

Heritage, Design & Access Statement

8 Little Green Street,
London, NW5 1BL

51 /

Contents

- 1/ **Introduction**
 - 1.1 Aim of the report
 - 1.2 Authorship
 - 1.3 Methodology

- 2/ **Historical background**
 - 2.1 Site introduction
 - 2.2 Map regression
 - 2.3 Historical photographs
 - 2.4 Planning history for 8 Little Green Street

- 3/ **Significance appraisal**
 - 3.1 Introduction
 - 3.2 Exterior analysis
 - 3.3 Interior analysis
 - 3.4 Morphological Plans

- 4/ **Impact of proposed works on the listed building**
 - 4.1 Legislative context
 - 4.2 Principles and justification of the proposed works
 - 4.3 Schedule of works and existing photographs
 - 4.4 Impact on the special character and setting of the listed building
 - 4.5 Access & Building Regulations
 - 4.6 Conclusion

Issue notes

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1/ Introduction

1.1 Aim of report

The purpose of this report is to appraise the historical and architectural significance of the building located at 8 Little Green Street, a Grade II listed building, in order to inform the design process as part of proposed alterations and refurbishment to the property.

This report will discuss the principles behind the proposed works and analyse any impact of the proposals on the special character of the listed property.

1.2 Authorship

This statement has been prepared by 51 architecture; an award winning RIBA chartered architectural practice with experience of working with and in sensitive and historic environments. The author can be contacted at info@51architecture.com.

1.3 Methodology

This statement is the result of documentary research based upon primary and secondary sources of local history and architecture, including maps, drawings, archives and reports primarily from the London Borough of Camden and the London Metropolitan Archives.

A survey of the property was conducted in July 2016, where, by visual inspection, the surviving internal and external features of the building were recorded and mapped.

2/ Historical background

2.1 Site introduction

This section of the report examines the historical background of 8 Little Green Street, London NW5 1BL. It is compiled through research of various primary and secondary sources. These include: the London Metropolitan Archive, Camden Local History Archives, and the London Borough of Camden Planning Department Archives.

Little Green Street branches off from the east side of Highgate Road (formerly Green Street) just before the intersection with the London Overground Gospel Oak to Barking railway line. The street is described in the 1938 Survey of London as:

“Quite the most interesting survival of the work of the late 18th-century after Grove Terrace and is noticeable for its varied bow-windows. It contains on its north side seven houses. No. 1 is covered with advertisements. No.2 has a charming little three-sided bay to its ground-floor room, projecting slightly, six panes wide, two panes to each face, and four panes deep. No. 3 has been re-faced but the ground-floor window appears to be an old one. Nos. 4 and 5 are the best in the row, both have three faces like No. 2, only slightly projecting and similarly proportioned, but above them runs a full entablature with a delicately dentilled cornice which embraces both windows and both doorways and forms one delightful composition. The next two houses numbered 6 and 7 have similar bays but are not treated as one complete composition. The door and window to both houses are treated alike. There is, however, a modillioned cornice and a pair of very simple shaped brackets to both doors. No. 8 is not so distinguished, but is a larger structure. The back view from Highgate Road shows a charming variety of mansard roofs.”

“Little Green Street.” Survey of London: Volume 19, the Parish of St Pancras Part 2: Old St Pancras and Kentish Town. Eds. Percy Lovell, and William McB. Marcham. London: London County Council, 1938. 70-71. British History Online. Web. 12 October 2016. <http://www.british-history.ac.uk/survey-london/vol19/pt2/pp70-71>.

The terrace of 18th-century houses, mostly with slate mansard roofs and dormers on the north side of the street are listed; No.s 4-7 were given Grade II Listed status on 10th June 1954 and No.s 1-3 and No.8 were listed separately on 14th May 1974. The houses and flats on the south side, formerly workshops built in the 18th and 19th centuries, are not listed.

Little Green Street is included in the southernmost tip of the Dartmouth Park Conservation Area as well as the northern end of the newly adopted Kentish Town Neighbourhood Plan. A railway tunnel runs alongside the elevated railway line and beneath the gardens of the north side of Little Green Street, the exposed tracks of which can be seen to the rear of No.s 1-3.

Built before the suburban railways were introduced to the areas north of the city of London, the original houses on the street formerly had ground floor shops, except No.s 1 and 8, the only traces of which remain are the bow windows. The area was surrounded on all sides by fields, paddocks, crofts and meadows. The rear gardens were, in the 18th-century, much shorter than they are now. With the introduction of the railway line to the north of Little Green Street in the 19th-century and the subsequent demolition of three houses along Highgate Road up to the railway the boundaries of the rear gardens were extended to meet the railway cutting. The area continued to develop and densify with the original 18th Century streets remaining relatively intact for 150 years.

