

10 Chorlton Green_ Grade II Listed, Formerly Higginbottom Farmhouse

SEPTEMBER 2022



Executive Summary

10 CHORLTON GREEN

The purpose of this document is to demonstrate how our proposals to modify this Grade II listed farmhouse to a usable, comfortable family dwelling, whilst preserving and enhancing character of existing building. Our proposals include connecting the ground floor living accommodation by inserting a lightweight glazed extension, omitting a second staircase from the kitchen, and adding a second bathroom to serve the five existing bedrooms. We have developed our proposals in consultation with Dave Morris, formerly of the local planning authority, and Jenny Wetton, of JW Conservation.

01. Site Location

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Fig. 1.1: Satellite view

The site is located on Chorlton Green, Chorlton-cum-Hardy. The property is a Grade II listed cottage dating from the early 19th Century, and forms a group with the Lychgate opposite.

The property is set back within the plot, with a large front garden and smaller rear garden. Both front and rear gardens are bound by tall mature hedging, blocking views into the site from ground level. Existing access to both the front and rear gardens, off Dovecote Mews, are to be retained. A large mature tree in the front garden sits roughly 3.5m off the front facade, to the north of the plot.



Fig. 1.2: Location plan

02. Chorlton Green Conservation Area

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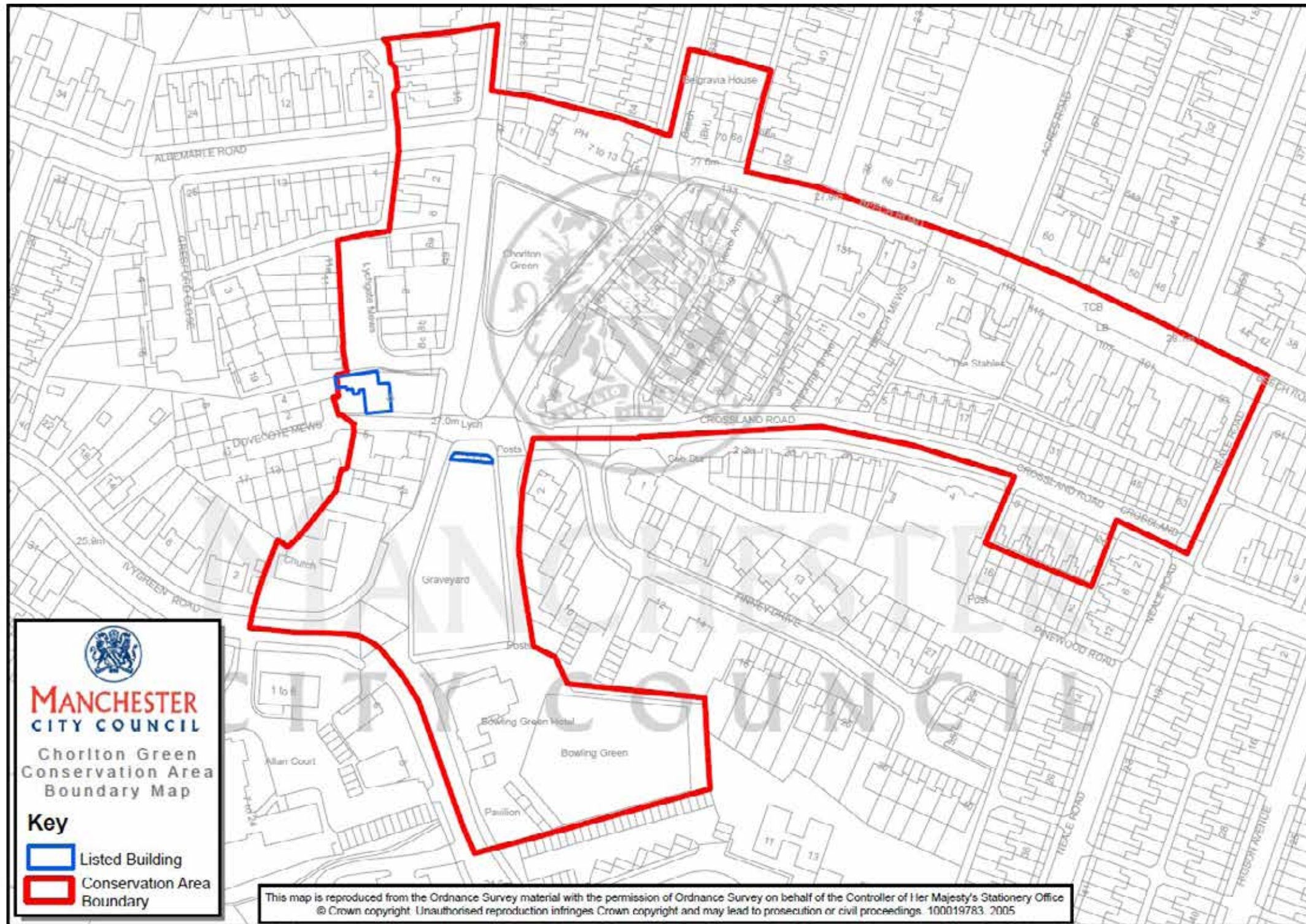


Fig. 2.1: Conservation area plan with listed building

03. Site Photos

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04. Historic Building Appraisal

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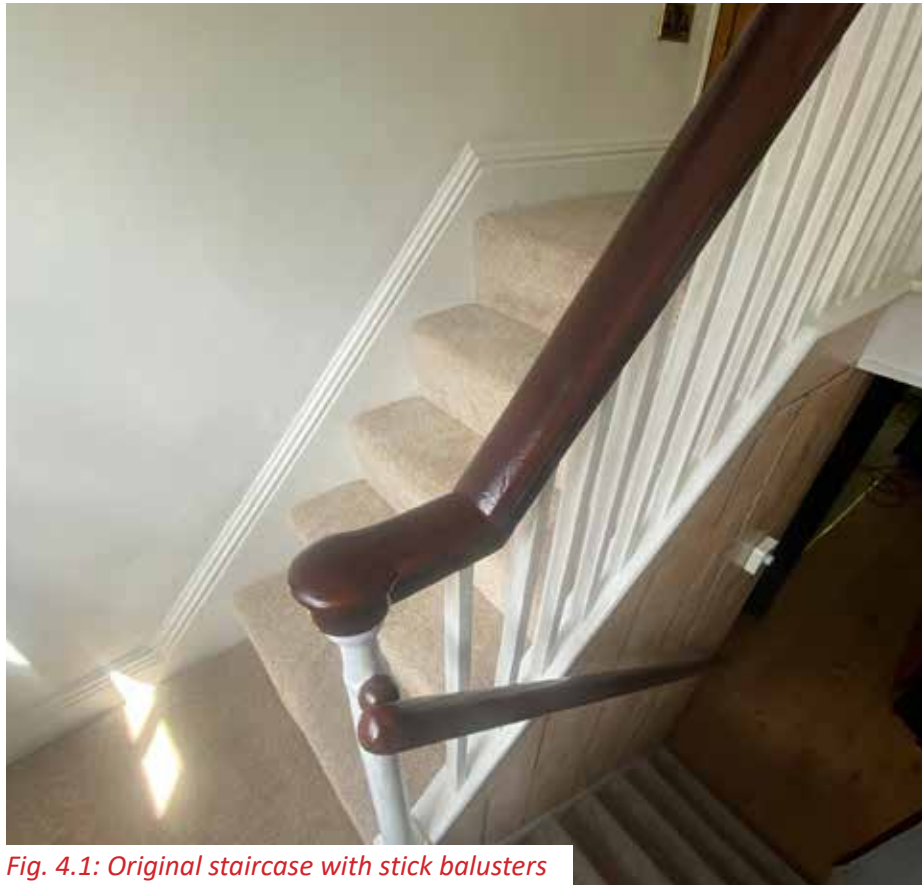


Fig. 4.1: Original staircase with stick balusters



Fig. 4.2: Bedroom 2 with original fireplace



Fig. 4.3: Sunken dairy with stone benches to left



Fig. 4.4: Lounge with modern replacement fireplace

The following historic building appraisal was produced using information taken from a Heritage Statement conducted by Historic Buildings Consultant, Jenny Wetton, of JW Conservation:

The farmhouse appears to date from the early 19th Century, appearing on the first edition OS Map of 1850, when the extent of the building was limited to the square plan of the main farmhouse. Clad in red brick in flemish bond with grey welsh slate roof tiles, a double-depth, four-room plan divides the interior of the farmhouse, with the original staircase to the rear still in-place. The distinctive four-room plan however has since been lost to the ground floor, with the wall between the two southern chambers knocked through to create a larger lounge. At the same time, an existing door opening between the two front chambers has been in-filled. The front facade is characterised by its symmetry - two segmental-headed windows on each floor flank a central doorway with pitched timber canopy overhead. Historically eight-over-eight sliding sashes, the windows to the front have since been replaced with top-hung casement openers, imitating the original sashes. Original fireplaces - built in the late 19th Century - remain in the two front bedrooms on the first floor, despite the ground floor fireplaces having been replaced with modern brick replacements late in the 20th Century.

A two-storey rear range and low-level, sunken dairy were added later in the 19th Century. Higginbotham, a dairy farmer and market gardener, made these additions as a result of increased demand. The sunken dairy would have acted as cool storage space, with stone benches in both the Dairy and Morning Room acting as off-floor storage. At first-floor level, the rear range is inaccessible from the rest of the house - a separate staircase provides sole access to the first floor of this space. An external rear canopy was also constructed around the same period, which served as external storage out of direct sunlight.

In the early 20th Century, an external storage shed was added to the far north-west of the site. This is currently only accessed from the garden.

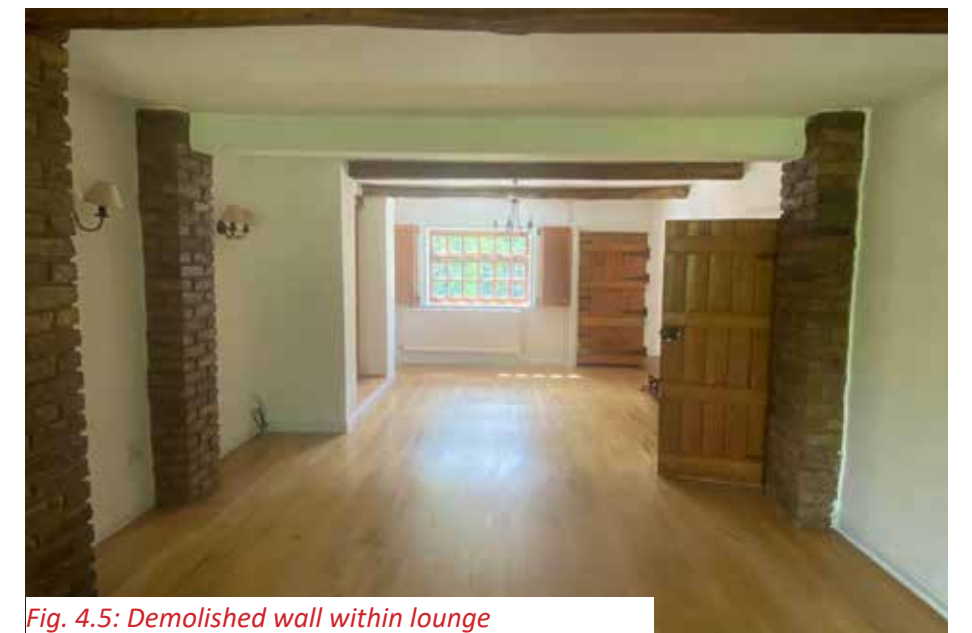


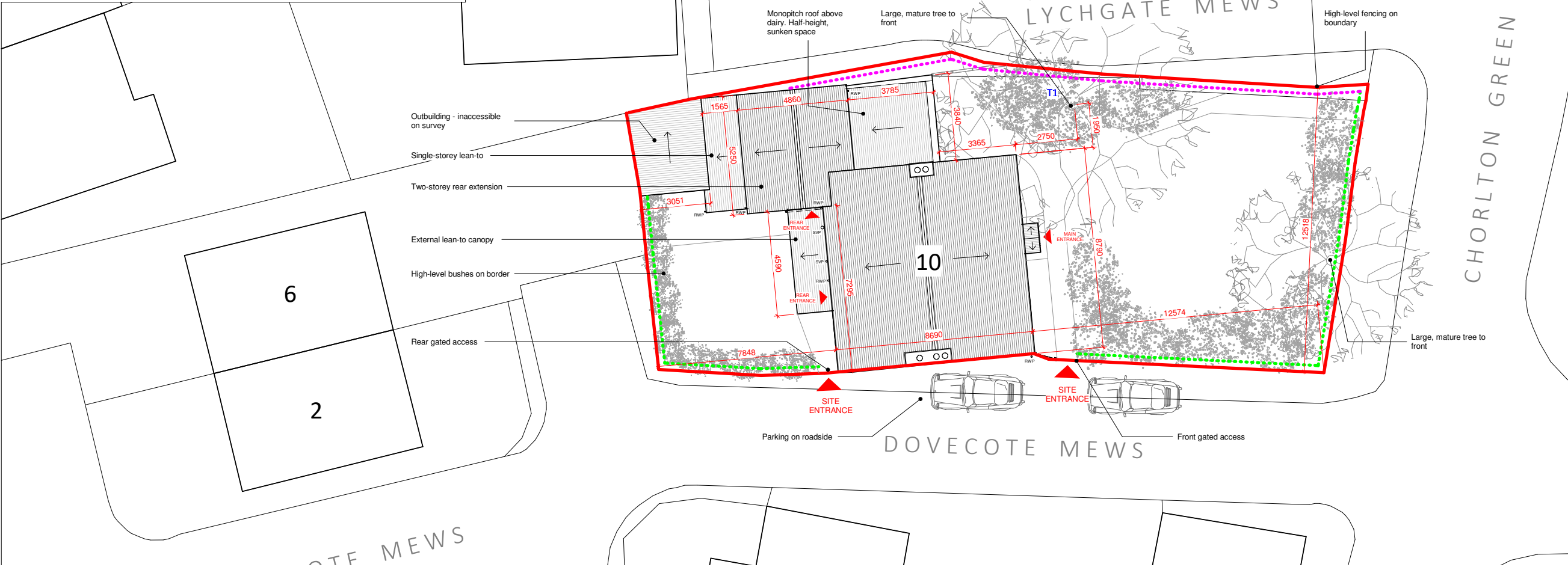
Fig. 4.5: Demolished wall within lounge

05. Existing Drawings

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02 EXISTING LOCATION PLAN @ 1 TO 1250



01 EXISTING SITE PLAN @ 1 TO 100

EXISTING SITE AREA: 393 sqm

EXISTING BUILDING FOOTPRINT: 133 sqm

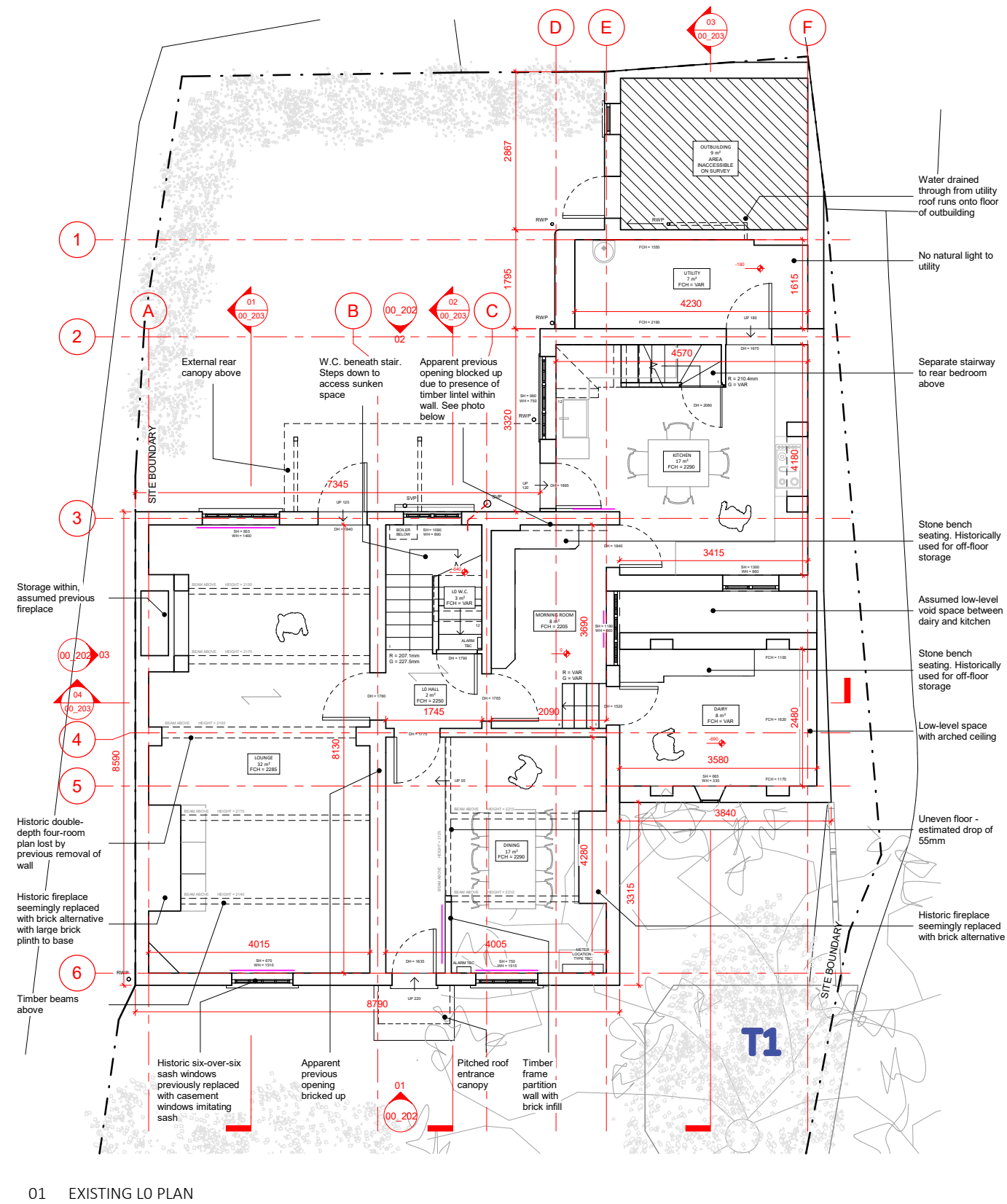
EXISTING SITE COVERAGE: 33.8 %

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Constraints

01. Two staircases reduce flow and connectivity across first floor and constrain kitchen space
02. Poor head height within existing Dairy
03. Poor head height within existing utility lean-to
04. Staircase up to bedroom within kitchen does not conform to fire regulations
05. Only one bathroom, shared between five bedrooms
06. Modern replacement fireplaces to ground floor lounge overbearing and encroach on space
07. Much of existing detail has been stripped from property
08. Several unusable, awkward spaces

