed to the brick addition, when viewed from adjoining Gayton road properties the addition will create a facade very similar to the existing upper three levels (see illustration on page 6).

The lower sash window on the brick addition is elongated vertically, maximising daylight to the new staircase and lower ground floor whilst reflecting the visual language employed in the upper windows.

The brick addition will be complimented with a contemporary timber in-fill addition at the lower and upper ground levels, contrasting the brick additions on both sides and maintaining the visual pattern of the terrace when viewed from the adjacent Gayton road properties.

The timber addition at upper ground floor level is set back 30cm from the existing addition at 11 Gardner road and the proposed brick addition to 10 Gardner road, ensuring this part of the extension remains subordinate to the historical additions. Western red cedar slats to be arranged vertically at this level, finished in a matt black stain.

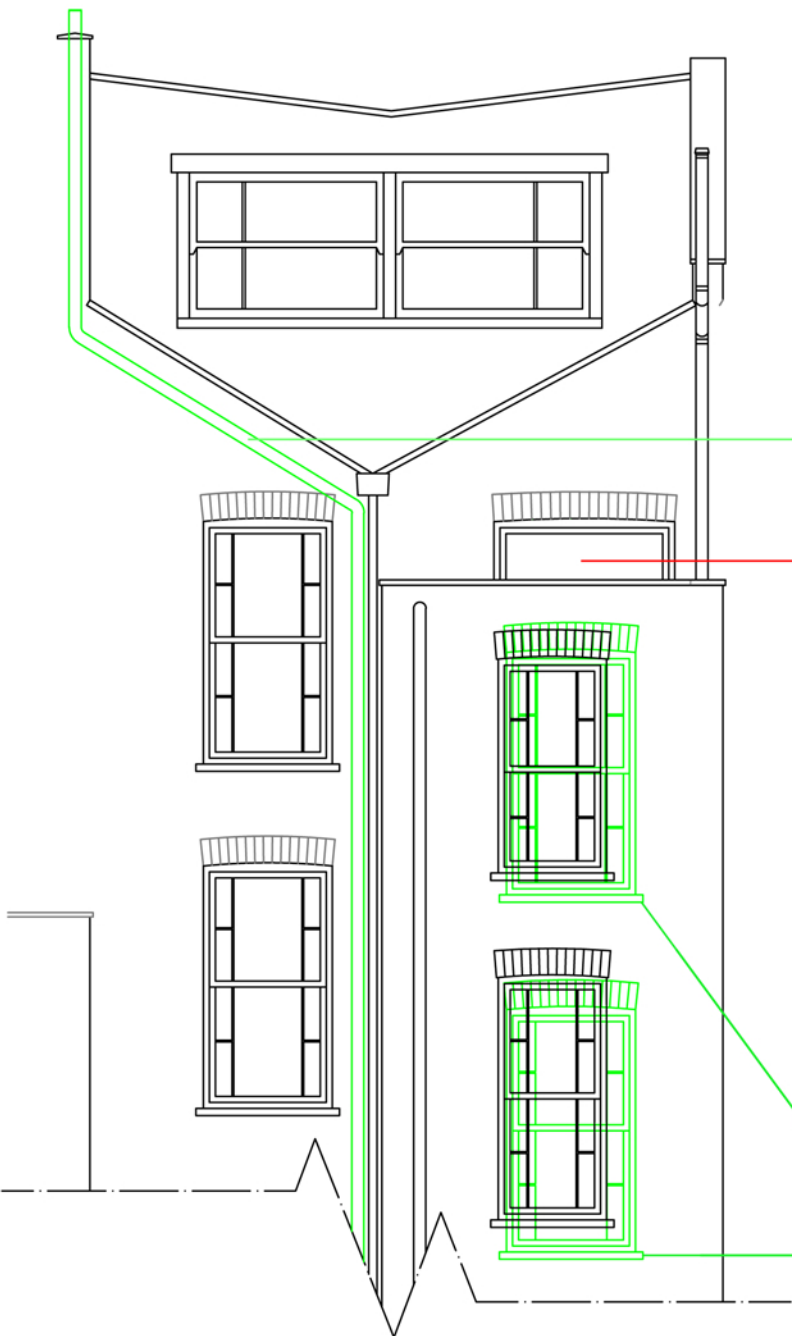
Metal minimal framed casement window to be installed in the upper ground floor of the timber addition. The lower two panes in this unit are fixed (non opening) preventing exit at this level, creating the same sized opening as in lower ground floor doors.

The lower ground floor timber addition extends 70cm beyond the existing property line, contained within the rear garden of 10 gardnor road and not over garden party wall. A roof light is installed along the step between the timber additions, bringing much needed day light into the lower ground floor.

The width of the lower timber addition replicates the height of the upper ground floor timber addition, overlapping the bottom corner of the new brick addition to provide outdoor refuse storage. Meaning recycling bins are not kept on the front of the property.

The slated trellis fence rises 60cm above the existing garden wall, providing some privacy from raised decks in neighbouring properties. It is finished using the same stain as the timber additions.

Square meterage of existing rear garden reduced from 29.7msq to 23msq, retaining a reasonably sized garden similar to neighbouring properties.



The existing 4" soil vent pipe is to be removed from the centre of rear elevation, currently obscuring the red brick detail to the butterfly detail on the roof line.