Throughout the 20th-century the streetscape continually changed as the houses were modernised to varying degrees and extended, one and two storey rear extensions were built to all the properties on the north side of Little Green Street and as such the original roof forms and the interiors of rear rooms have been completely replaced or altered, the only remaining original features are located in the front rooms and on the front facades of the properties.

The subject property, number 8, is the corner plot on the eastern end of Little Green Street at the junction with College Lane. It is distinguished, along with No. 1, as one of two three storey buildings on the north side of the street marking the beginning and end of the street with the two storey mansard roofed properties in between. No. 8 originally had a double breasted chimney stack rising through the centre of the property which was removed some time in the late 1960's before listing.

2.2 Map regression

The following maps plot the development of the area around the subject site from 1766 to the present day. The subject site or approximate location is highlighted or circled in pink. The maps included are:

Figure 1/ 1766 Rocque Plan of London

Figure 2/ 1801 Unknown author

Figure 3/ 1862-1871 Stanford (Edward), Library Map of London and its Suburbs.

Figure 4/ 1894 Ordnance Survey

Figure 5/ 1915 Ordnance Survey

Figure 6/ 1959 Ordnance Survey

Figure 7/ 2006 Ordnance Survey



Figure 1/ 1766 Rocque

Rocque's map of 1766 is one of the earliest to show the start of development along Green Street now Highgate Road. The surrounding area is entirely rural.



Figure 2/ 1801 Unknown author

This map from 1801 shows houses to the north of Little Green Street along the west side of College Lane (then called Holmans Buildings). Apart from the terraces along Green Street, now Highgate Road, the area was surrounded on all sides by fields.



Figure 3/ 1862-1871 Stanford (Edward), Library Map of London and its Suburbs.

This map shows the introduction of the Hampstead Junction railway in 1860 and Kentish Town Station and the subsequent beginnings of urbanisation that followed. The map also shows a gap on the south side of the street between 124 Highgate Road and 9 Little Green Street. No. 1 is shown as a much larger property than is today.



Figure 4/ 1894 Ordnance Survey

This map is dated 6 years after the opening of the Tottenham and Hampstead Junction Railway in 1868 when the elevated railway and tunnel were built to the rear of Little Green Street in the land owned by the Great Eastern Railway company. Highgate Road Station shown to the north of Little Green Street closed in 1918. At this time the gardens to the rear of No.s 1-8 were shorter than they are today. The gap in the south side of the street has been in filled and houses to the north, on College Lane and Highgate Road, have been demolished.

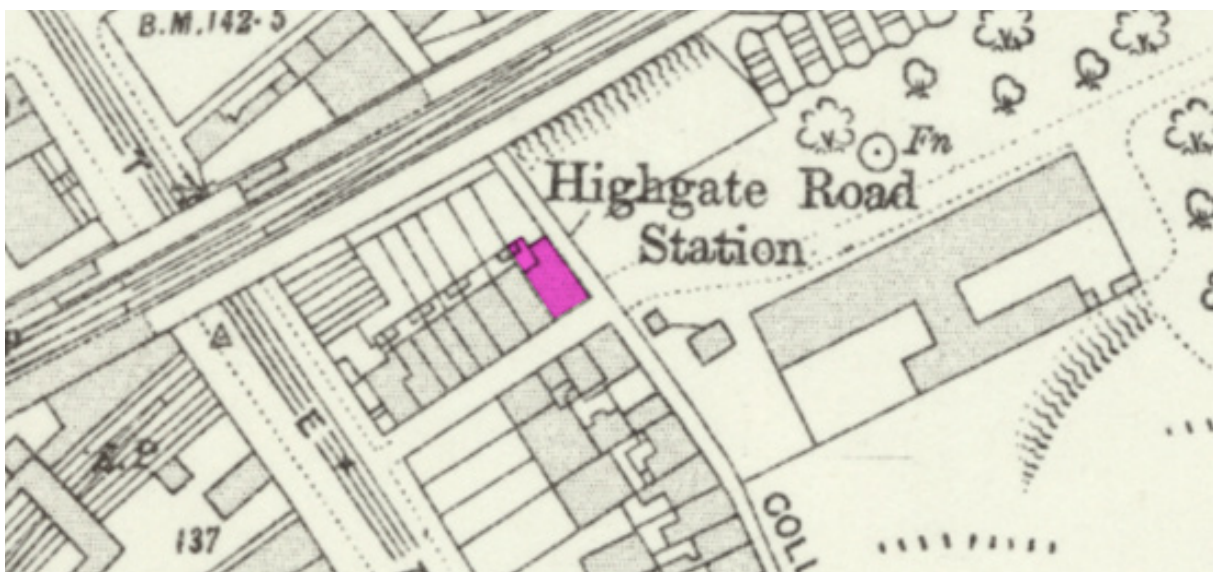


Figure 5/ 1915 Ordnance Survey

By 1915 a Railway Worker's Club and hostel has been constructed to the east of the site in what was until this time open farm land.