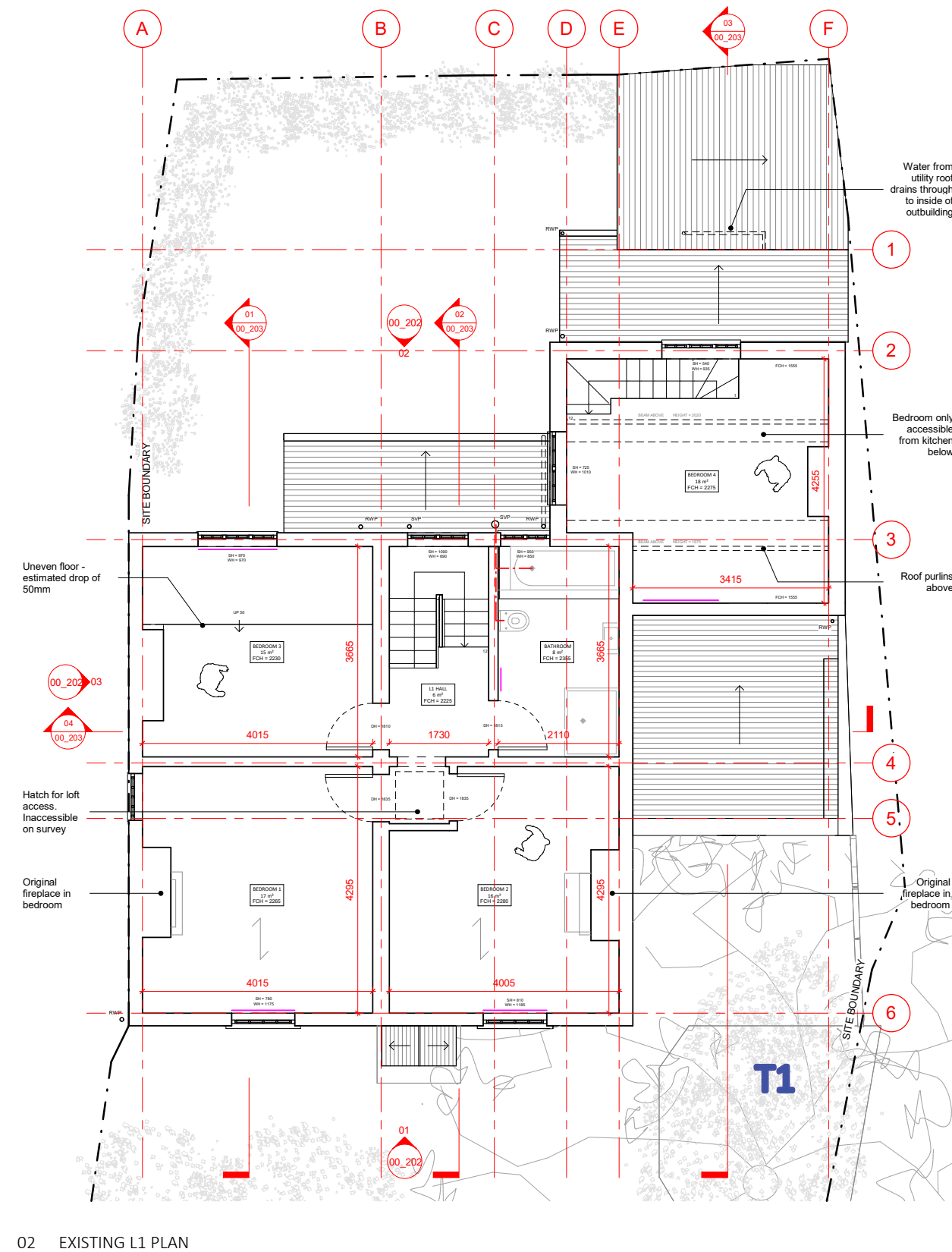
02. Existing L0 Plan



Opportunities

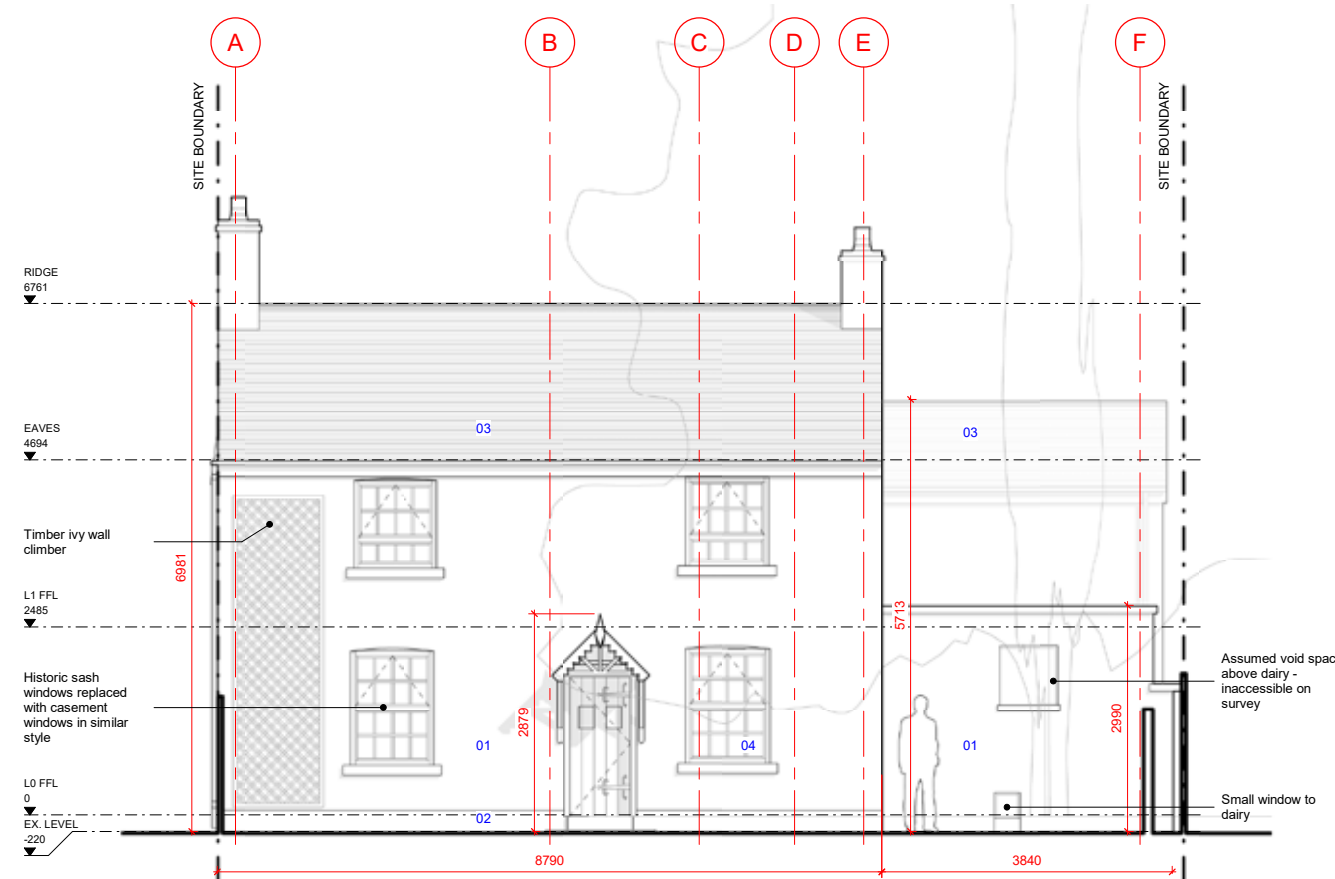
01. Omit secondary staircase from kitchen. Add new stair off existing half-landing
- ~~02. Connect utility and outbuilding by demolishing internal wall to create usable space. These outbuildings were later additions and hold no architectural merit.~~
03. Re-instate wall on grid line 4 to re-introduce 4-chamber plan
04. Add new lightweight extension that touches the existing building lightly to form open-plan kitchen / diner, and better connectivity to living room areas.
05. Add lightweight first-floor extension above Dairy to accommodate en-suite and walk-in wardrobe
06. Remove modern, overbearing brickwork to ground-floor fireplaces

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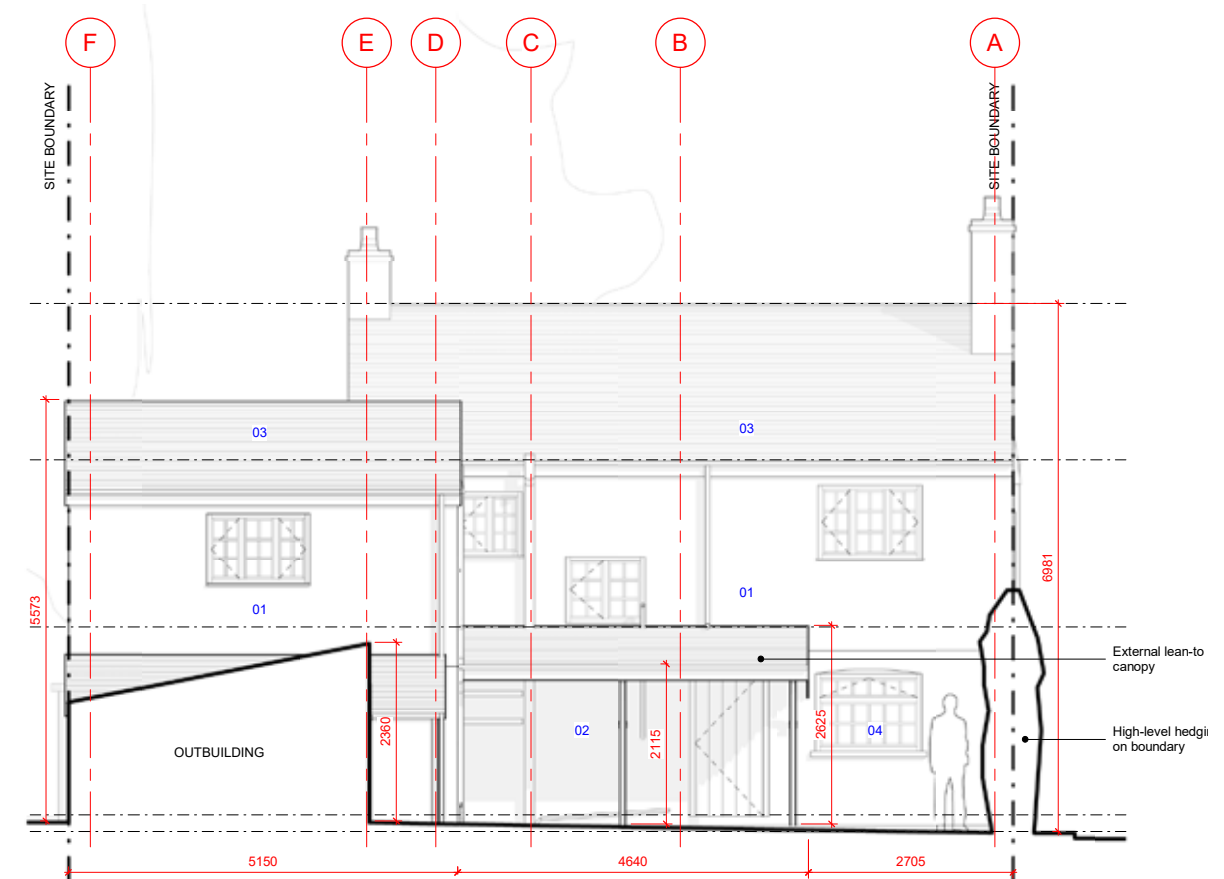


03. Existing L1 Plan

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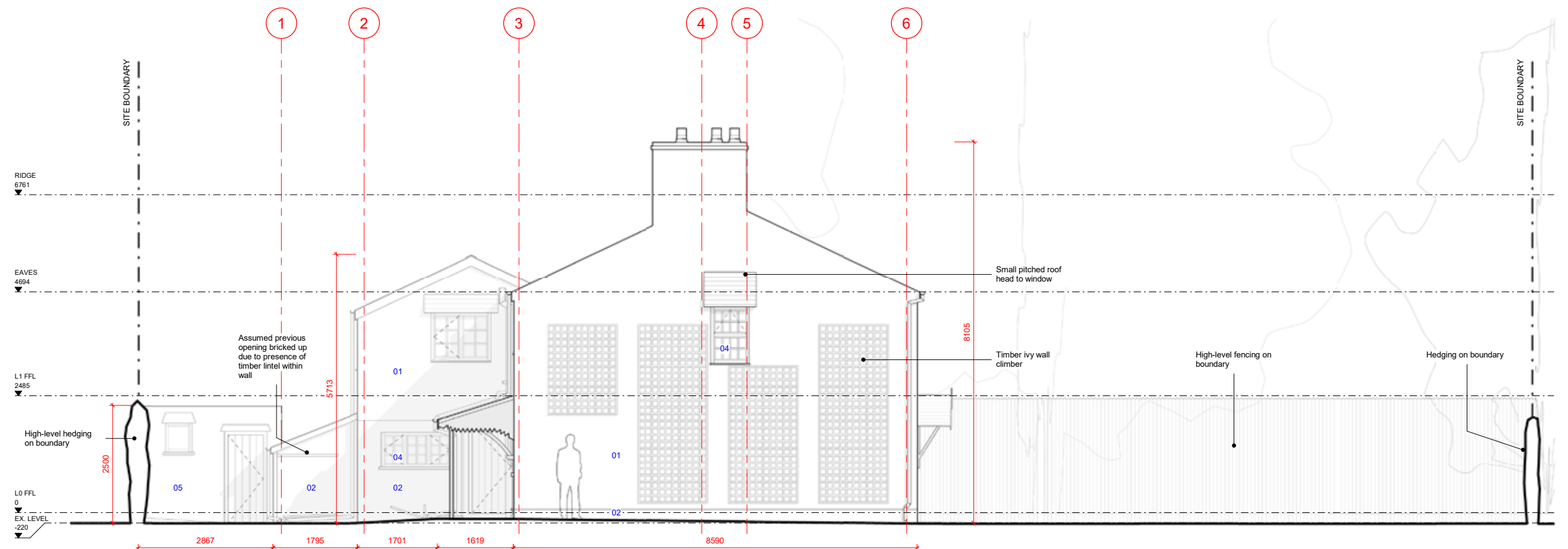
01 EXISTING FRONT ELEVATION



02 EXISTING REAR ELEVATION

MATERIAL KEY:

01	Existing red brick in flemish bond
02	Existing painted white brick
03	Existing slate roof tiles
04	Existing white painted timber windows
05	Existing white render



03 EXISTING SIDE ELEVATION

04. Existing Elevations

06. The Proposal

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- 01. Original dwelling (early 19th Century)
- 02. Two-storey rear range (late 19th Century)
- 03. Proposed single-storey flat-roof extension
- 04. Proposed pitched roof extension over existing dairy
- 05. Existing outbuilding (early 20th Century)
- 06. Existing gated entry to rear garden

01. Proposed Site Plan

Fig. 6.1.1: Proposed aerial view

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Fig. 6.2.1: Rear elevation 3D render



Fig. 6.2.2: Courtyard view 3D render



Fig. 6.2.3: Side elevation 3D render



Fig. 6.2.4: Site view 3D render

Our aim was to re-connect both the ground and first floor plans, and improve flow through the house, with minimal building intervention. Experiencing the disconnect of the rear range from the original dwelling, a modest single-storey rear extension vastly improved the flow and connections along the ground floor, while minimising breakthroughs in the existing fabric. A new kitchen / diner within the extension now connects directly to the lounge, catering much better for modern family life, while an additional run on the existing stair connects the first floor of the rear range with the rest of the property (this room is currently accessed via a separate stair in the kitchen).

02. Proposed External Visuals

A lightweight glazed up-and-over slot window touches the existing building lightly on both sides, whilst visually separating the proposal from the existing dwelling. Its scale, both vertically and horizontally, has been minimised so to act as a subservient mass to the existing. A strict 300mm grid defines both facades of the proposed extension, allowing for building elements to align and respond to the existing building - tying the proposal to its historic context.

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Fig. 6.3.1: Interior 3D render 1



Fig. 6.3.2: Interior 3D render 2



Fig. 6.3.3: Interior 3D render 3

03. Proposed Internal Visuals

A thin slot rooflight touches the existing building lightly and provides visual separation between old and new. Low-level kitchen units retain as much of the existing brick wall as possible, while allowing for plentiful glazing to the rear, meaning borrowed light floods deep into the plan. Aligned to existing openings and building elements along the rear facade, the proposal is respectful and subservient to the historic fabric, whilst its minimalist, paired back interiors draw the attention to the existing dwelling.

The lightweight glulam frame is left exposed, using materials softer in form and tone that also speak to the historic timber framed internal walls. A singular beam runs into the existing external wall of the farmhouse, while the rest of the threshold is defined by clear glass and soft join detail. The lightweight nature of the timber frame and soft join detail means the extension could at any point be removed with minimal disturbance to the existing building.

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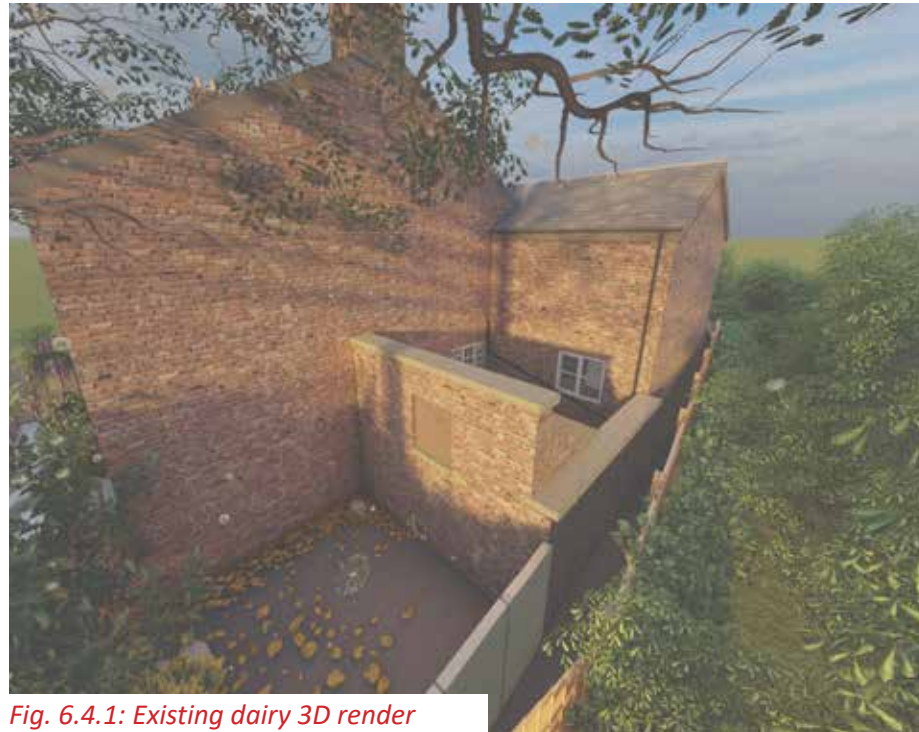


Fig. 6.4.1: Existing dairy 3D render

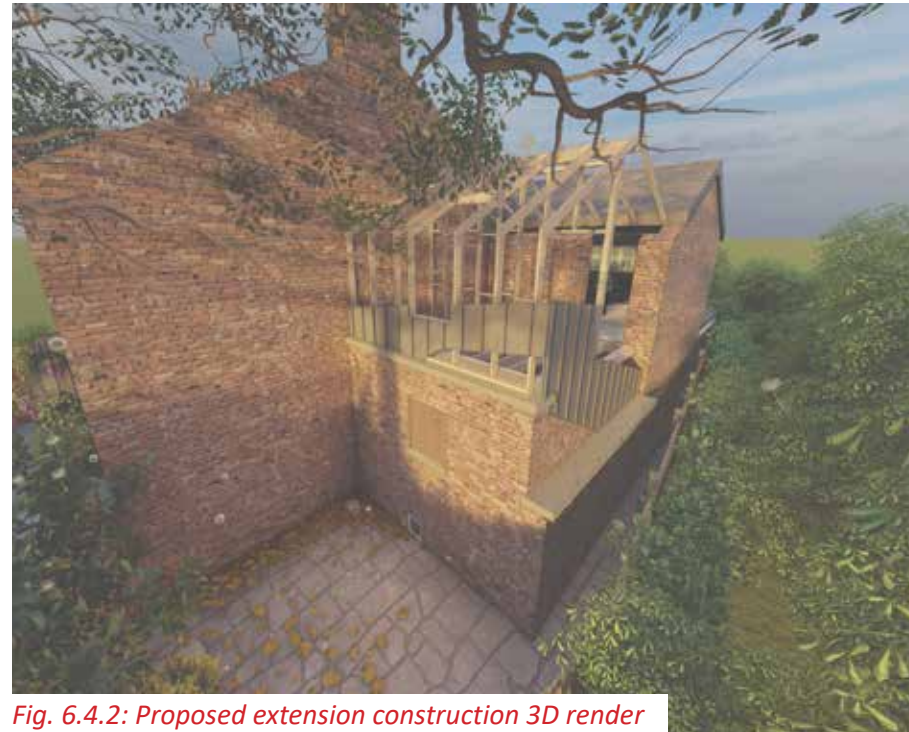


Fig. 6.4.2: Proposed extension construction 3D render



Fig. 6.4.3: Proposed extension 3D render

01 EXISTING

02 CONSTRUCTION

03 PROPOSED

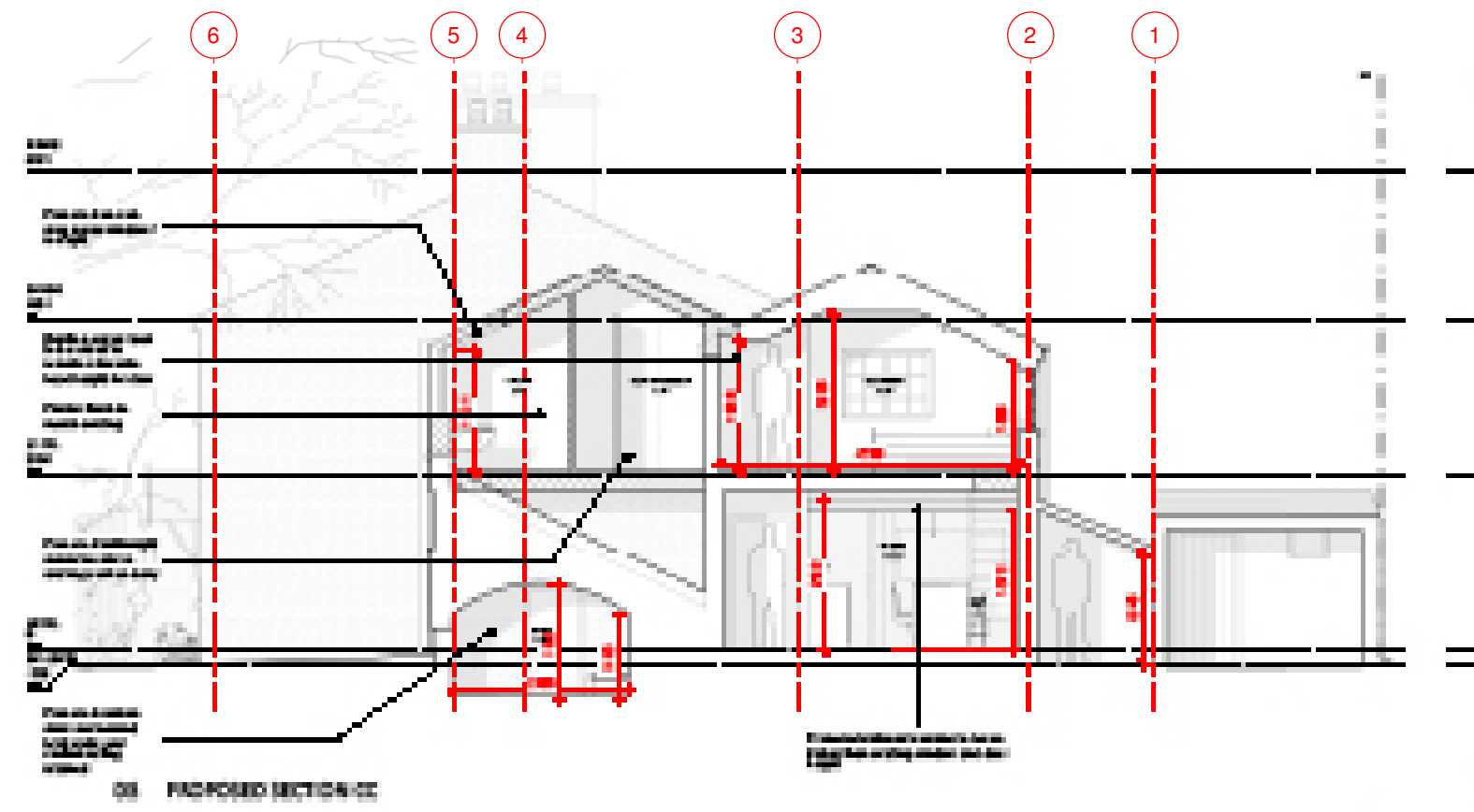


Fig. 6.4.4: Proposed section showing extension

04. Proposed extension over dairy

Currently, a mono-pitched roof sits above the dairy, with an inaccessible void space within the roof. A lightweight extension is proposed to sit above the existing sunken dairy space to the north, housing a walk-in wardrobe and en-suite to the master bedroom in the rear range first floor. The height and pitch of the roof will match that of the existing rear range adjacent, and be subservient to the original farmhouse.