This will be repositioned on the new brick addition, reaching the roof line vertically between 10 and 9 Gardnor road. All other waste pipes reach the stack internally, de-cluttering the elevation.

existing SVP to be removed

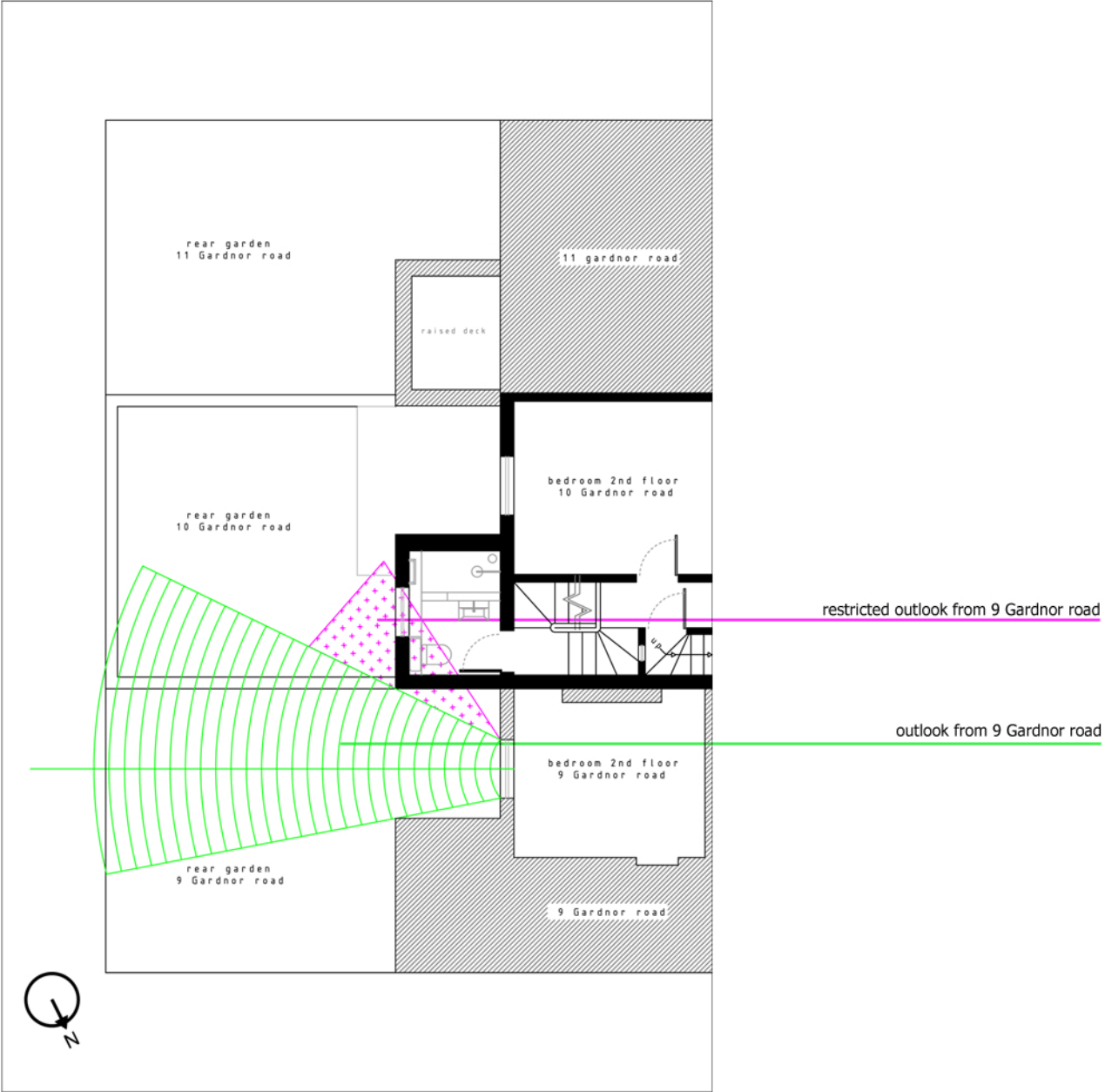
proposed window providing daylight to stairwell, not visible from ground level

The two timber sash windows in the upper part of the new brick addition will have the same glazing bar layout as the existing sash windows, together with red rough brick lintels.

The size and position of the new windows are designed to replicate the existing layout, meaning the night time silhouette created on these floors will appear unchanged when viewed from Gayton Road properties.

existing windows green

Impact of proposed rear brick addition at 10 Gardnor road to neighbouring properties at upper levels.



The illustration above demonstrates the impact upon outlook by the proposed brick addition at 10 Gardnor road. The projection of the new addition is 1.9m from the rear elevation of the terrace, duplicating the historical footprint of existing additions. Therefore, the existing condition at lower ground and upper ground floor will remain unchanged.

11 Gardnor road:

With no windows facing the proposed addition and the new brick addition finishing in-line with the existing addition at 11 Gardnor road, the proposal will not impact upon the outlook from 11 Gardnor road.

9 Gardnor road:

The existing location of the rear windows are slightly biased toward the properties own historical extension, this is the condition on all the houses in the terrace. This means the outlook will be less impacted by neighbouring additions than the historical position of the properties own addition.

The proposed addition will be visible from the second and third floors of 9 Gardnor road, but the impact will be small affecting only periferal outlook into the rear garden of 10 Gardnor road. The use of reclaimed brick at this height is intended to soften the impact, making the new addition blend with existing surroundings.