Figure 6/ 1959 Ordnance Survey

By the 1950's the land to the north of Little Green Street above the railway tunnel has been leased to the owners of the houses on the north side of the street, extending their rear gardens to the elevated railway line. The map shows a full width rear extension to No.7. No.s 1 and 2 have been combined into one property.

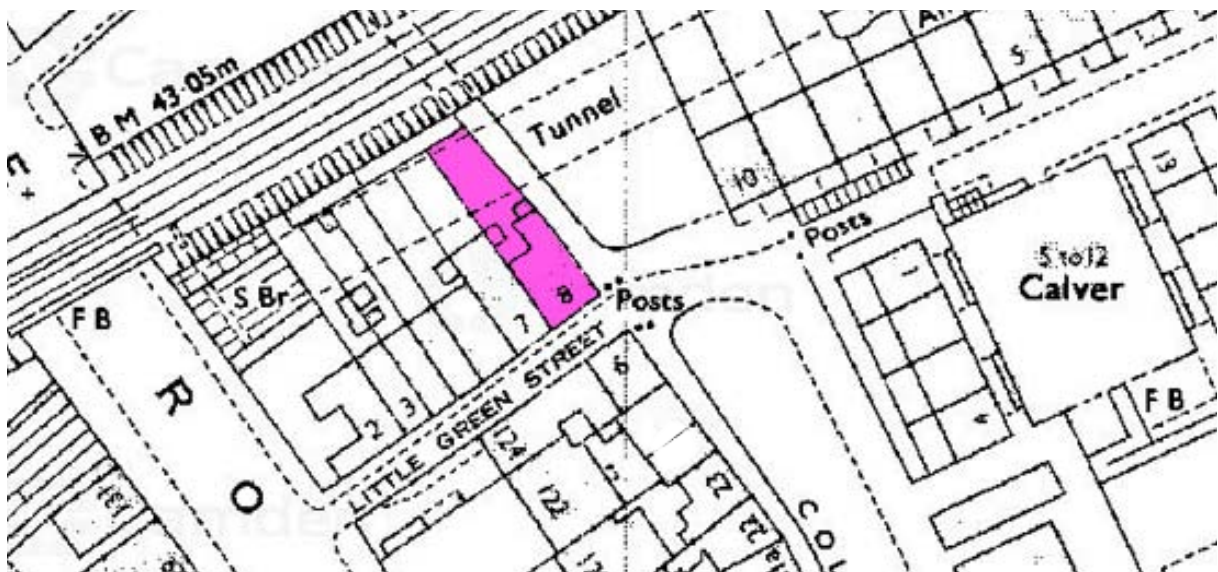


Figure 7/ 2006 Ordnance Survey

In the 1960's the housing estate was constructed to the east of the site along Ingestre Road. All the properties to the north side of the street have been heavily vertically extended throughout.

2.3 Historical photographs

The following photographs plot the development of the subject site since 1938.



Figure 8/ No.s 1-7 Little Green Street, 1929
© Camden Local Archive

The image to the left shows Little Green Street in 1929. The roofscape is very different to today, the roofs of No.s 3-5 are shown a whole storey lower than No.s 6-7 with a shallow pitched roof.

Figure 9/ No.s 2-8 Little Green Street, 1938
© Camden Local Archive.

The image to the right shows the front elevations of No.s 2-8 Little Green Street. At this time the street retains its original Yorkstone paving and has no bollards or street lights which were installed around the year 2000. At the end of the street is the entrance to the railway hostel and ironworks.





Figure 10/ No.s 1-8 Little Green Street, 1960
© London Metropolitan Archive.

The image to the left shows Little Green Street in 1960, a few small changes have occurred, the road has been cobbled and the front dormers of No.s 6-7 have been replaced.

Figure 11/ Rear of No.s 7-5 Little Green Street, 1968 © London Metropolitan Archive.

The image to the right shows the start of extensive rebuilding and extension to the rear of the properties along the north side of the street beginning with number 6 in 1968.





Figure 12/ Rear of No.s 4-3 Little Green Street, 1970 © London Metropolitan Archive.

The image to the left shows the rear of No.s 4-3 mid construction in 1970 when the roofs were being extended to add another storey and the large rear extensions were added.

Figure 13/ Rear of No. 8 Little Green Street, 1970 © London Metropolitan Archive.