A lightweight timber frame will be supported by a new blockwork plinth above the existing walls, while internal stud walls and a suspended lightweight timber floor will sit above the existing dairy space.

A new opening in the existing wall of the two storey rear range will provide access from the bedroom. A low head height means a small section of the existing roof will have to be stripped to raise the head height at the door.

The proposed extension will be clad in lightweight, dark standing seam cladding, both to the walls and roof. This will visually separate the new proposals from the existing fabric, and speak of its time. Its lightweight nature means the extension could at any point be removed with minimal disturbance to the existing building.

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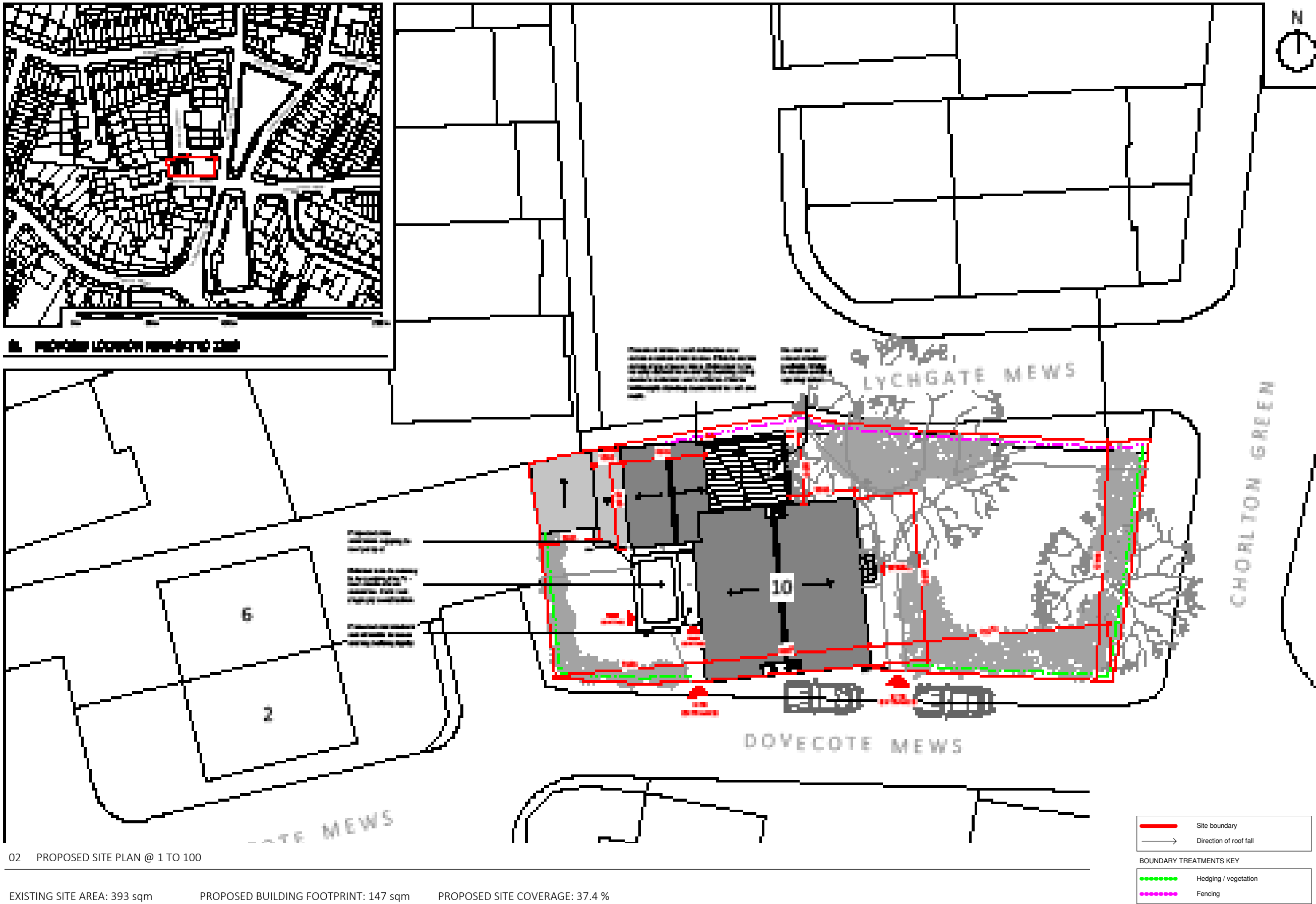


Fig. 6.5.1: Site view 3D render

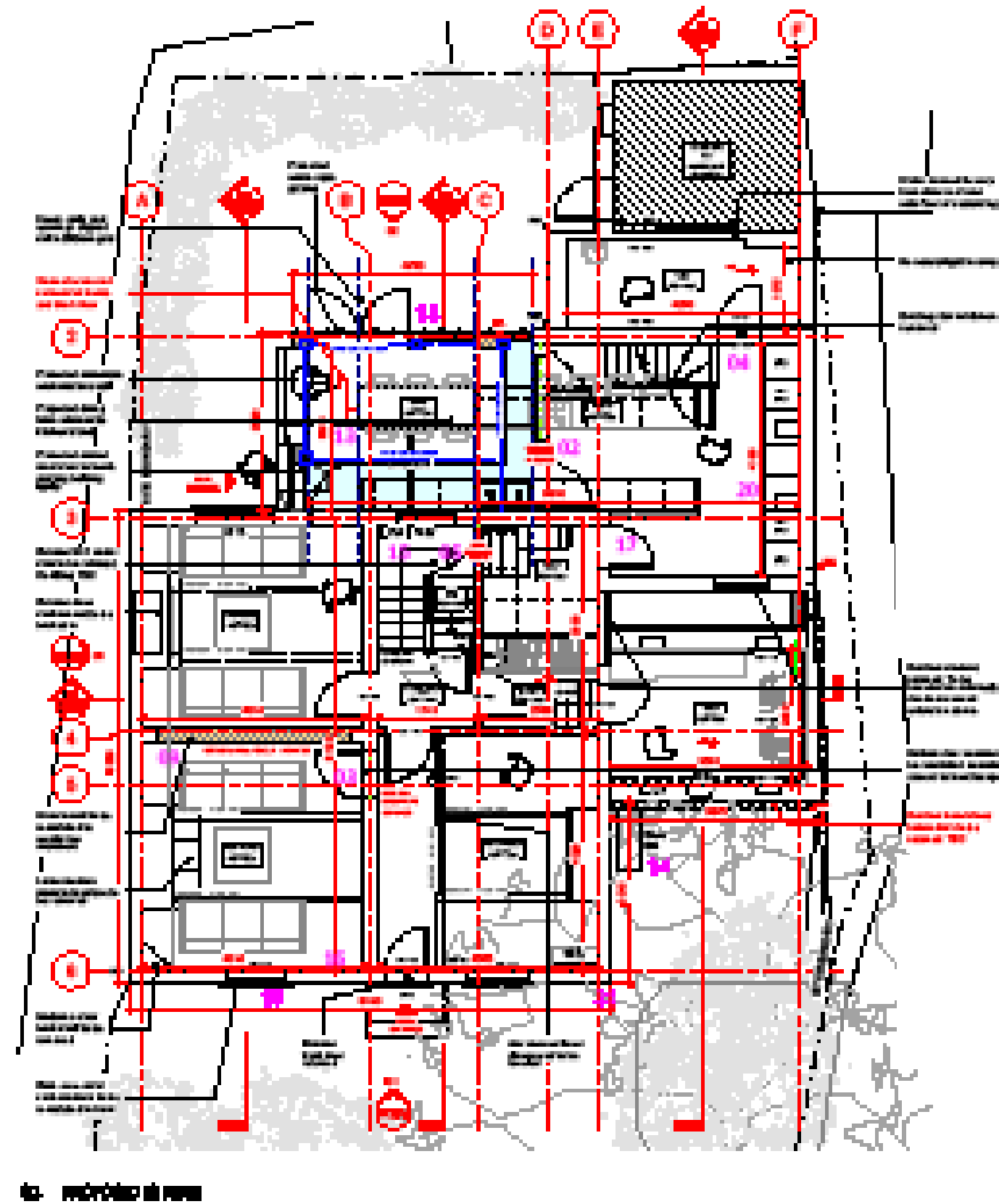
05. Proposed site view

07. The Drawings

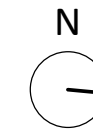
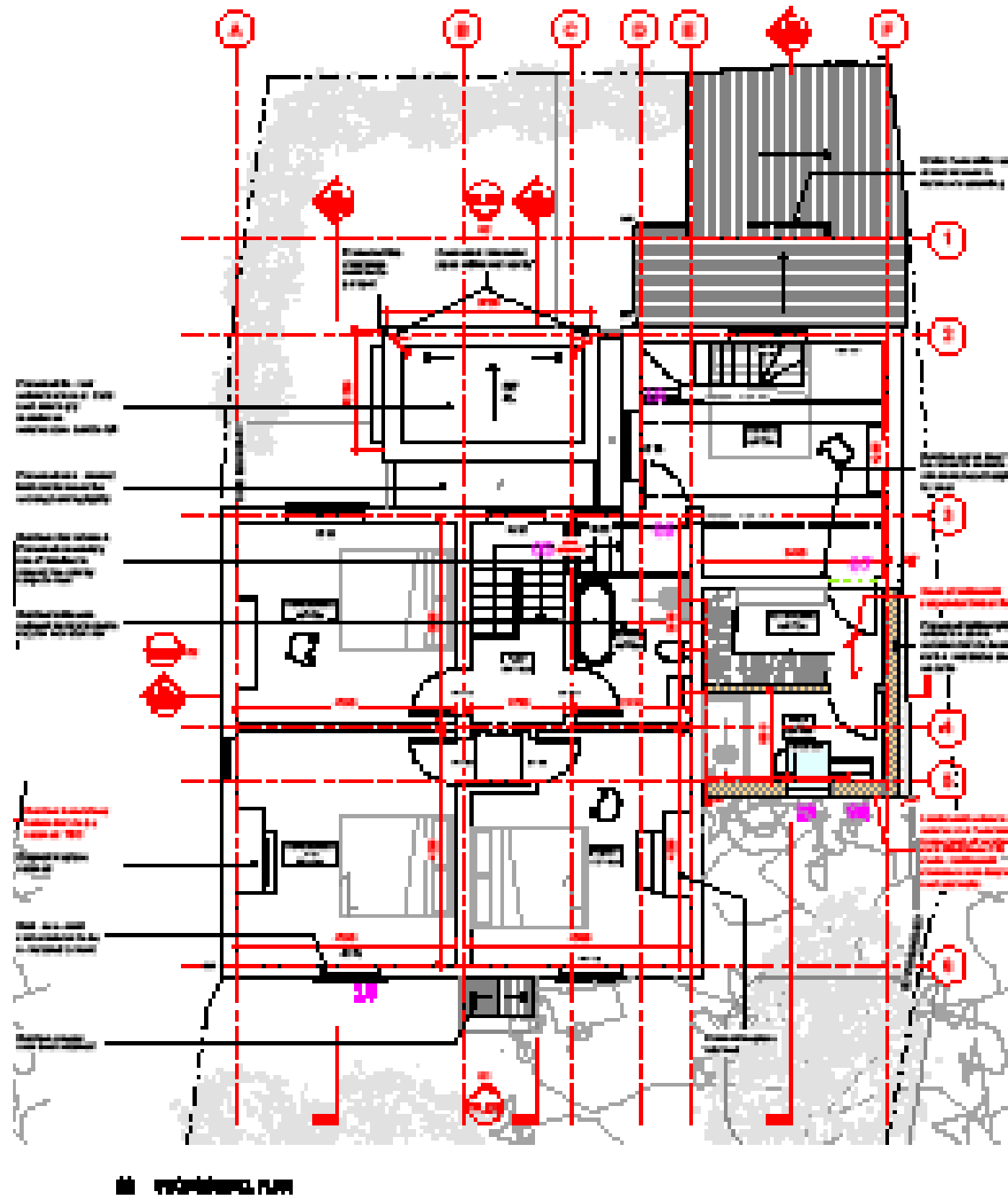
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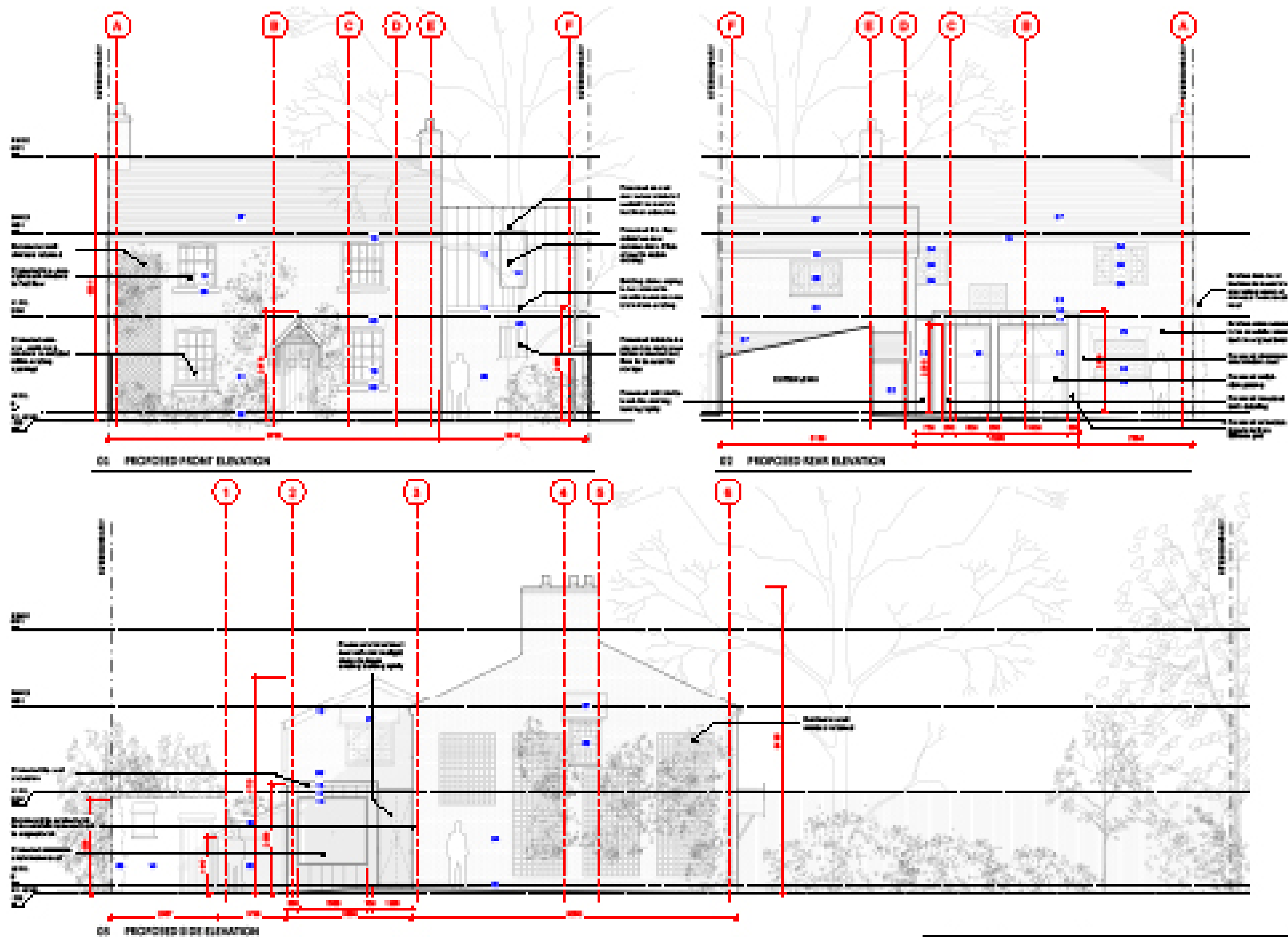


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02. Proposed L0 Plan

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Opposite is a reference table in an easy to read format, listing each intervention proposed, while paying reference to the item’s significance, as well as a categorisation of whether the benefit is a public or private one.

Ref.	Intervention	Description / Significance	Location	Benefit	Notes
~~01~~	~~Demolition of wall between utility and outbuilding~~	~~Outrigger constructed late 19th Century, after original farmhouse.~~	~~Gridline 1~~	~~Private~~	
02	Enlarge existing window and door openings into one larger opening	Outrigger constructed late 19th Century, after original farmhouse.	Gridline D	Private	
03	Re-instate historic opening between existing dining room and lounge	Original, historic opening, removed when lounge was knocked through, to detriment of character.	Gridline B	Public	
04	Omit secondary stair within kitchen and infill	Purely utilitarian stair for maid’s quarter. Not original to building.	L0 Kitchen	Private	
05	New opening at stair landing level	Bathroom has no historical significance.	Gridline C	Private	Brings original stair into greater use, without affecting it.
06	New opening to rear bedroom	Original wall. Similar existing opening below on ground floor.	Gridline 3	Private	
07	New opening from rear bedroom to lightweight extension	Outrigger constructed late 19th Century, after original farmhouse.	Gridline F	Private	
08	Lightweight extension	To be built to Structural Engineer’s specification as to not disturb dairy below.	Above Dairy	Private	
09	Re-instate historic wall in existing lounge	Original, historic wall, since demolished to detriment of character.	Gridline 4	Public	
10	Replacing imitant casement windows with sashes	Original sashed replaced with imitant casement windows, to detriment of character.	Front Facade	Public	Appears sashes were only ever present on front facade, which is where we will replace them.
~~11~~	~~Lowering of existing window to outbuilding~~	~~Outrigger constructed early 20th Century, after original farmhouse. Existing window taken from different property. Re-use of historic door from kitchen, to replace existing door to outbuilding.~~	~~Gridline E~~	~~Private~~	~~External door to kitchen is historic, and we have been advised to re-use it elsewhere.~~
12	New dining room extension, to rear courtyard	Minimal in scale, extension touches building lightly using lots of glazing.	Rear Courtyard	Private	Materials are sympathetic to existing building.
13	Omit external canopy to rear	Constructed late 19th Century, after original farmhouse.	Rear Courtyard	Private	Re-use was explored extensively, but felt it reduces its significance.
14	Install renewable air source heat pump (ASHP)		TBC	Public	Make use of renewable energy. Future-proofing building.
15	Replace radiators and boiler throughout the house	Current boilers and radiators are not up to modern standards, house is cold and inefficient. Current radiator styling is unsympathetic and poorly considered.		Public	Less energy consumption. Future-proofing building.
16	Upgrade solid masonry walls with insulated lime render plaster	Finish will be in similar style to existing walls. A sympathetic option for historic buildings as it allows walls to breathe.	All External Walls	Public	Less energy consumption. Future-proofing building. Protects building by keeping walls breathable.
17	Omit and replace all old pipework from historic building fabric	Current pipework unsympathetically installed, causing damage to walls. Replacement pipework will not be visible.		Public	Unsympathetic / not original to building currently.
18	Add new period coving, architraves and skirting	Strip mis-matched, badly fitted modern joinery		Public	Unsympathetic / not original to building currently.
19	Add new window to first floor extension above dairy		Gridline 5	Private	Added to make front facade less obtrusive / respectful to existing facade, while visually separating from existing.
20	Retain chimney breast to kitchen		Gridline F	Public	Remove modern finishes to chimney
21	Repoint all brickwork in poor condition using lime mortar		All external walls	Public	More attractive exterior. Future-proofing building.

