

Scope of Works

Remove the sloped roof on the extension carried out by the previous owner, which was not built to plans and was recently “not approved” by the Heritage Foundation.

The roof is not insulated, so offers no value to the space below.

Replace with a flat roof and balcony accessible from the master bedroom; making use of the space to align with the ethos of the Garden City, in promoting a balance of indoor and outdoor life. Enabling and encouraging further use of the outside space without changing the footprint of the property.

Rear Elevation example



Existing rear elevation

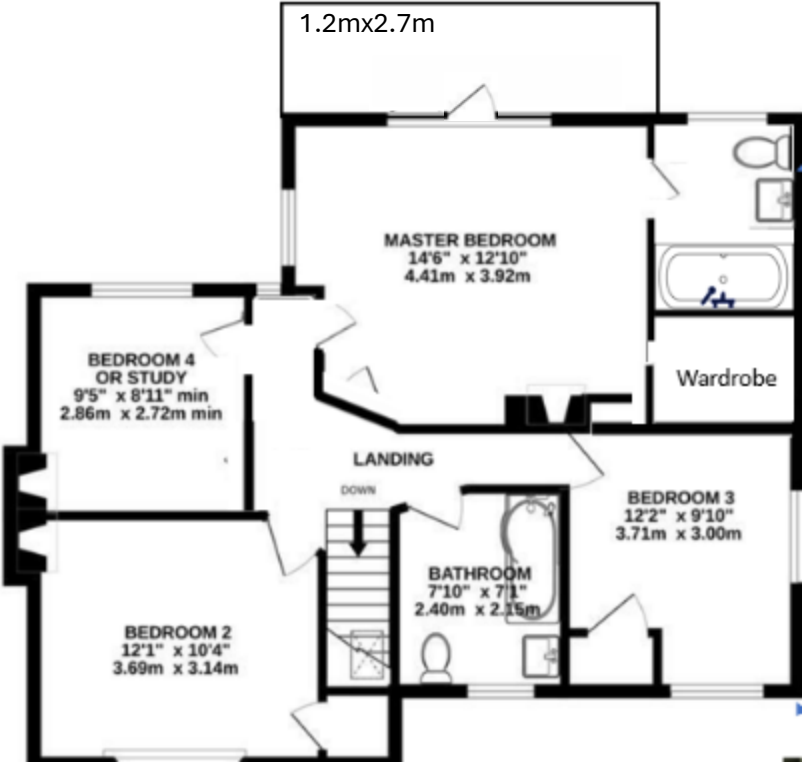


Impression of the rear elevation

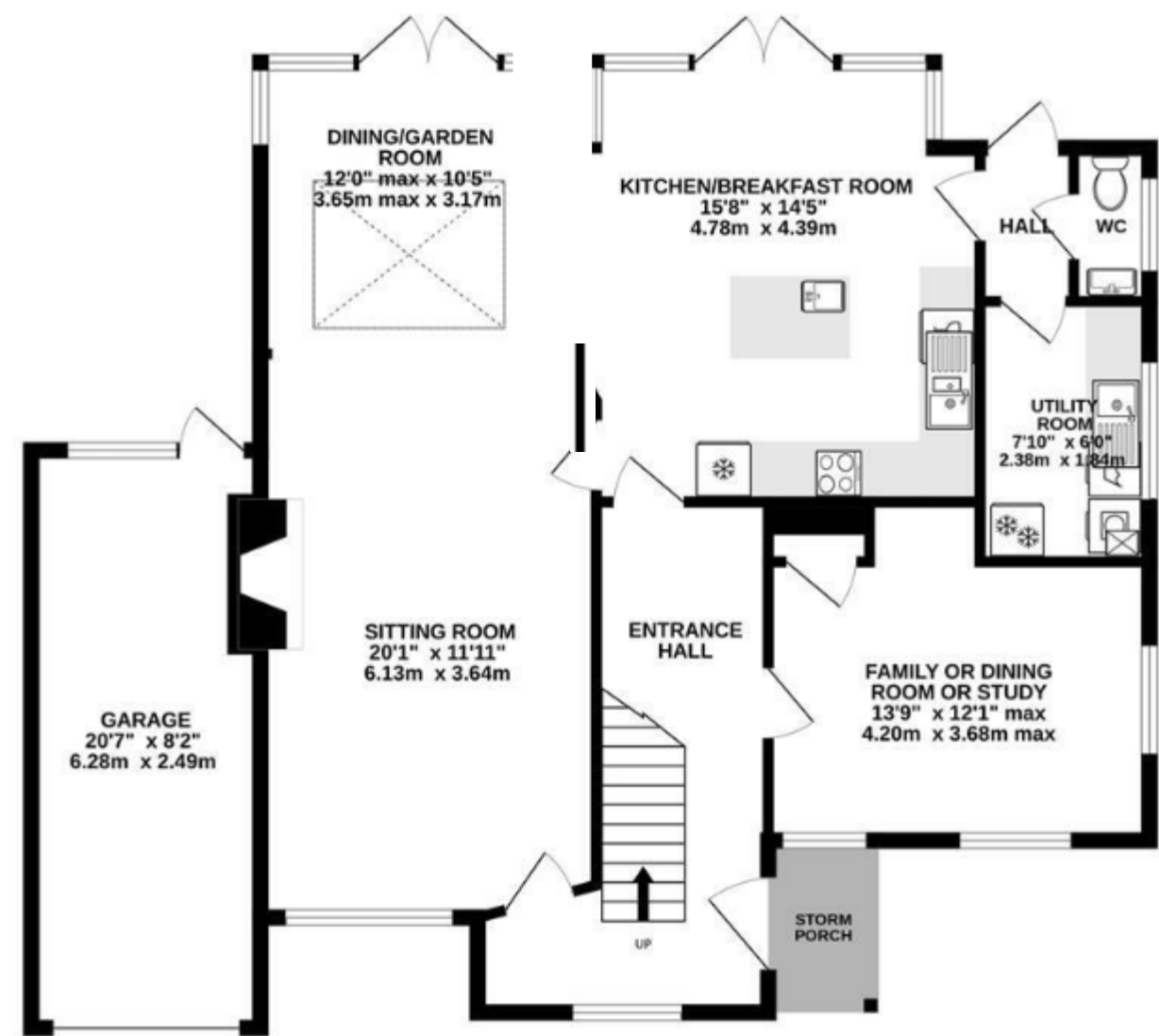
Existing floorplan upstairs



Upstairs Floorplan with balcony added

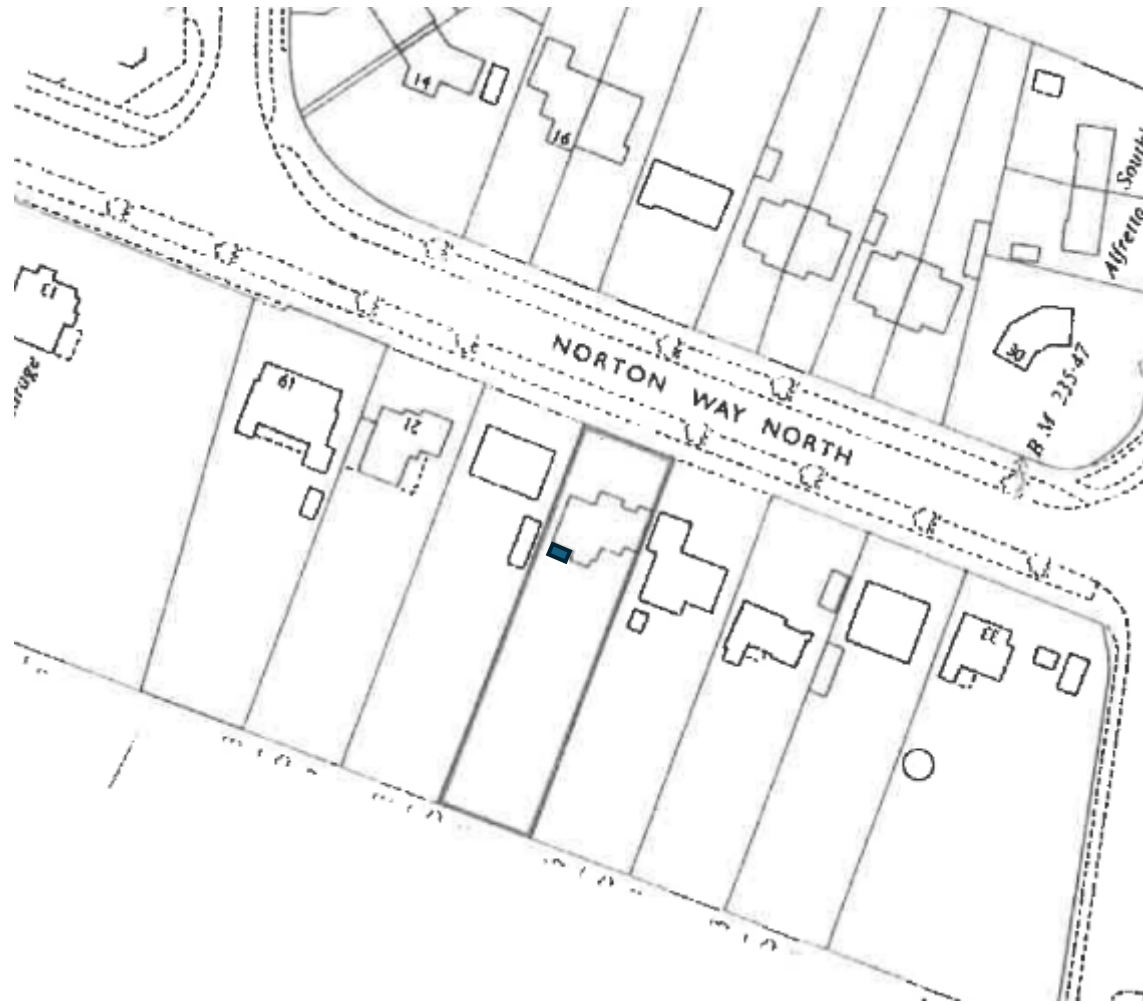


Existing floorplan downstairs



layout plan

With location of balcony added





A view towards number 27 from existing master bedroom window; addition of a balcony replacing the roof (which can be seen in the photo) would not mean any additional “overlook” of neighbouring garden.