The image to the right shows the rear elevation of No. 8 Little Green Street in 1970. Note no chimney is visible above the parapet. A small single storey rear porch extension is visible on the right hand side. The first floor blind window to the left hand side has been opened out and replaced with a new window.





Figure 14/ Rear of No.s 7-8 Little Green Street, 1970 © London Metropolitan Archive.

The image to the left shows the rear of No.s 7-8 in 1970 a year after construction of the rear full-width single and half width two storey extensions to No.7.

Evidence of rebuilding is visible to the left hand side of the rear elevation of 8 Little Green Street along College Lane.

Figure 15/ No.s 2-8 Little Green Street, 2008

The image to the right shows the street in 2008. The street furniture, bollards and lamp posts were added around the year 2000. The original Yorkstone paving has been replaced with a cement finish. Ingestre Road estate can be seen in the distance.



2.4 Planning history for 8 Little Green Street

The relevant planning history of the site is as follows; to review planning changes to the whole street please see morphological street plan and elevations drawings 1001 and 1002.

- 1969 Listed building and planning application (ref: CTP/E11/20/3/7043, submitted in April 1969, for rear extension on footprint of existing, removal of double chimney breast at ground floor level and opening up of 1st floor blind window on rear elevation. Partially implemented. Unknown whether permission granted.
- 1974 Listed building and planning application (ref: CTP/E11/20/3/1914, submitted in July 1974, for half width, 3 storey rear extension with large glazed garden doors at ground floor. Not implemented. Unknown whether permission granted.
- 1984 Listed building and planning permission (ref: PL/8400846 granted on 28th June 1984 for 7 foot high boundary wall to College Lane. Permission implemented.
- 1993 Listed building permission (ref: HB9270203 granted on 21st May 1993 for demolition of existing rear extension and partial underpinning to front and side of main house and newly rebuilt garden wall. Permission implemented.
- 1993 Listed building and planning permission (ref: HB9270194 granted on 21st May 1993 for current half width single storey rear extension with slate roof. Permission implemented.
- 1993 Listed building permission granted in October 1993 for planting plan, involving remodelling and replanting whole rear garden. Permission implemented.
- 2017 Planning Permission for the erection of a single storey ground floor rear extension with rooflights and replacement of the eastern side wall, boundary fence, trellis and gate fronting College Lane, following demolition of the existing single storey rear extension to the existing dwelling was granted on 22/03/2017 (ref 2016/6070/P). The permission is valid for 3 years and will not expire until 22/03/2022.
- 2017 The associated listed building consent (2017/0076/L) was granted consent on 24/07/2017 and expires on 24/07/2020.

3/ Significance appraisal

3.1 Introduction

No. 8 Little Green Street is Grade II listed under the Planning (Listed Buildings and Conservation Areas) Act for its special architectural or historic interest. The Historic England listing description is as follows:

“End of terrace house. Late C18. Multi-coloured stock brick. 3 storeys. 2 windows and 2-window return to College Lane. Round-arched recessed doorway with panelled door. Cambered arches to recessed sashes except ground floor with flat arch; some blind. Parapet. INTERIOR: not inspected.”

This section will outline the existing historical features of special architectural character that the building retains and describe its morphological development in terms of any alterations and repairs that have been undertaken.

3.2 Exterior appraisal

The front elevation of the property has remained largely unchanged. The original brickwork, panelled door recessed into a simple gauged brick archway and sash windows have survived. The former decorative fanlight above the door has been lost and boarded up with timber.

The front elevation has three blind windows and three segmental-arched sash windows; the east return elevation along College Lane is painted white and has six segmental-arched sash windows. The painted east elevation clearly shows evidence of rebuilding at the corner of Little Green Street and College Lane, the newer street name plate, with the remains of the older, painted sign above suggests that the corner and the painted side elevation of No 8 have been re-built, likely as the result of a WWII bomb.

All windows to the property are double hung 6 over 6 light sash windows with simple horns and their sash boxes set back 4 inches into the facade and recessed behind the brickwork, indicating that the property was built after the introduction of the Building Act in 1774.

The rear elevation has three segmental-arched sash windows, two at the landings to the staircase and a further first floor window, which is thought to have been a blind window that was opened up in the 1960's. The original brickwork of the ground floor has been rendered over. A single storey half width rear extension was built in 1993; a faux-victorian structure which has an overhanging slate roof at odds with the character of the rest of the property.

The simple timber and slate m-shaped double pitched hipped roof of the property was heavily reworked in the 1960's when it is thought that the original central chimney stack was removed. The two roofs hipped at both ends prevent the gabled ends of the roofs from being seen above the parapet. A poor quality timber dormer was constructed to allow access to the roof for maintenance. The lead box gutter around the internal perimeter of the parapet wall has been replaced with a modern flat roofing membrane. The coping stones are 1960's cementitious replacements.