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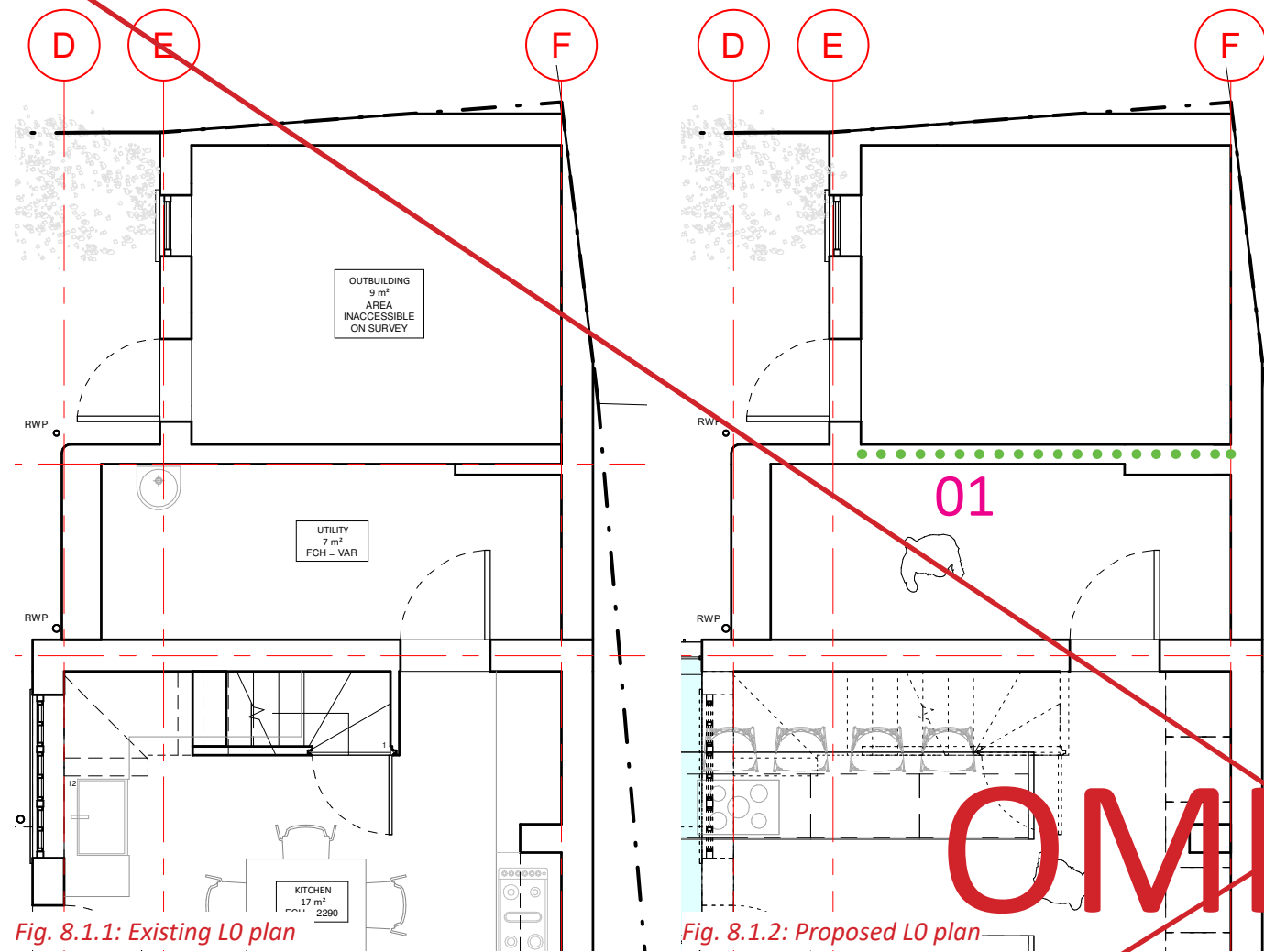


Fig. 8.1.1: Existing L0 plan

Fig. 8.1.2: Proposed L0 plan



Fig. 8.1.3: Existing utility

We are proposing a new opening between the existing utility and outbuilding to create a usable gym space. Currently the utility has no natural light and is a tight, cramped space. The utility was a later addition to the property, built in the late 19th Century, and includes no special architectural detailing. The outbuilding, erected in the early 20th Century, is not built in the same architectural style as the historic house. The stepped wall to the north side of this room indicates more than one phase of construction - meaning that the wall may not be original. We are proposing to retain what is believed to be the historic part of the wall to the north of the room.

01. Demolition of wall between utility and outbuilding, along Gridline 1

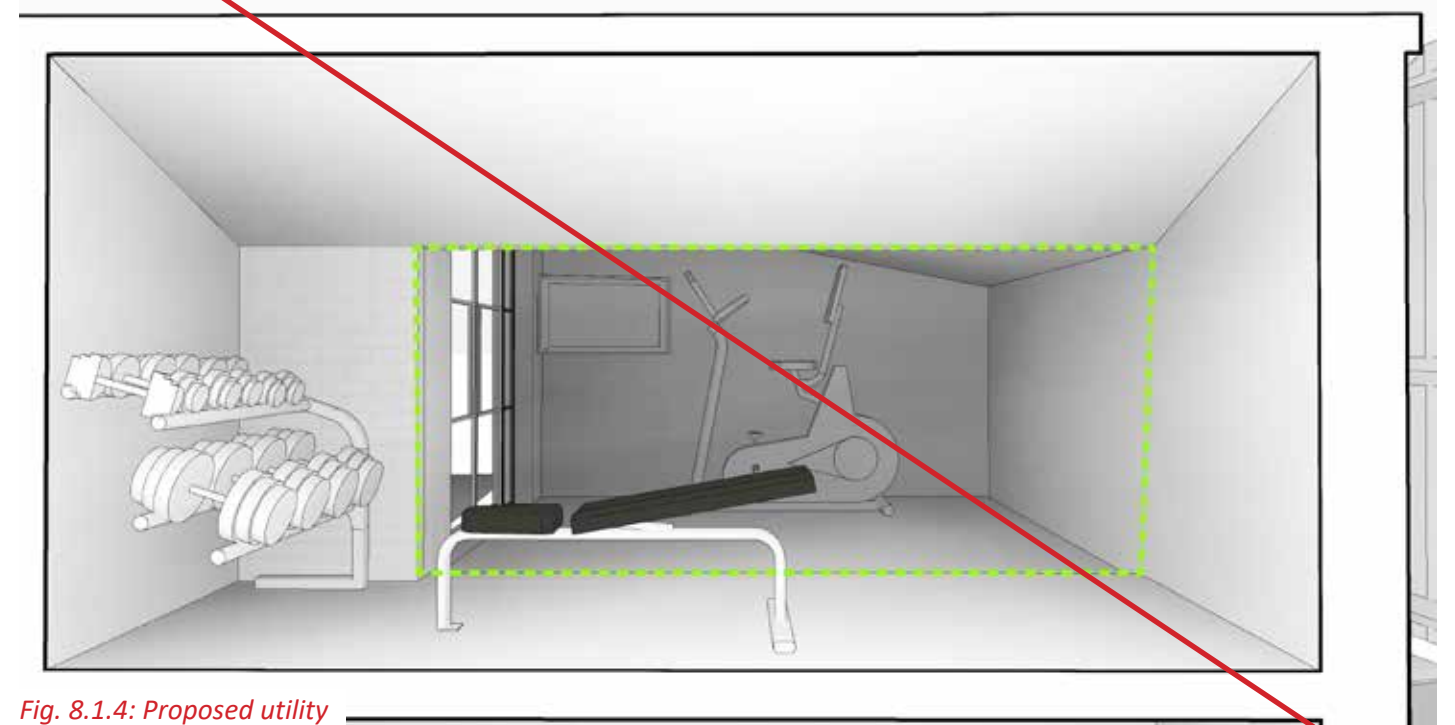


Fig. 8.1.4: Proposed utility

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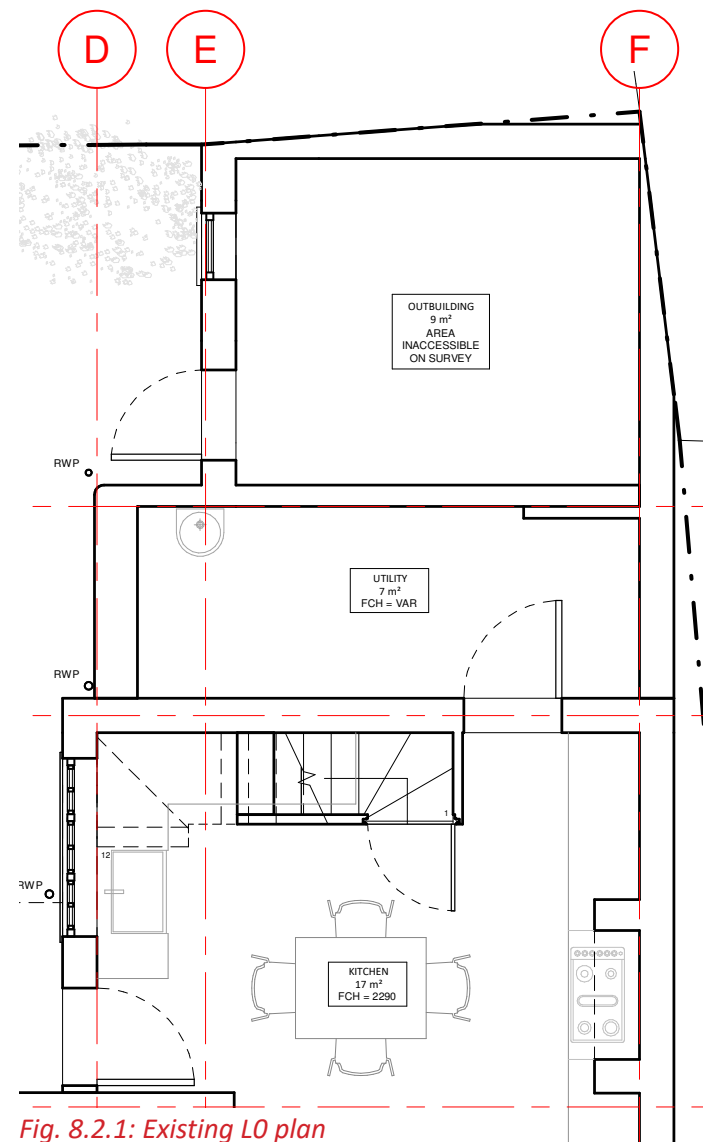


Fig. 8.2.1: Existing L0 plan

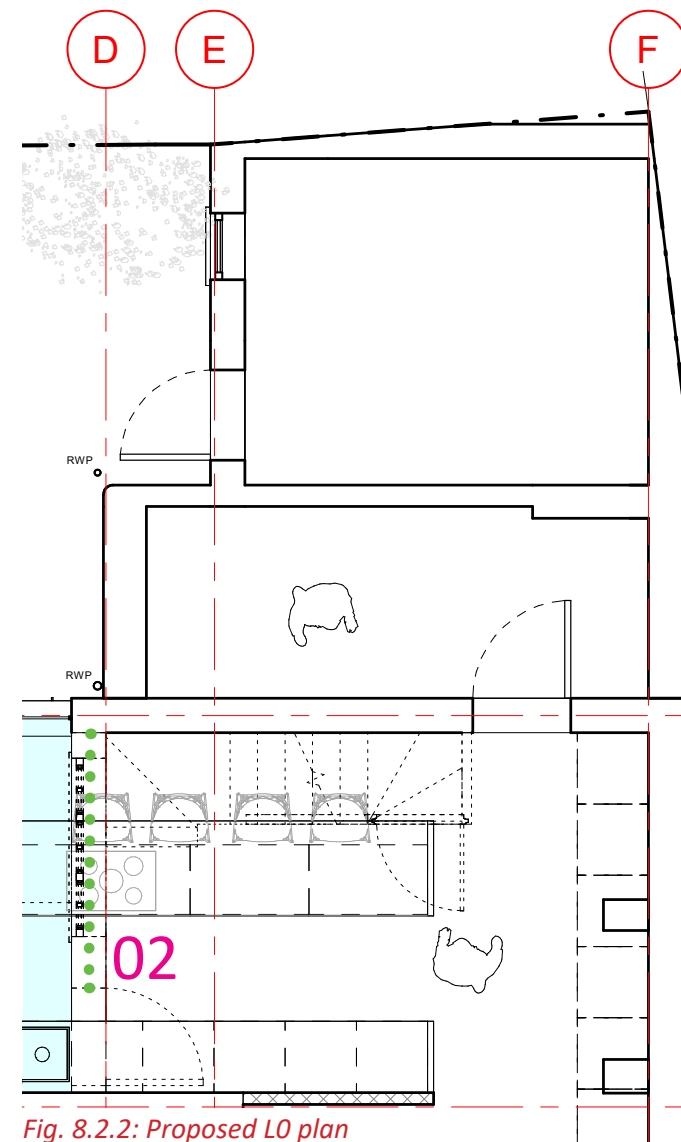


Fig. 8.2.2: Proposed L0 plan



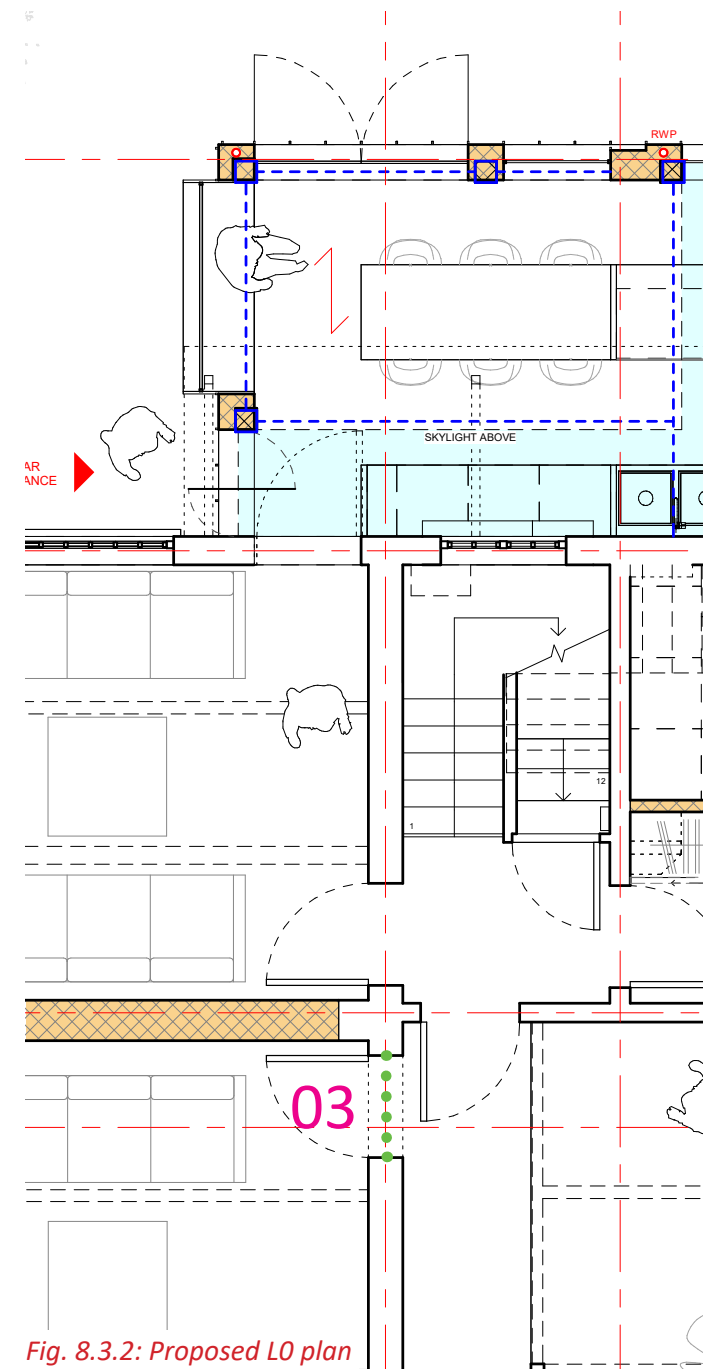
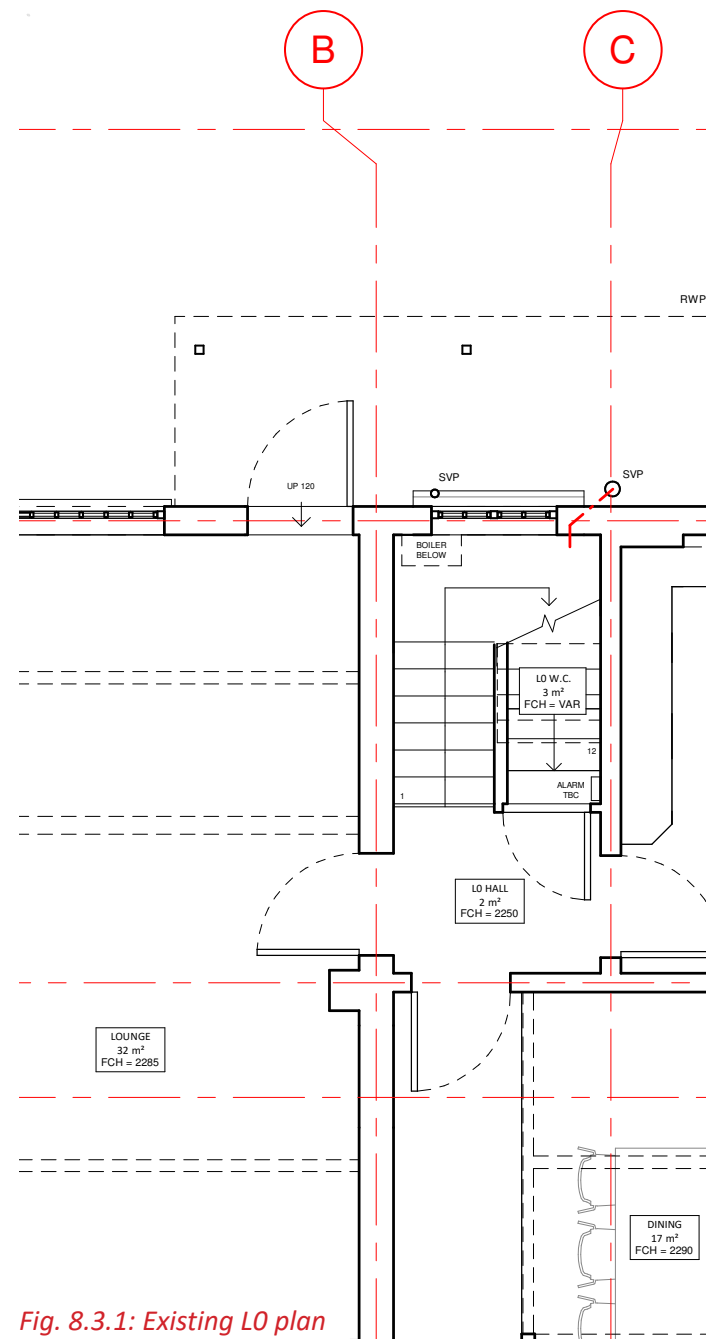
Fig. 8.2.3: Existing kitchen window and door

We are proposing to connect two existing openings on the south facade of the kitchen - located within the two-storey rear range - to create a larger opening. Currently a door sits beside a window with a high sill, which we propose to lower to floor level to create the larger opening. By doing this, we create a larger kitchen-diner, with plentiful natural light. The two-storey range is not part of the original building fabric, added later in the 19th Century. There is a suggestion the window was added at a later date, evidenced by the surrounding brickwork. A minimal steel lintel will support this new opening.

