



The Proposals

It is proposed, therefore, following demolition of the remaining wall, to rebuild the house to an almost identical plan form but to meet current building regulation standards. The existing elevational details will be replicated with a number of variations proposed as follows:

- Rebuilding of the existing rendered elevations in natural coursed stone with stone quoins, window cills and heads to match the original stone detailing
- A slight remodelling of the rear elevation to articulate the two gables with a slightly recessed link with the original window omitted, rather than keeping the entire wall in the same plane as originally built (see previous illustration). This is considered to be a visual improvement
- Relocation of the ground floor window to Bedroom 4 on the front elevation and new window and patio doors to the west elevation
- Removal of the chimney stack to the south gable
- Replacement of the original hall structure with a moderate extension housing a utility/WC and a disabled bathroom for use in conjunction with a proposed ground floor disabled bedroom

The proposed dwelling is therefore, subject to the above, a like-for-like replacement of the existing house with minimal alteration to appearance, means of access, landscaping, layout or scale.

The rebuild, to current Building Regulation standards, will, in terms of energy consumption, have a positive impact on climate change.

Parking is unaffected by the proposals.

The proposals have improved on the original dwelling by the provision of level access into the building and throughout the ground floor. In addition an accessible ground floor bedroom with an accessible en-suite facility has been provided.