Figure 16/
Front elevation of No.s 7-8, 2016

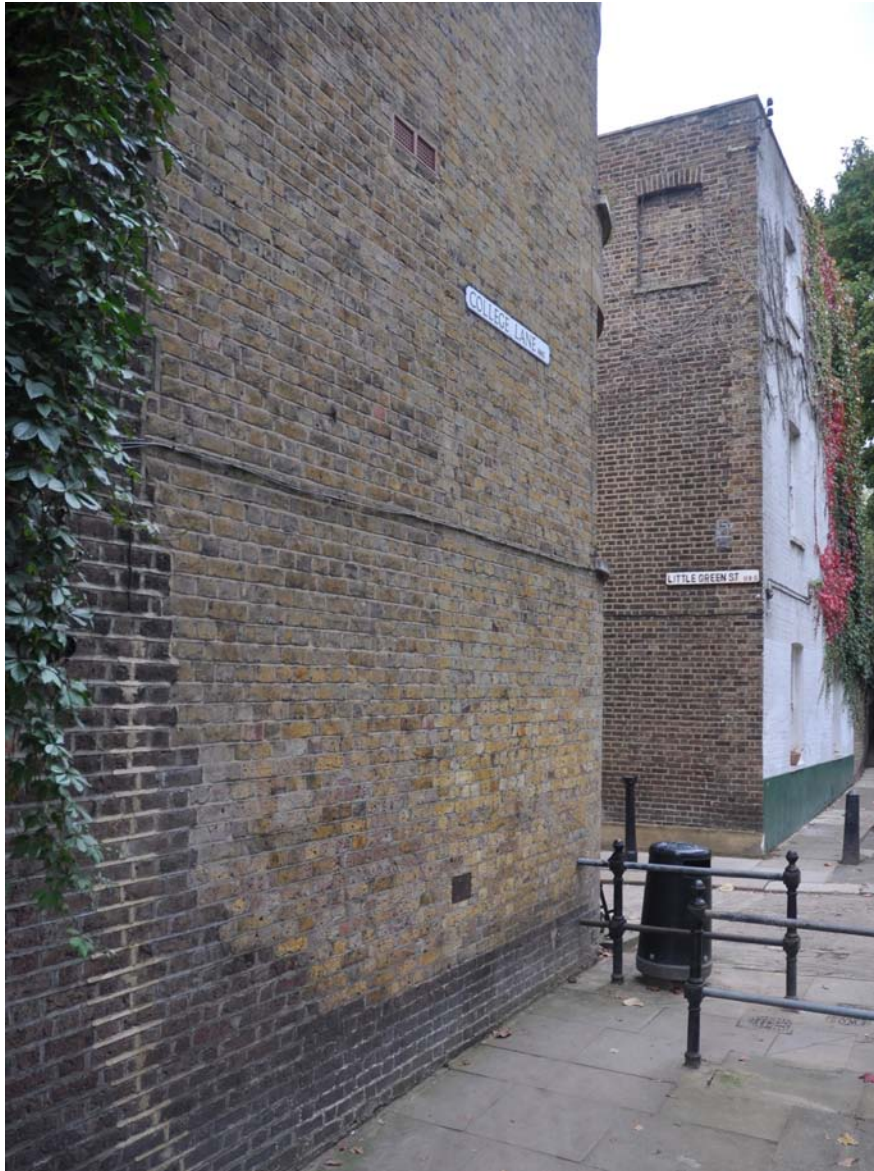


Figure 17/
Front and side elevation of No. 8 and side elevation of No. 9 showing possible WWII bomb damage, 2016.



Figure 18/

Detail of front and side elevation of No. 8 showing rebuilding due to possible WWII bomb damage, 2016. The newer street name plate, with the remains of the older, painted sign above suggests that the corner and the painted side elevation of No 8 have been re-built, likely as the result of a WWII bomb.



Figure 19/
Side elevation of No. 8 along College Lane, 2016.



Figure 20/
Rear elevation of No. 8, 2016

3.3 Interior appraisal

Throughout the property some original features remain.

The front room and the hallway of the ground floor retain some original mouldings particularly around the windows and the door pieces. The skirtings, dado rail, wainscoting and cornice were installed during a major refurbishment in 1938. In a few cases there is an accretion of modern mouldings fixed over the 1938 mouldings concealing 20th-century services, electrical cables and heating pipes. The two windows in the front room seem to be original sashes, with intact shutters and shutter boxes. Both windows have had fixed secondary glazing installed as well as covered radiators where original window seats may have been.