02. Enlarge existing window and door openings into one larger opening, along **Gridline D**

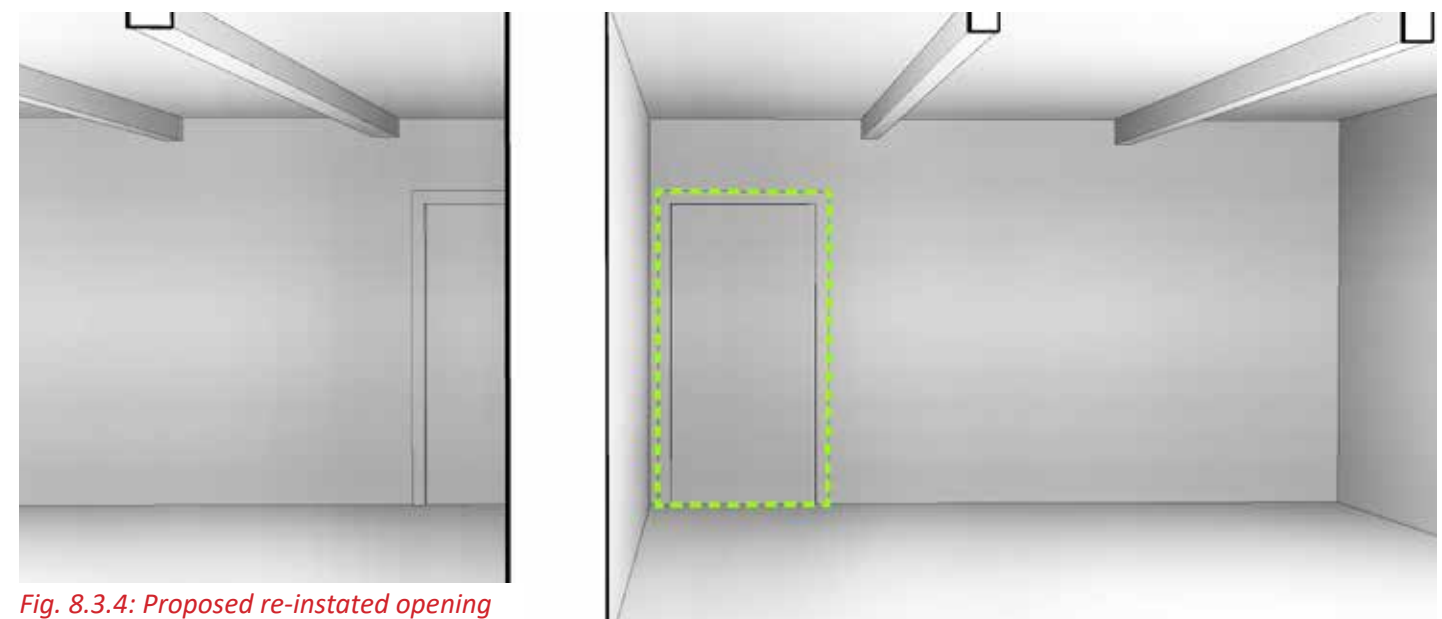


Fig. 8.2.4: Proposed enlarged opening



Previous harmful alterations to the building have removed an internal wall between the two chambers to the south of the plan, resulting in the historic double-depth four room plan being lost. As a result, it also seems a historic opening between the two east chambers was in-filled. We are proposing to re-instate this internal wall, reverting back to the building's historic plan, and re-opening the previous door opening. This will re-instate important historic building fabric of architectural interest.

03. Re-instate historic opening between existing dining room and lounge, along **Gridline B**



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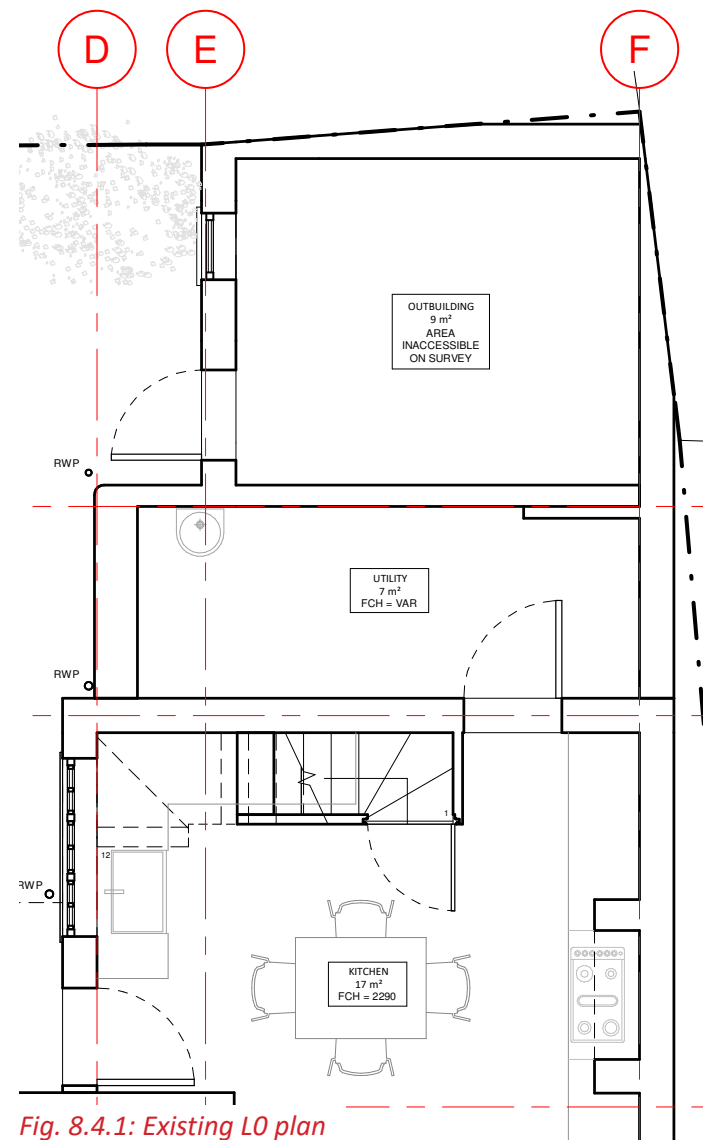


Fig. 8.4.1: Existing L0 plan

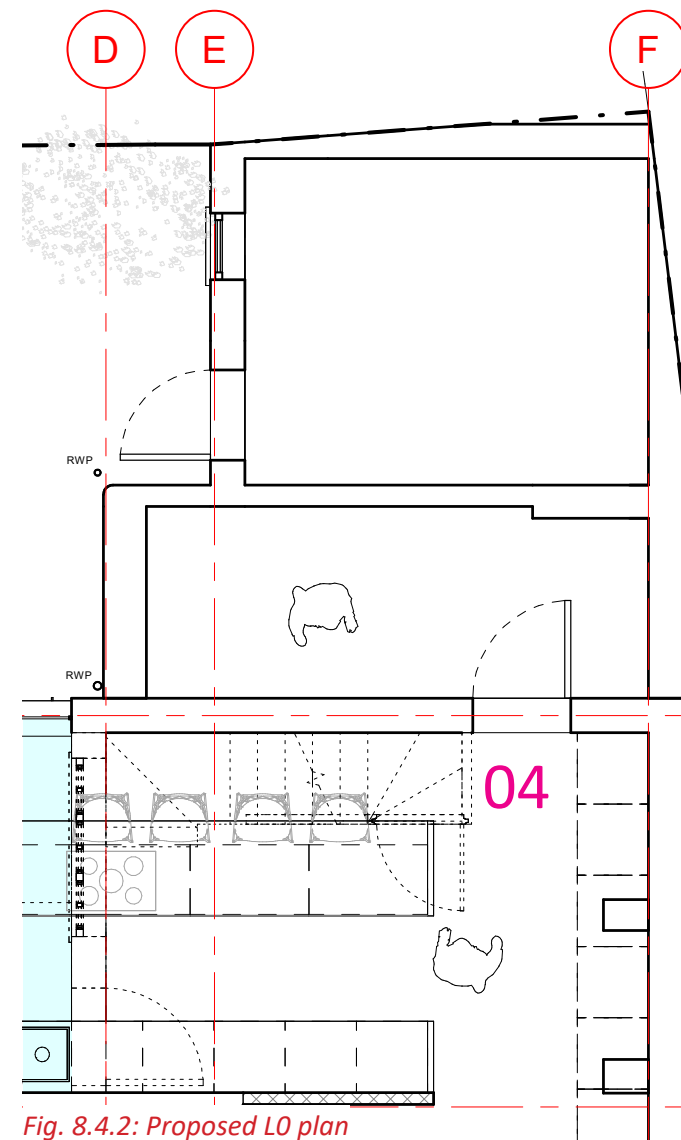


Fig. 8.4.2: Proposed L0 plan



Fig. 8.4.3: Existing secondary staircase

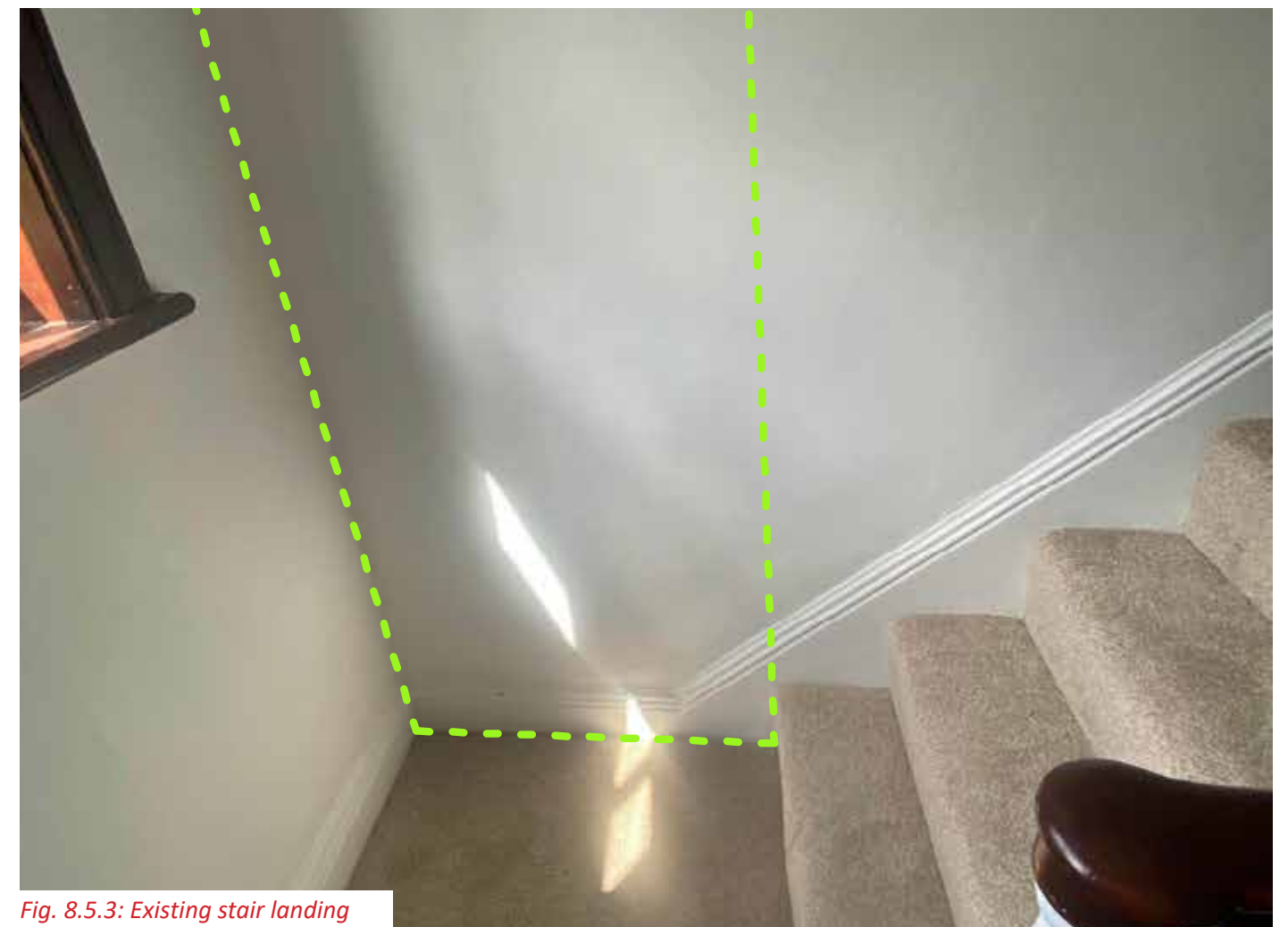
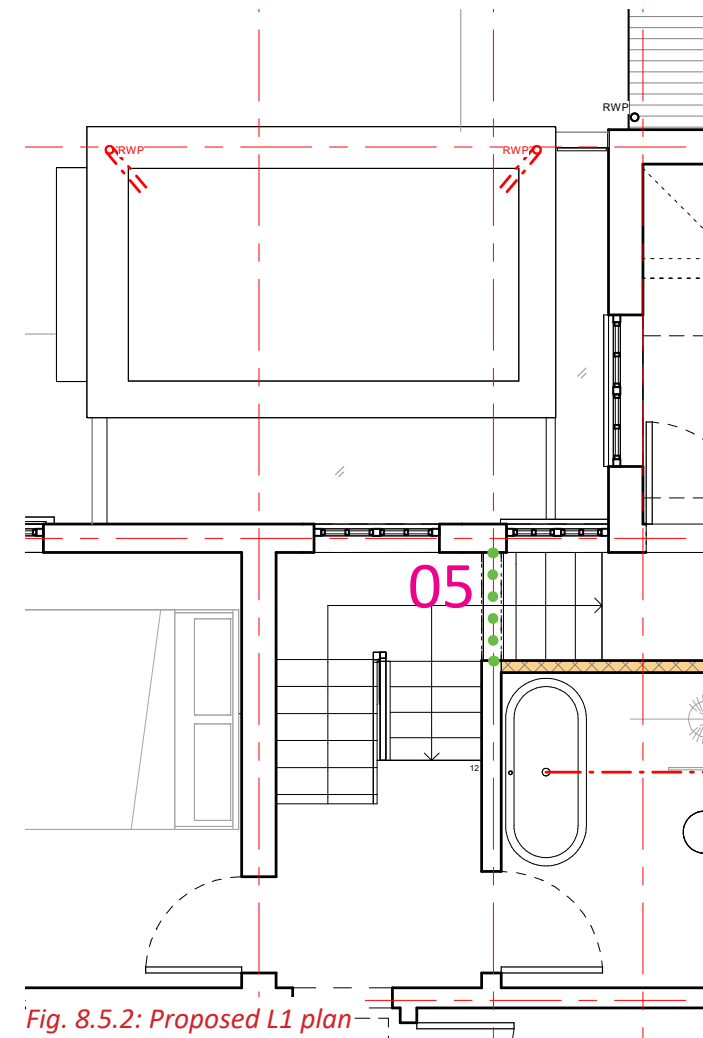
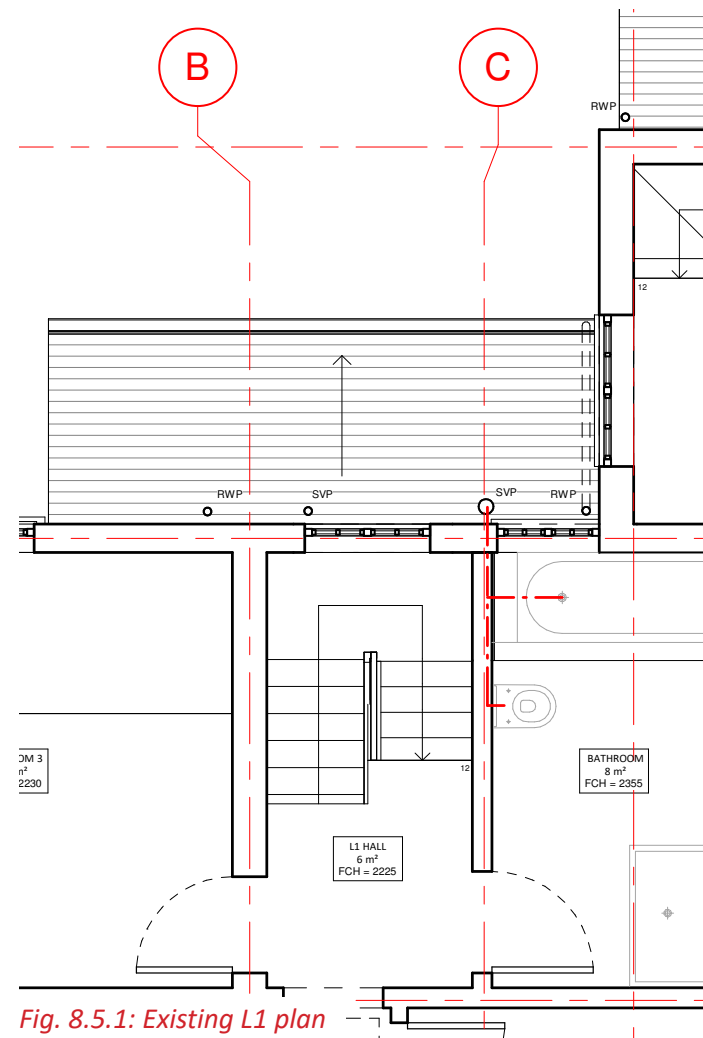
Currently, the first floor of the two-storey range is disconnected from the rest of the plan; a secondary staircase provides access to this room only, disrupting flow across the plan. The staircase dominates the space, reducing the usable area within the kitchen and bedroom above. The timber balustrade to the first floor is a late 20th Century addition, and of no historic interest. Staircases within a kitchen can also pose a serious fire risk, so we believe removing this staircase is the best solution.

04. Omit secondary stair within kitchen and infill



Fig. 8.4.4: Proposed kitchen with demolished staircase

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In order to bring the first floor of the two-storey range back into use, we have proposed to add a secondary stair run off the landing of the existing central stair, requiring an opening in the wall along gridline C. Our proposed opening will not affect the original staircase or its historic stick balusters, which are to be retained. The opening will also not affect any door mouldings or surrounds in the hall.

05. New opening at stair landing level, along **Gridline C**



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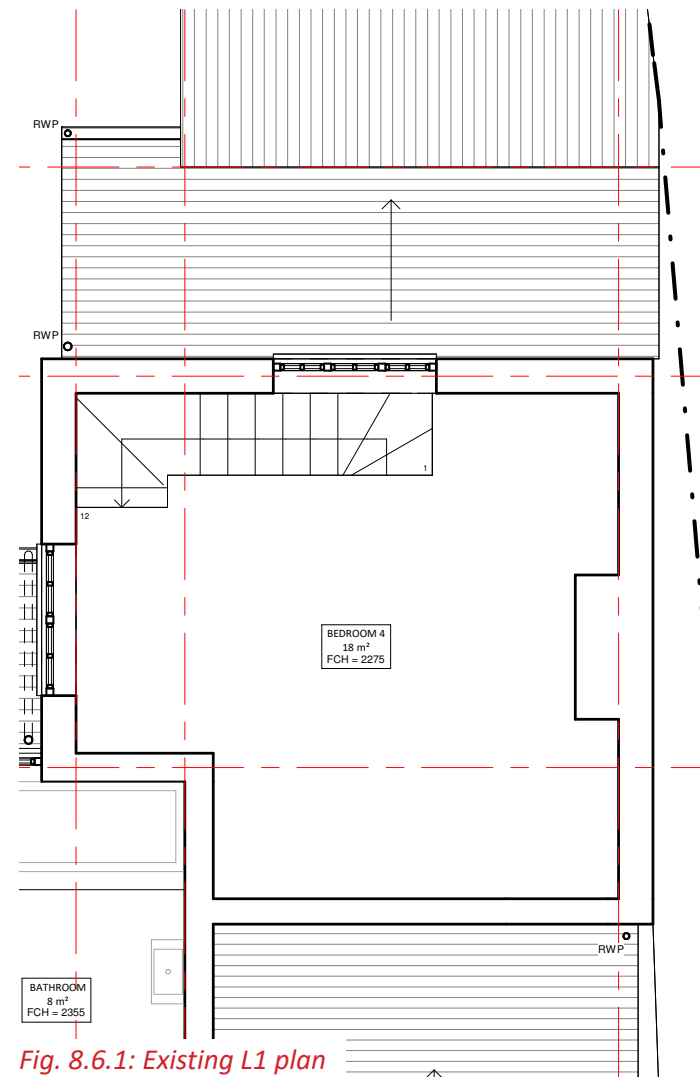


Fig. 8.6.1: Existing L1 plan

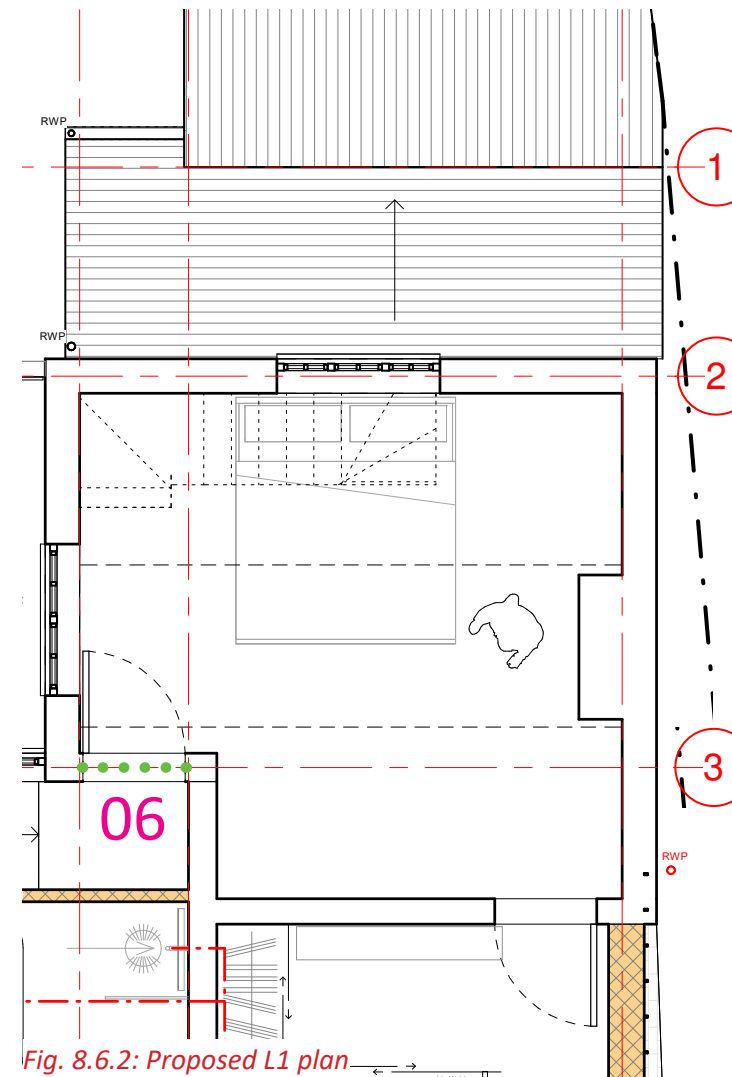


Fig. 8.6.2: Proposed L1 plan



Fig. 8.6.3: Existing bathroom

Currently there is no opening between the first floor of the original farmhouse and the two-storey range - disconnecting this addition from the rest of the house. We are proposing a small door opening at the north-west corner of the original farmhouse, into the rear bedroom within the two-storey range - similar to the opening at ground floor level. We believe that creating this opening provides a sustainable new use for the first floor of the new range.

