

Site:

The property, known as 18 Holly Mount is an end of terrace house which abuts Holly Mount steps. It is in a small street many of whose 18th century terraced houses are grade II listed. It is a quiet street but it includes the well known pub the Holly Bush.

House:

The house is a three storey 18th century grade II listed end of terrace house. It has a half basement and the upper story is not original and was probably added at some time well before we bought it in 1994. The street facade faces west. A cement render was used to protect the house from westerly winds (the opposite side of the street is void) at some point before we bought the house. The main facade actually faces the garden and is in brick as is the side wall facing the steps.

Design proposals:**Repairs to cement render**

The cement render has cracked and needs repairing. When we first bought and renovated the house in 1994 we were advised that removing the render would be too difficult as the bricks underneath were very soft and could be further damaged. At that time we repaired the render as we propose to do again. This will involve cutting out the cracks using some netting and then refilling and repainting.

Repairs to windows

The house currently requires maintenance and attention to the windows. The front windows in the best facing facade are partially rotted. The lower window will be taken out repaired and replaced over a membrane to separate the window from the wall at its base. The remaining windows are to be renovated and repainted.

New ensuite bathroom

Currently the house has one small bathroom on the first floor and a toilet in the basement. This proves problematic when I have family staying with me. The proposal is to add an ensuite bathroom to the main bedroom, also on the first floor. This is a large room which covers the entire width of the house. The new bathroom will be built into a beam that crosses the room from west to east. It appears from this beam that the original room was in fact extended at some point in its history. The bathroom will occupy a part of this extension having one window facing the garden at the rear of the house. It will fit naturally into the room creating an alcove to the left of the new bathroom which will replace the existing alcove at the right (which the new bathroom will now occupy).

The waste pipe and the water pipes will run up and down to the partial basement where there is a small washroom with a toilet. They will be boxed in to an existing cupboard in the small entry hall at the back of the house. This will be extended to make a bookcase helping to obscure the boxing.

Heritage:

There will be no changes stop the external part of the house as all the works to be done externally are repairs. Internally the change will be the addition of a bathroom as described. All materials will be appropriate and in keeping with the style and character of the house