The only original feature in the rear half of the ground floor kitchen area is the door piece to the hallway. All other mouldings in this half of the room, including around the window were lost during refurbishment works in the 1960's and subsequently in the 1990's.

The hallway has a delicately dentilled cornice. The staircase dado rails have painted timber plank wainscoting below and continue up the staircase to the second floor, both of these date back to the 1938 refurbishment.

On the first floor, the original layout remains and the front and rear rooms retain skirting, dado rail, cornice and door pieces as well as exposed timber window boxes where the outer walls narrow. Some of the mouldings in the rear bedroom may be original, but those in the front room seem to be from the 1938 refurbishment. Again covered radiators have been installed beneath the windows. The mouldings and ceiling have been reinstated and replaced where the central chimney stack was removed in the 1960's. No fireplaces remain in the property.

On the second floor, all original internal features have been removed, simple modern cornice and skirting has been installed along with a family bathroom.

3.4 Morphological plans

Morphological plans have been developed using current survey information to provide a diagrammatic representation of the site in relationship to its material integrity and history. The plans reflect a well informed assessment of the time-frames in which the main architectural and structural elements (such as walls, partitions, joinery, floors) were incorporated in the building. This assessment is based on the study of collected archival materials and on data gathered during visual inspection.

Please see accompanying document for the morphological plan drawings.

4/ Impact of proposed works on the listed building

4.1 Legislative context

The following relevant local and national planning policies have been considered in the development of this proposal:

Acts of parliament:

- Enterprise and Regulatory Reform Act 2013
- National Planning Policy Framework (NPPF) 2012
- Town and Country Planning Act 1990
- Planning (Listed Buildings and Conservation Areas) Act 1990

London Borough of Camden planning policies and design guidance:

- Kentish Town Neighbourhood Forum Local Plan (2016)
- Camden Planning Guidance, CPG 1: Design (2015)
 - Policy 3 - Heritage
 - Policy 4 - Extension, alterations and conservatories
 - Policy 5 - Roofs, terraces and balconies
- Energy efficiency planning guidance for Dartmouth Park Conservation Area (2012)
- Dartmouth Park Conservation Area Appraisal and Management Statement (2009)

4.2 Principles and justification of proposed works

The overall design concept is to create a high quality piece of architecture which will be sensitive to the listed building, the surrounding context and enhance the appearance and character of the conservation area. The proposal synthesises the design guidance given in local and national planning policies to create a holistic architectural response which responds to the constraints of the site without significantly altering the historic character of the property.

Outline of the proposal

The proposed development provides high quality space for a growing family, through provision of a ground floor, full width, top lit, rear garden room extension. The scheme will also rework the awkward layout of the second floor, providing additional and modernised bathroom provision. The new additions will be light, well insulated and energy efficient. The proposed single storey rear extension will also provide significant thermal and daylight benefits to the north facing rear ground floor rooms of the property as well as creating a beautiful new family living space with choreographed views into the rear garden.

Rear garden room extension

The Conservation Area Statement states ‘rear extensions will not be acceptable where they would diverge significantly from the historic pattern’. The Camden Planning Guidance CPG1: Design recommends that rear extensions should be subservient, allow for retention of a reasonable sized garden and respect and preserve existing architectural features. It further states that the scale, height and width of rear extensions should respect the existing pattern of rear elevations where they exist.

As shown on the supplementary morphological site plan all the properties to the north side of Little Green Street have been extended heavily throughout the 20th-century. Nos 1&2, 3, 4, 5 and 7 Little Green Street all have full width, single-storey, rear extensions with guarded roof terraces, with Nos 5, 6 and 7 also having half width, two-storey, rear extensions.

The proposed single story, full width, extension is in keeping with existing pattern of the surrounding neighbours’ extensions and remains subservient and appropriate to the listed building without indulging in the height or the large roof terraces of the neighbours.

Preservation of heritage

The proposed scheme aims to minimise the impact of any additions on the fabric of the listed building. The first floor is left unaltered. The rear extension alters and widens a non-original doorway and the second floor layout alterations are proposed in areas with no remaining original features.

Throughout the property original features will be retained and unsympathetic 20th-century alterations will be removed and replaced with high quality designs which allow original features to be reinstated whilst maintaining a contemporary way of living. For example the laminate timber floor and unsightly radiators and covers set into the window reveals of the ground floor front room are proposed to be replaced by traditional window seats and a new floor with under floor heating.

All works will be undertaken with high quality design, materials and workmanship under the instruction of RIBA award winning Chartered Architects 51 architecture.