06. New opening to rear bedroom, along **Gridline 3**

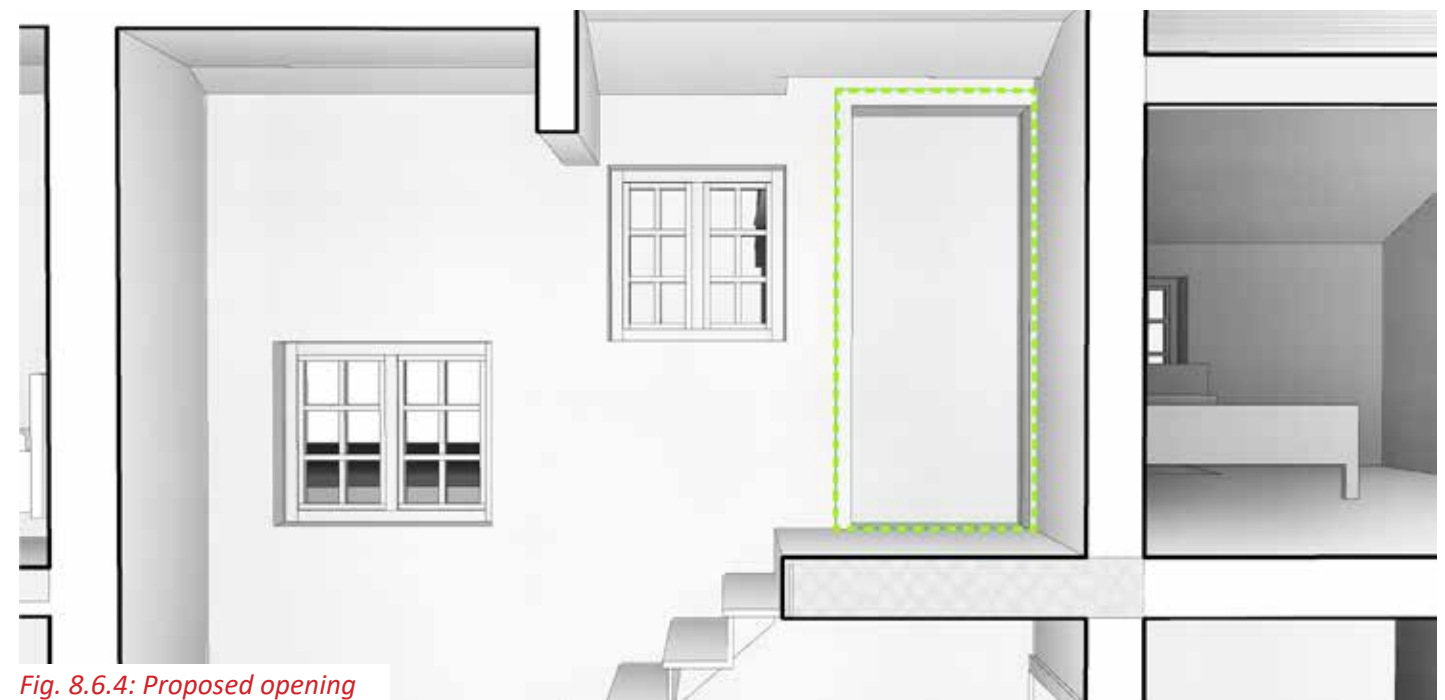
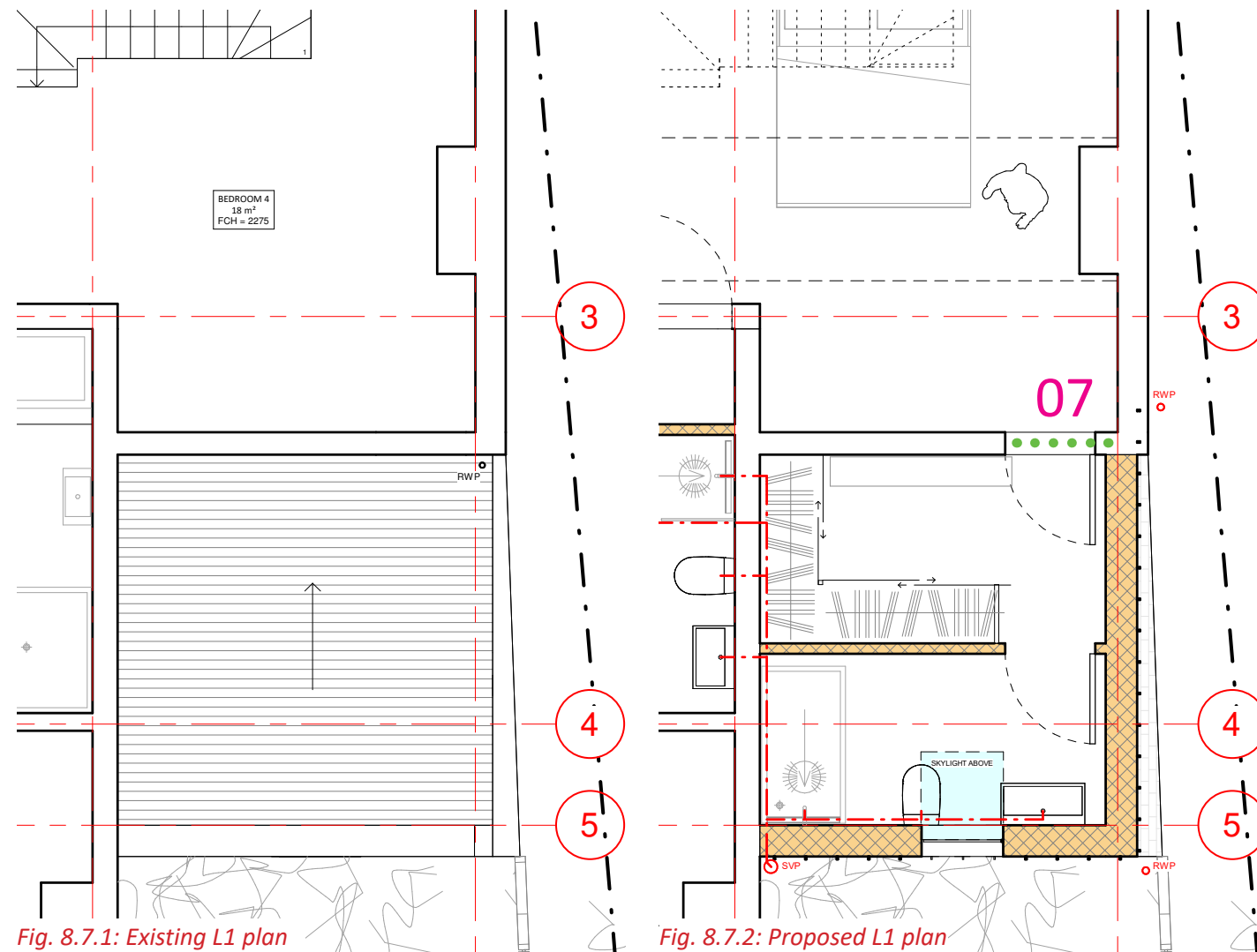


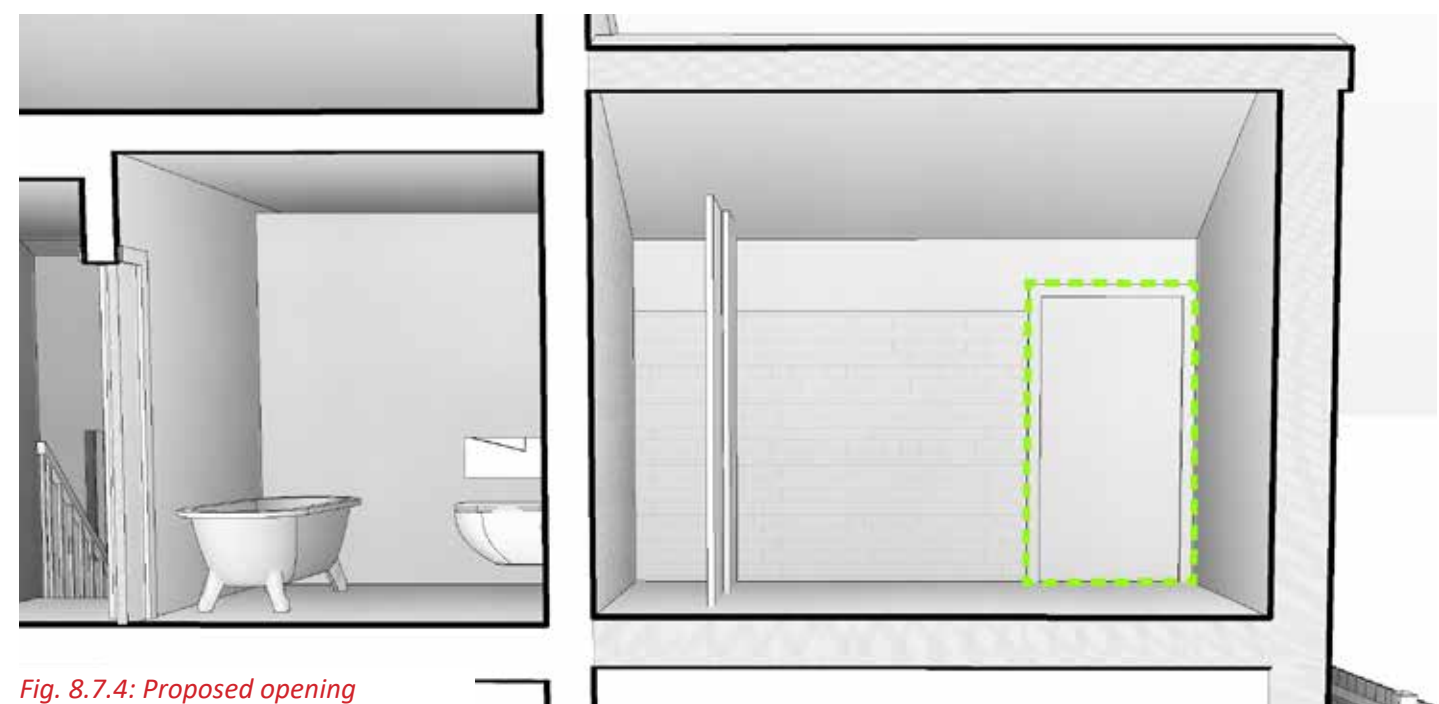
Fig. 8.6.4: Proposed opening

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The addition of a lightweight extension above the existing dairy space, housing an en-suite and dressing room necessitates a new opening along the east face of the two-storey range (late 19th Century brickwork) - a largely blank elevation, not visible from the front of the property. The skirting in this room evidences modernisation and the removal of historic fabric.

07. New opening from rear bedroom to lightweight extension, along Gridline F



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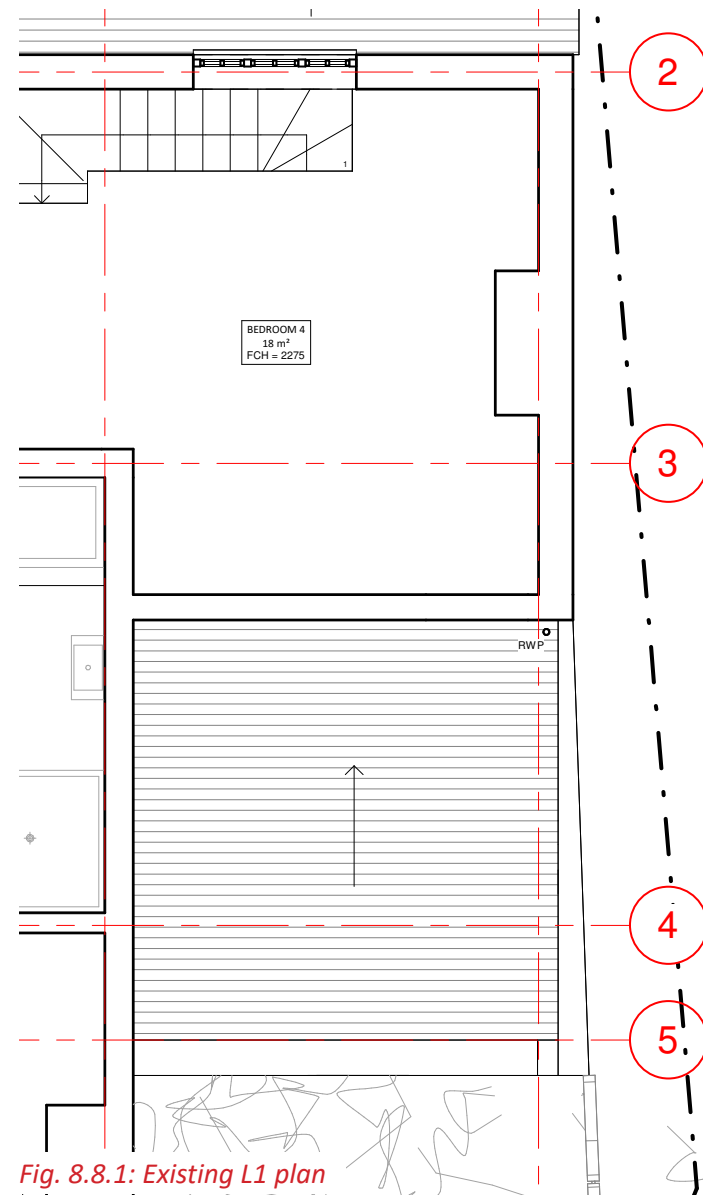


Fig. 8.8.1: Existing L1 plan

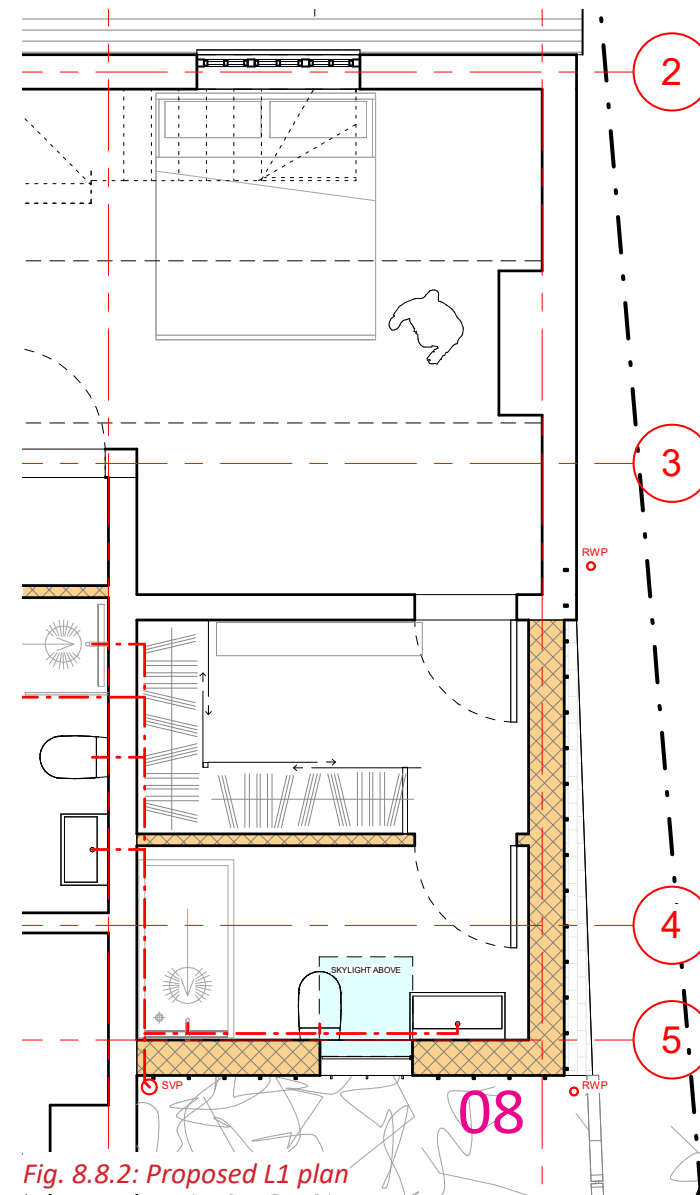


Fig. 8.8.2: Proposed L1 plan

We are proposing a lightweight extension above the existing sunken dairy space. Currently, one bathroom is shared between five bedrooms, which we believe is inadequate for modern family living. We propose an additional bathroom, serving as an en-suite for the master bedroom within the two-storey range. The extension will also house a dressing area for the master bedroom. From the front of the property, the existing dairy is barely visible due to being set back from the primary facade, as well as the abundant mature vegetation to the front, as shown in the photo-matched render opposite (Fig. 8.8.5)

08. Lightweight extension, above dairy



Fig. 8.8.3: Existing dairy 3D render



Fig. 8.8.4: Existing front elevation photograph



Fig. 8.8.5: Proposed view of extension from front garden, largely hidden from view

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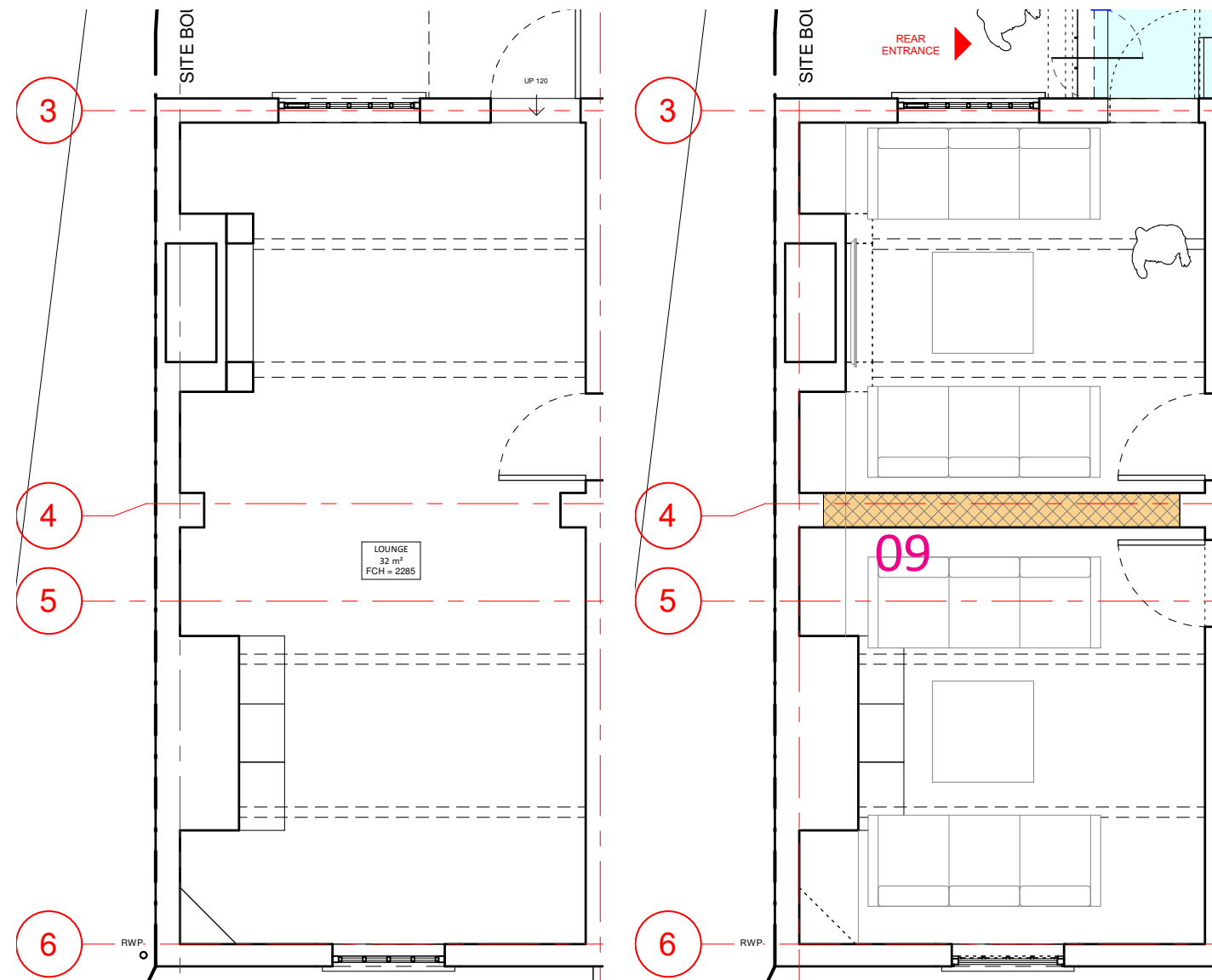


Fig. 8.9.1: Existing L0 plan

Fig. 8.9.2: Proposed L0 plan

The existing lounge space has been greatly altered across the lifespan of the building. An internal wall has been removed that once divided it into two chambers, resulting in the historic double-depth, four-room plan being lost on the ground floor. We propose to re-instate this wall, re-introducing two chambers to the south of the plan.