A view towards number 23 from existing master bedroom window; addition of balcony replacing the roof (which can be seen in the photo) would not mean any additional “overlook” of neighbouring garden.

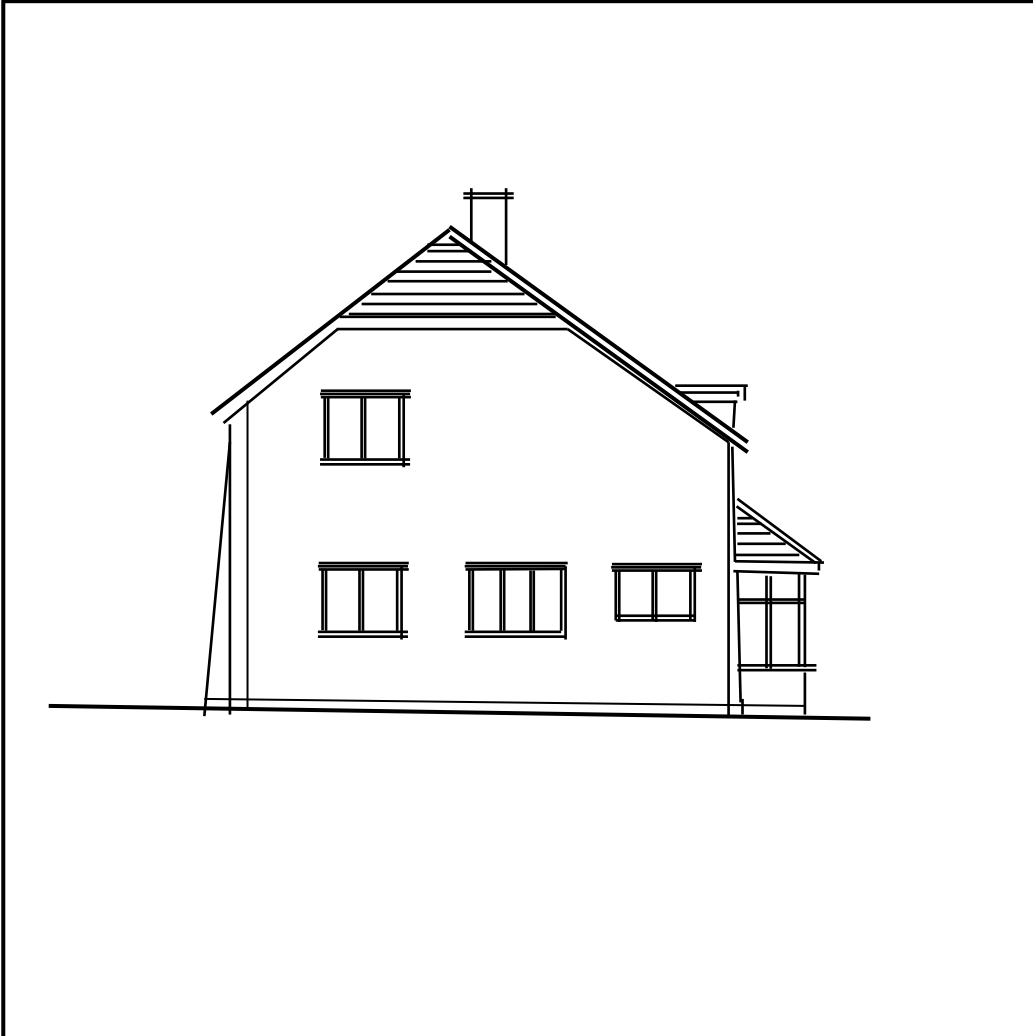
Existing Rear Elevation



Proposed Rear Elevation



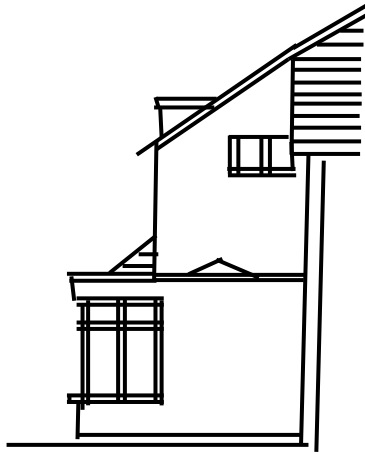
Existing Side Elevation (North)



Proposed Side Elevation (North)



Existing Side Elevation (South)



Proposed Side Elevation (South)