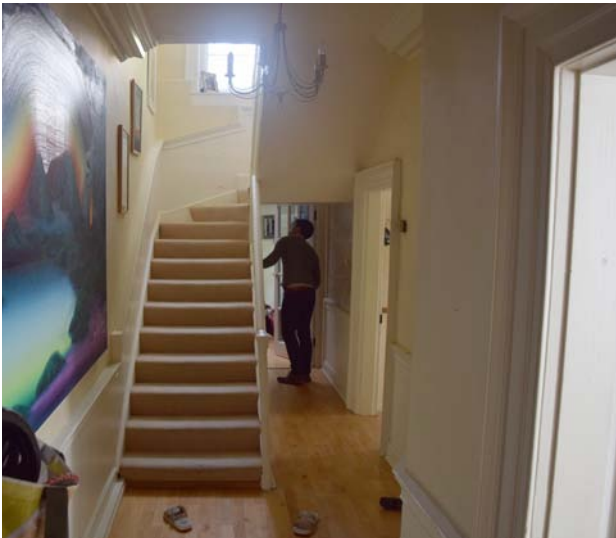
Sustainable living

In order to create an innovative and high quality 'lifetime' residence for the current owners the scheme upgrades and expands the communal and private living spaces, insulates and maximises natural daylight. The design follows lifetime inclusive design principles by providing a level access to both the new bathroom and living space of the proposed rear extension.

Where altered or added to the fabric of the building will be upgraded to meet the highest modern design and performance standards without detracting from the historic character of the property. The design balances the need for preservation of the character of a heritage asset with the requirements of modern family living, which in turn ensures the use of the listed property for future generations.

4.3 Schedule of works

This schedule briefly describes the proposed works (internally and externally) to the listed building at 8 Little Green Street. Please note this is not an exhaustive list and is to be read in conjunction with supplementary existing/demolition and proposed drawings for further detail.

Location	Works Description	Photograph
A / Ground floor (See drawings 0003 & 2003)		
A1 / Front door	1. Remove existing infill above door and reinstate simple decorative glass fanlight.	
A2 / Hallway	1. Remove existing radiator. 2. Remove modern timber floor and skirting beading and replace with stone or tiled floor with under floor heating. 3. Remove modern door to current rear extension and replace with timber sliding door.	

A3 / Front room

1. Remove existing radiators and timber covers and reinstate window seats.
2. Remove modern timber floor and skirting beading and replace with stone or tiled floor with under floor heating.
3. Remove modern kitchen fittings and fixtures.
4. Form new double folding timber doors to underside of beam to separate front from rear rooms.
5. Change lighting design.



A4 / Kitchen

1. Remove modern garden door and transom window.
2. Remove modern kitchen fittings and fixtures and replace with new.
3. Remove modern timber floor and skirting beading and replace with timber, stone or tiled floor with under floor heating.
4. Change lighting design.



A5 / Current rear extension

1. Completely demolish existing rear extension, including, walls, roofs and floor.
2. Remove modern garden door and transom window and widen door structural opening.
3. Form new rear full width single storey extension with living/dining room with double glazed roof lights and double glazed sliding doors. Create new wc, shower and utility room with double glazed roof light.



A6 / Garden wall to College Lane

1. Demolish and rebuild stock brick garden wall.
2. Remove and replace trellis along length of wall.



- A7 / Garden door to College Lane
1. Remove existing door and replace with new working side entrance door.
 2. Remove and replace trellis along length of wall.



B / First floor
(See drawings 0004 & 2004)

- B1 / Hallway
1. No alterations, to be redecorated following works.
- B2 / Rear bedroom
1. No alterations, to be redecorated following works.
- B3 / Front living room
1. No alterations, to be redecorated following works.

C / Second floor

(See drawings 0005 & 2005)

C1 / Hallway

1. No alterations to staircase, except straightening of top step, to be redecorated following works.
2. Hallway layout at head of stairs to be altered as per proposed drawings.
3. Replace lighting with new modern fittings.