09. Re-instate historic wall in existing lounge, along Gridline 4



Fig. 8.9.3: Existing demolished wall

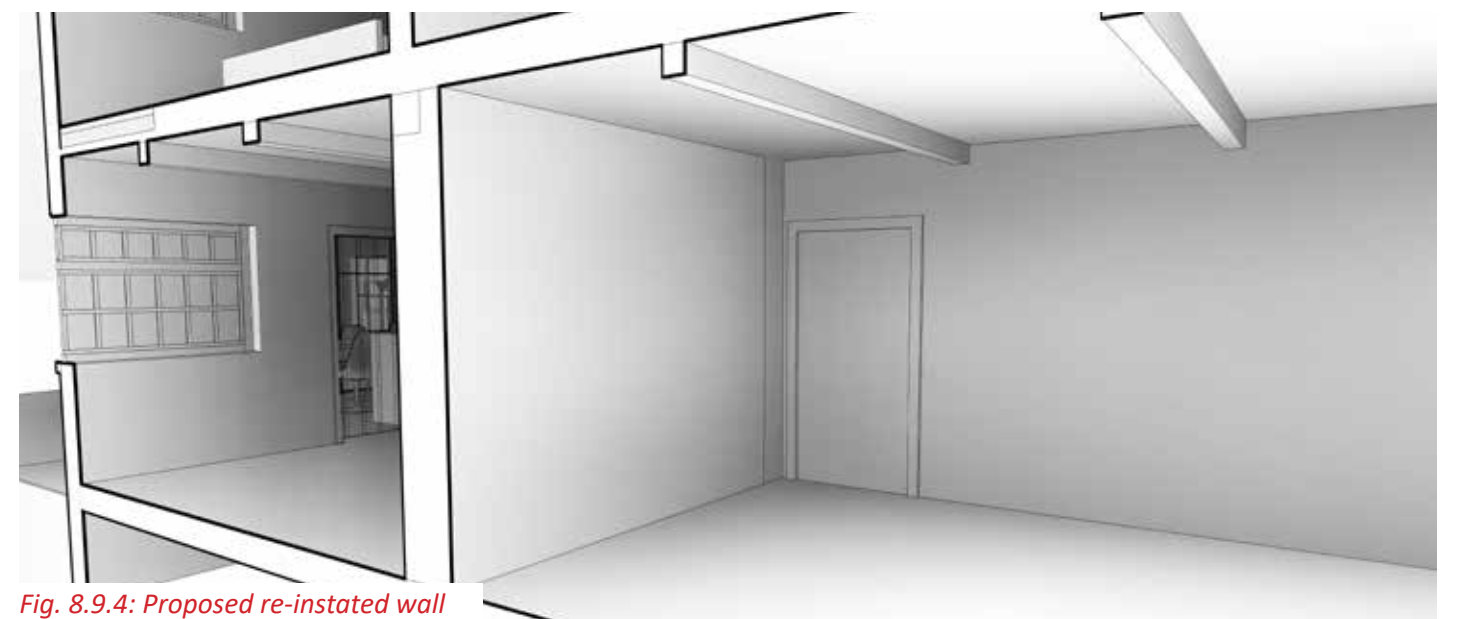


Fig. 8.9.4: Proposed re-instated wall

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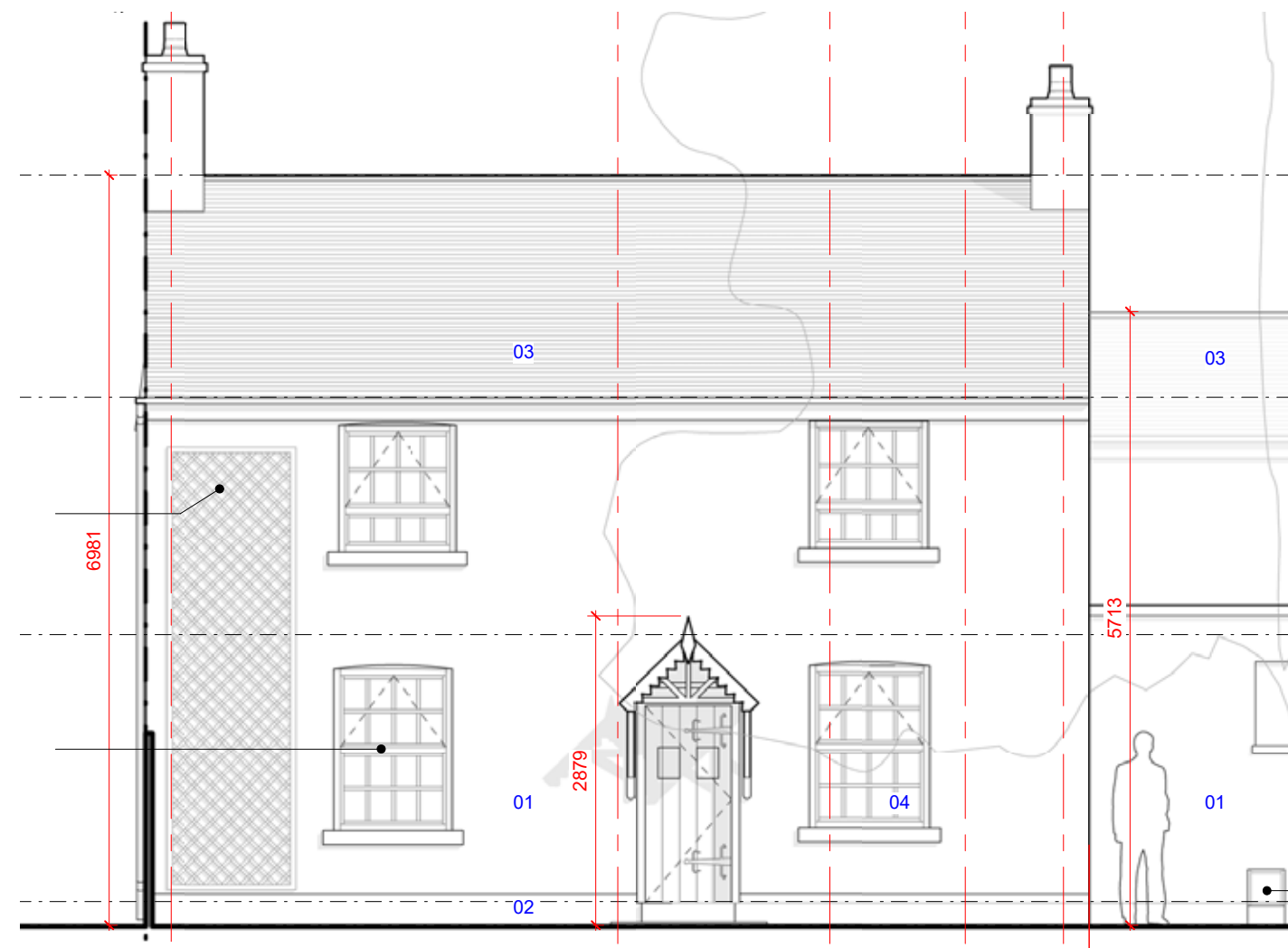


Fig. 8.10.1: Existing front elevation

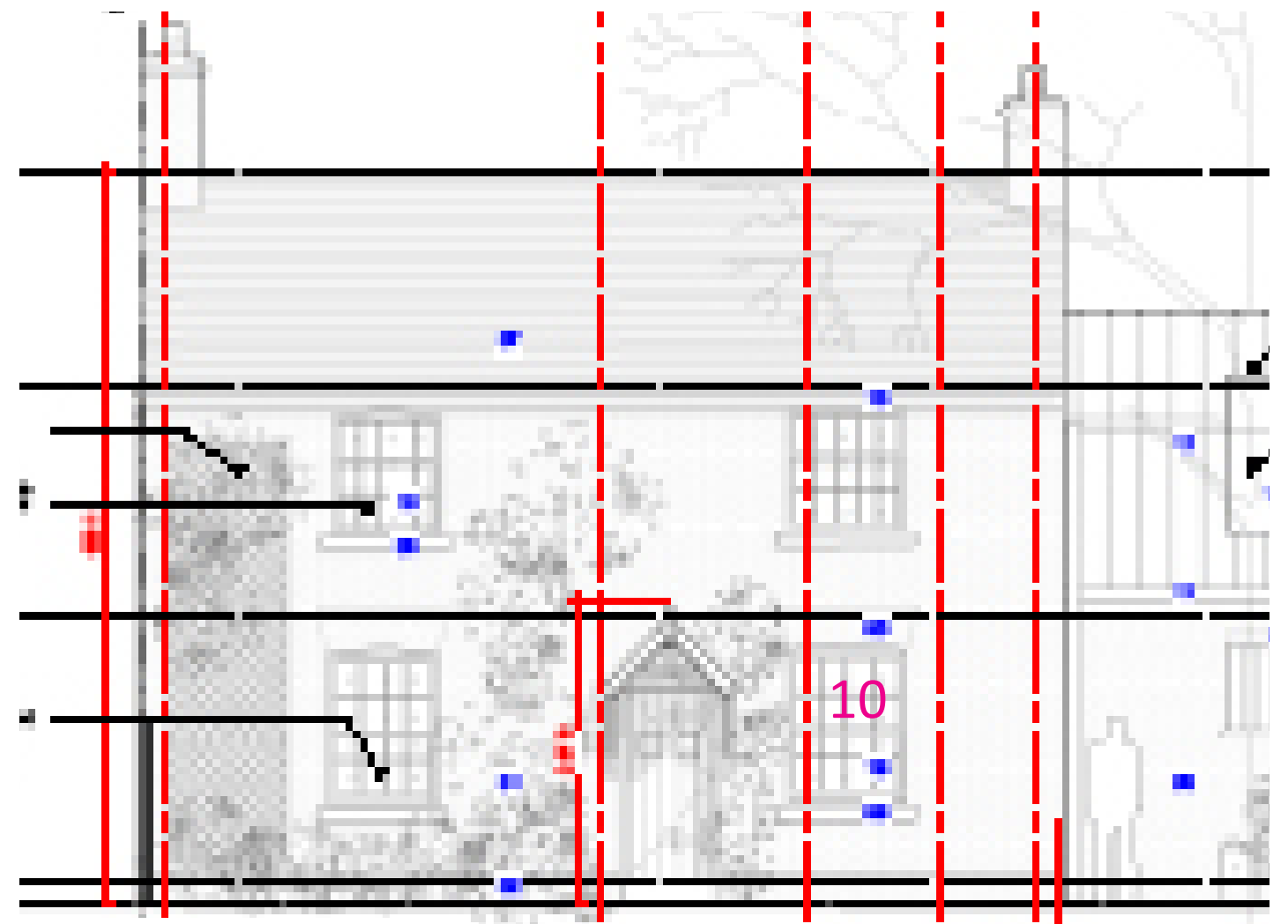


Fig. 8.10.2: Proposed front elevation

Historically, eight-over-eight timber sash windows made up the front facade of the building. Casement windows imitating the historic sashes have since been installed, to the detriment of the character of the building and its setting. We are proposing to re-instate traditional eight-over-eight sashes as per the original design.

10. Replacing imitant casement windows with sashes, in keeping with the historic design



Fig. 8.10.3: Existing imitant casement windows



Fig. 8.10.4: Proposed replacement sash windows

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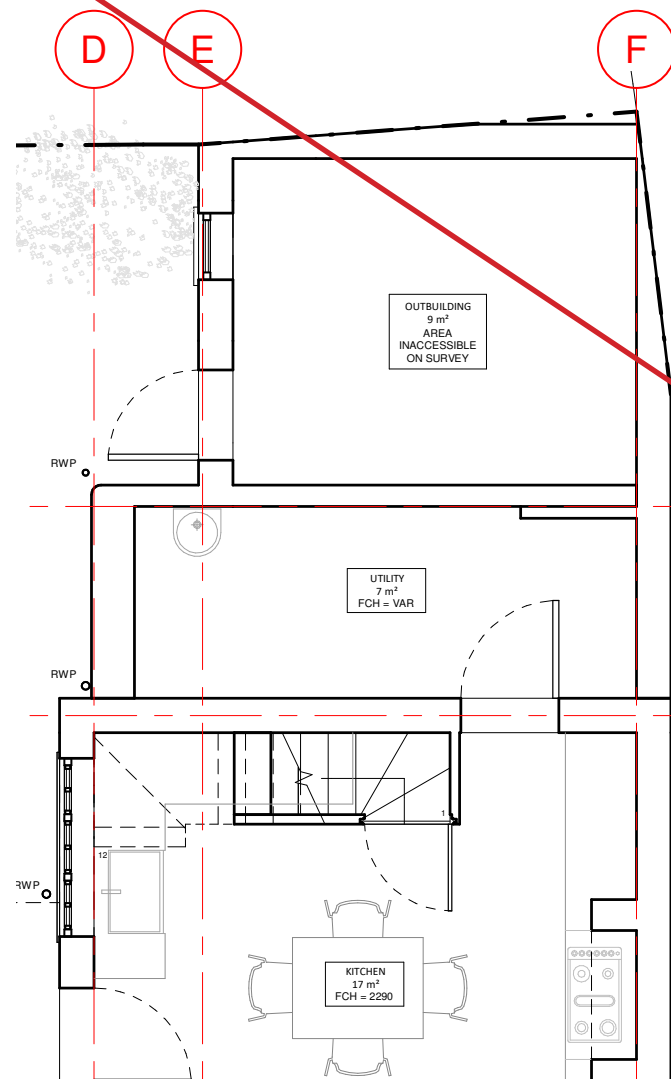


Fig. 8.11.1: Existing L0 plan

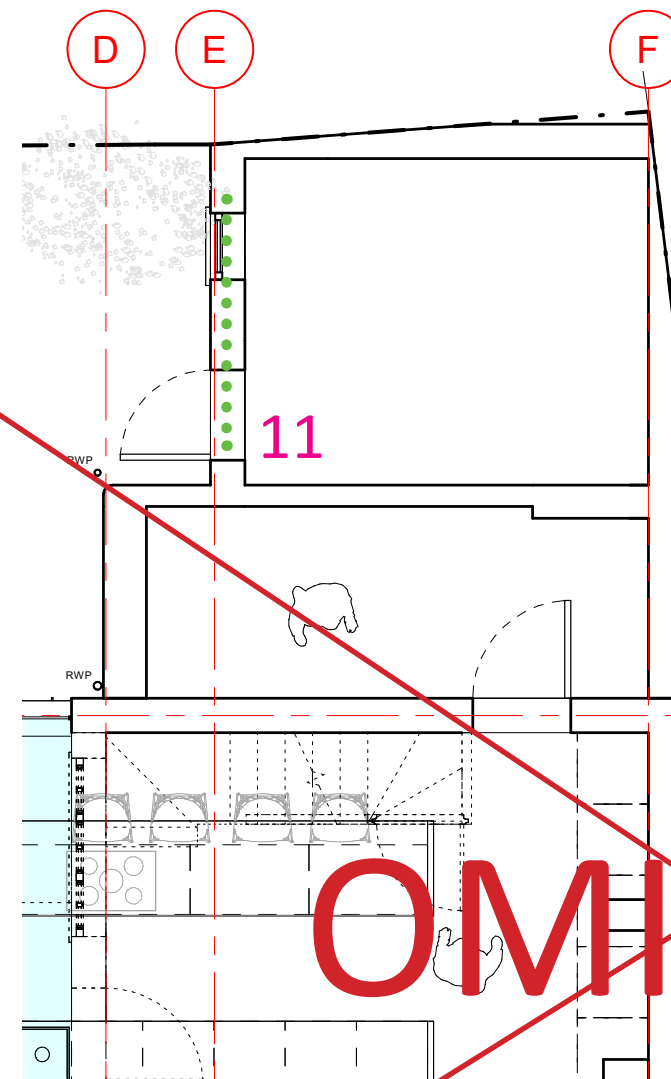


Fig. 8.11.2: Proposed L0 plan

The existing outbuilding is in poor condition. Built in the 20th Century and containing little architectural interest, the components making up the facade are not original to the building. The head height internally within both spaces makes the space into an unuseable wasted space (just 1550mm along the western wall of the utility). Once insulation is included, this space becomes even more impractical. We proposed to bring the lost spaces back into use; removing the roof to the outbuilding and part of the utility, and building a flat roof limited to the height of the existing utility ridge. We also propose to work with the existing openings, with the existing door opening being retained, and the historic existing external door to the kitchen to be re-used within this existing opening. We also proposed to lower the sill of the small window, and insert a new conservation-style skylight to the new roof.