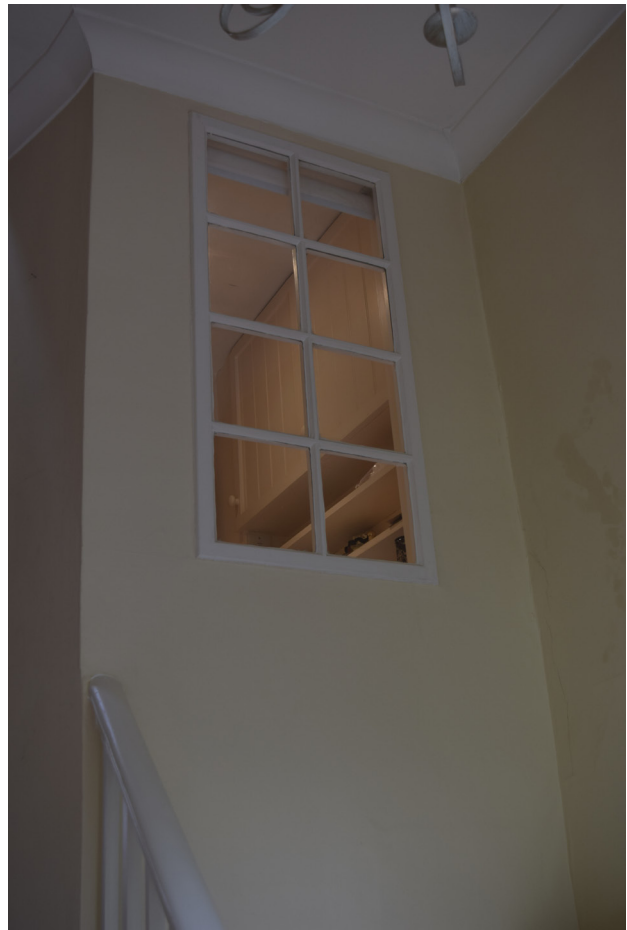
C2 / Rear bedroom

1. Rework entrance door as per proposed drawings.
2. Form new alternate tread staircase to third floor.
3. Replace lighting with new modern fittings.



C3 / Family
bathroom

1. Strip out all existing modern fittings and fixtures.
2. Remove stud walls to bathroom including internal window to staircase as per proposed drawings.



C4 / Front
bedroom

1. Remove stud walls to bedroom as per proposed drawings and rework entrance door.
2. Replace lighting with new modern fittings.



4.4 Impact on the special character and setting of the listed building

Impact of proposed works on No.8 Little Green Street

Where possible the original fabric of the listed building will be retained and repaired. The proposed works are concentrated in areas that have already been heavily altered so as to reduce the impact on the historical significance of the property. All works will use high quality conservation grade materials.

On the ground floor, the proposed alterations primarily concern the rear room which has no remaining historic features, all finishes, linings, skirting, cornice etc (with the exception of the single door to the hallway are modern. The proposed full-width rear extension, which will replace the existing poorly insulated, dark structure, has glazed roof lights, optimised to capture the most natural daylight for the interior despite the north aspect and the high surrounding structures. By widening the 1960's garden doorway in the kitchen and forming a new high quality thermally efficient rear extension, this north facing room will be warmer, and drier, protecting the remaining historic fabric from damp and increasing the occupant's living space. It will also form a new sequence of day lit rooms suitable for enjoyment at different times of the day, much as a traditional Georgian house would have done. Traditionally the land to the rear of Georgian properties was an area for services, coal and ash bins, the privy, livestock etc, the proposed extension reorganises the property for contemporary living and entertaining with a beautiful rear garden and introduces an appropriate and elegant ground floor garden facade, where previously there was a utility room and wc.

The 1960's layout of the second floor will be reorganised to reinstate the original Georgian layout of a front and back split between the rooms, ensuring that every room has natural light as well as providing modern family bathroom facilities with discrete services and waste pipes. Where possible modern boxing out of services will be removed. Where new partitions are to be fixed into historic structural brickwork they will be formed from lightweight stud work with secure but minimal fixings so that they are easily reversible.

In principle, the changes will restore some of the property's original character of Georgian simplicity and elegance by hiding contemporary services with high quality architectural detailing and reinstating original layouts and features. The proposed development will increase the property's capacity for viable use as a growing family home and ensure its ongoing maintenance and conservation.

Impact of proposed works on Conservation Area

The main architectural interest of the property is in its contribution to the streetscape composition of Little Green Street, therefore the proposed design seeks to positively contribute to and maintain the existing views of the property from the surrounding area.

The ground floor rear extension is hidden from view along College Lane and Ingestre Road by the boundary wall and planted trellis.



Figure 21/
Proposed view of No.8 from Little Green Street looking north east.

The proposed rooftop alterations are almost invisible from Little Green Street at pavement level due to chimney of No.s 6-7 and the parapet wall of No.8 blocking the view. The overall form of the roof is retained.



Figure 22/
Proposed view of No.8 from Ingestre Road looking north west.

New discrete contemporary zinc-clad roof access dormer is set back and subservient to parapet wall. Ground floor rear extension is hidden from view.

4.5 Access & Building Regulations

When formulating these proposals Building Regulations have been taken into account and all proposed works comply with their requirements, this includes, fire protection, means of escape, thermal and sound insulation and accessibility.

4.6 Conclusion

The proposals take account of the varied developmental history of the site and surrounding area and aim to work with the remaining historic fabric to form a more sustainable family home that will ensure the use and conservation of the property into the future.