11. New opening to westernmost outrigger (outbuilding), along Gridline E



Fig. 8.11.3: Existing outbuilding



Fig. 8.11.4: Proposed glazing to outbuilding

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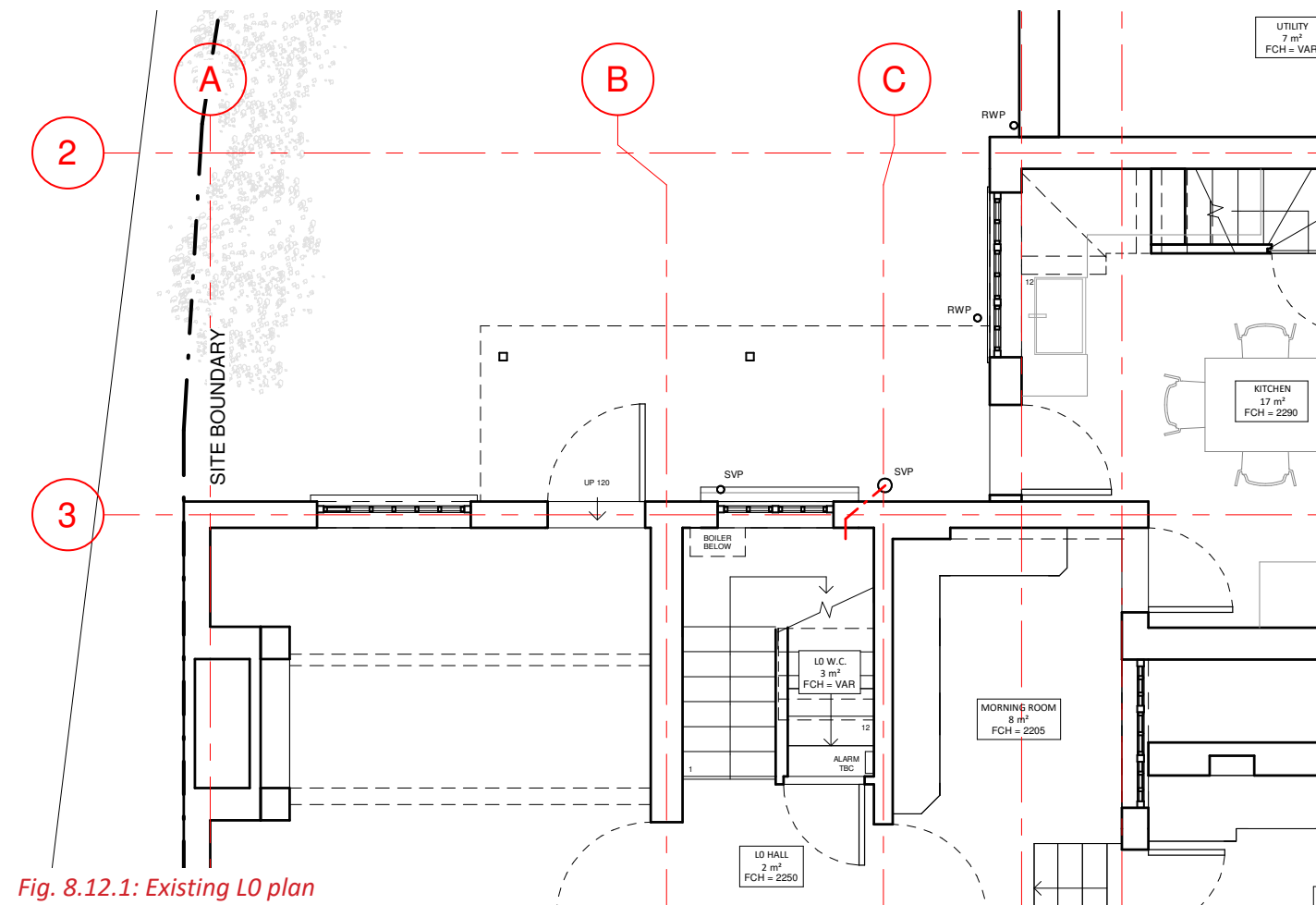


Fig. 8.12.1: Existing L0 plan

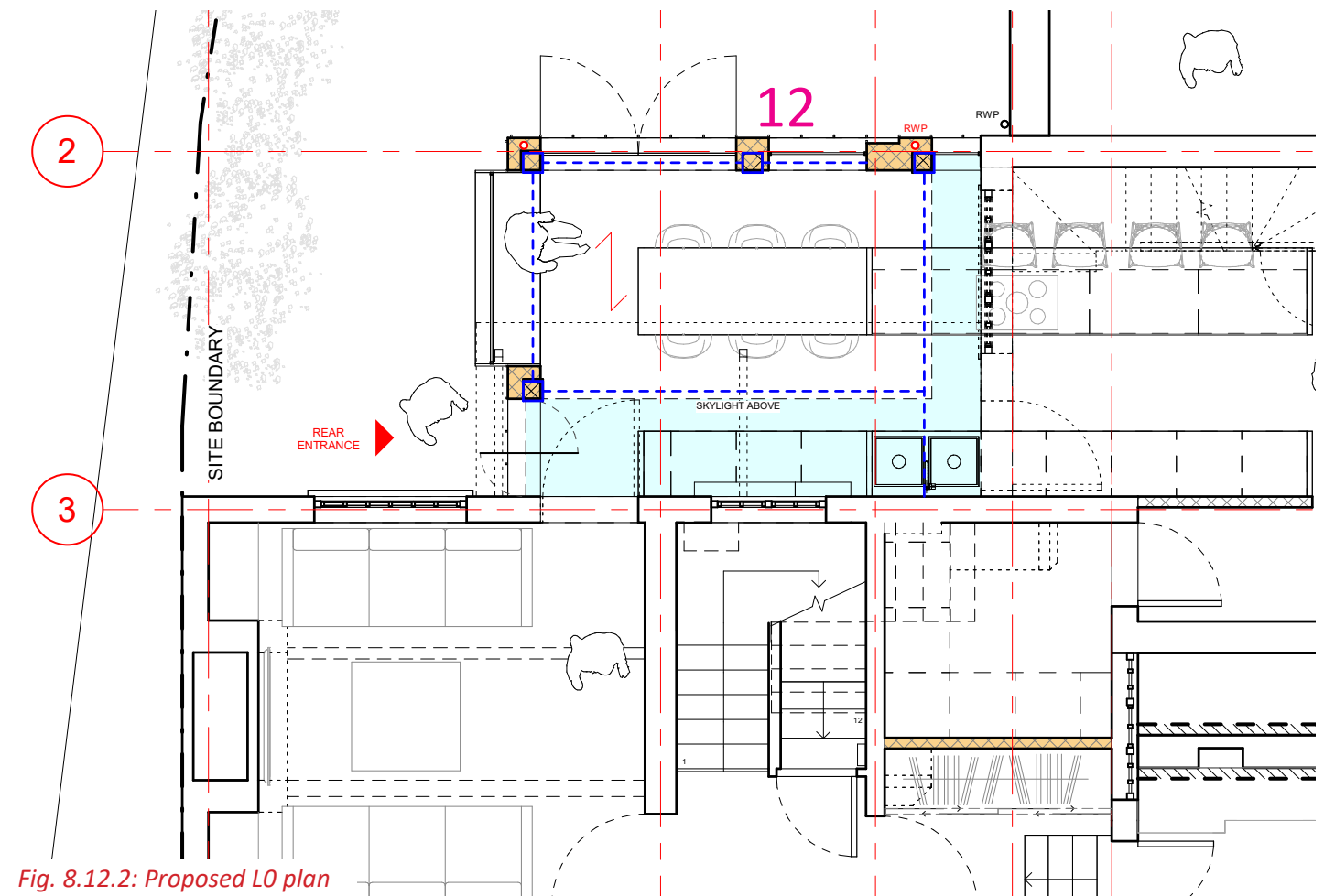


Fig. 8.12.2: Proposed L0 plan

The existing kitchen in the two-storey range to the rear is dark, with no connection to the living spaces within the original farmhouse. We propose a glazed extension, minimal both in scale and aesthetic, extending the space to the south. This will fill the kitchen with light while unifying the ground floor plan, linking the kitchen/diner to the living spaces. The extension touches the historic building fabric lightly through use of a wrap-around glazed rooflight, and maintains views of the existing brick through plentiful glazing, impacting minimally on the existing building.

In its scale, the extension has been limited vertically to the underside of the window at the landing of the existing stair, and has not been brought any further out from the farmhouse than the existing two-storey range. It is also one bay (internal chambers within original farmhouse) in width, meaning the historic scale and rhythm of the plan is maintained.

We believe that the extension provides a sustainable new use for the kitchen within the rear range.

12. New dining room extension, to rear courtyard



Fig. 8.12.3: Proposed extension exterior 3D render

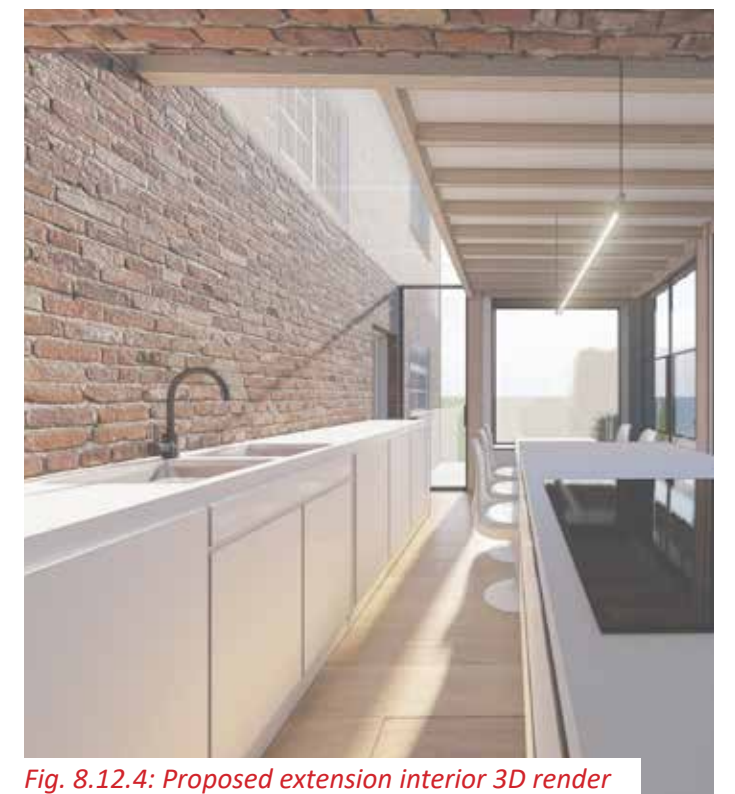


Fig. 8.12.4: Proposed extension interior 3D render

10 CHORLTON GREEN

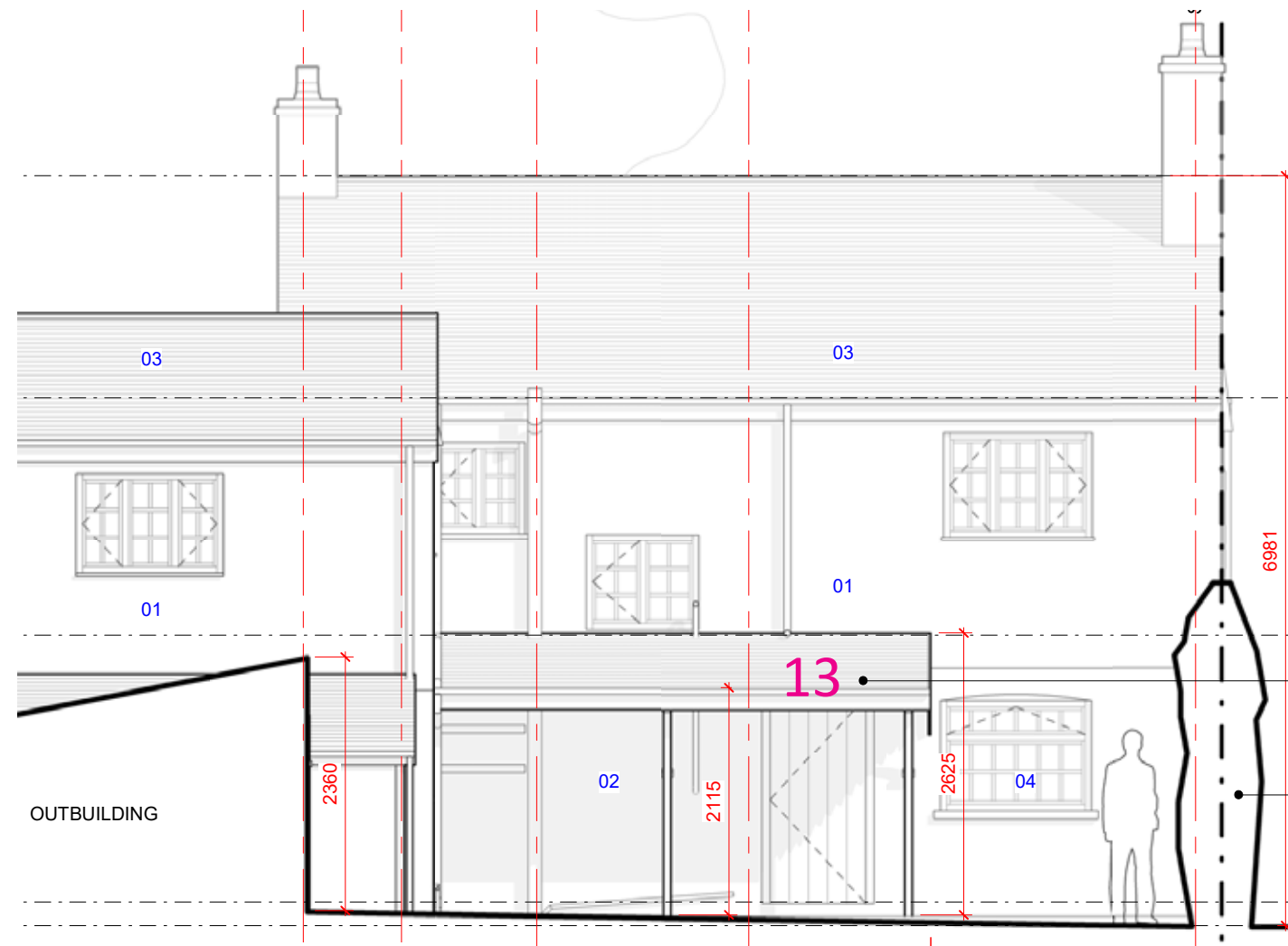


Fig. 8.13.1: Existing rear elevation

An external lean-to slate canopy, supported by timber posts and brackets, added later in the 19th Century, would historically have been used as an external store to keep dairy products out of direct sunlight. Due to its location and scale, we do not consider it viable to retain the canopy. The canopy is unfortunately too shallow and the height too low, to convert it into a habitable internal space. After extensive investigation, we concluded that relocating the canopy would simply dilute its relationship to the building.

13. Omit external canopy to rear

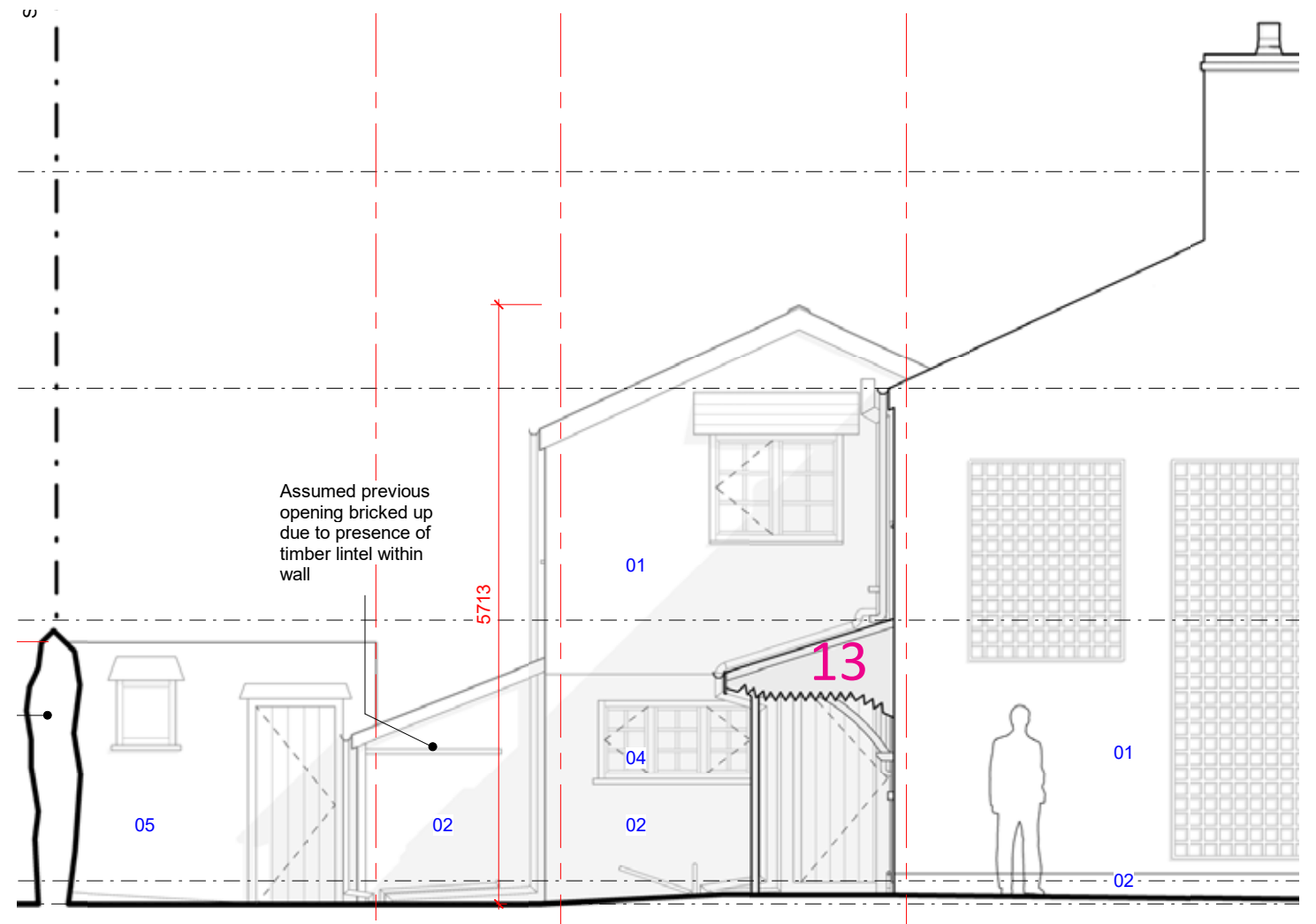


Fig. 8.13.2: Existing side elevation



Fig. 8.13.3: Existing canopy



Fig. 8.13.4: Existing canopy

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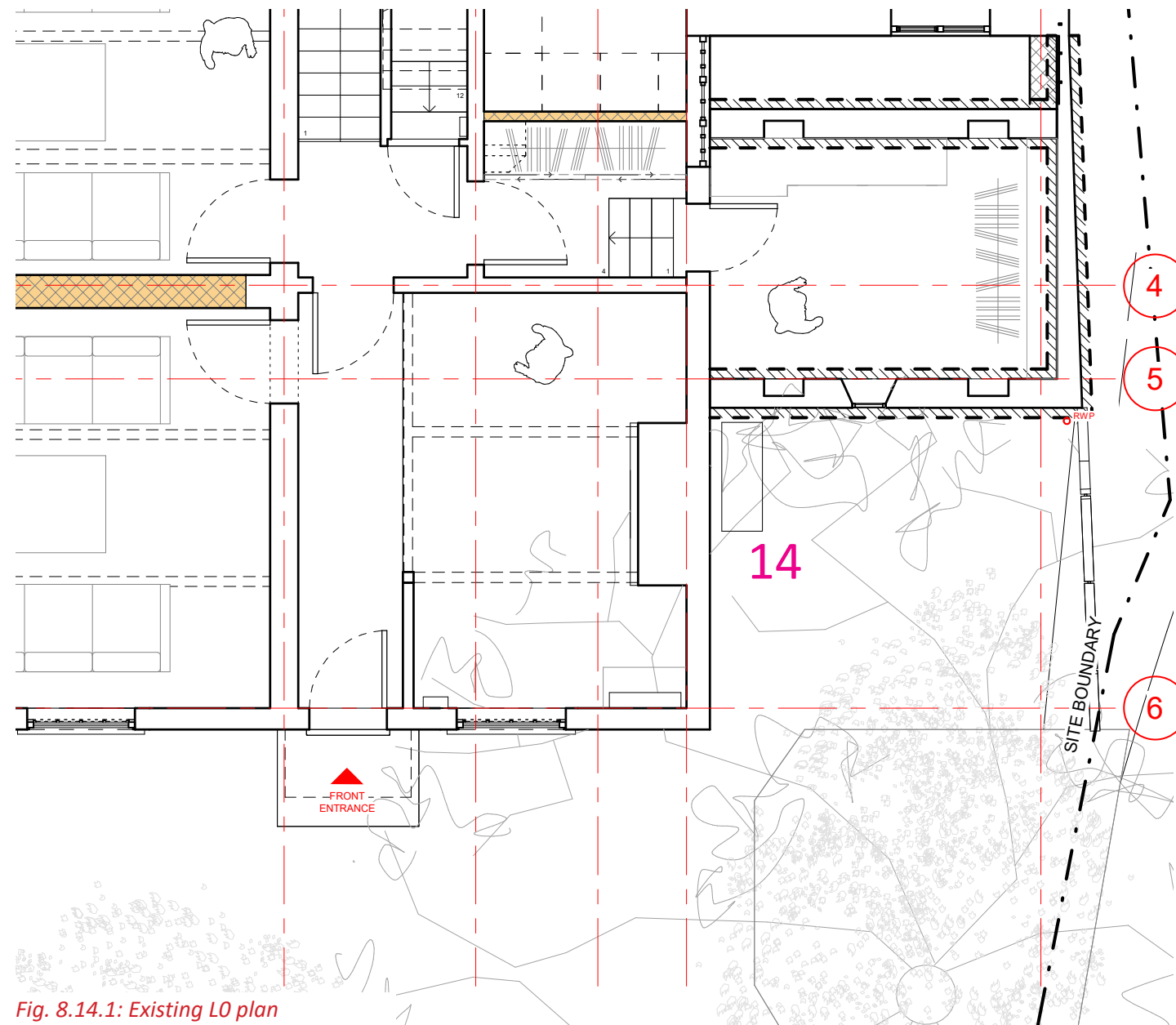


Fig. 8.14.1: Existing LO plan



Fig. 8.14.2: Existing inadequate radiators



Fig. 8.14.3: Existing single-glazed windows

The house is currently cold and inefficient. To bring the house into the 21st Century, and meet standards for thermal comfort and renewable energy, we are proposing to install an air source heat pump (ASHP) to heat the house.

14. Install renewable air source heat pump (ASHP)

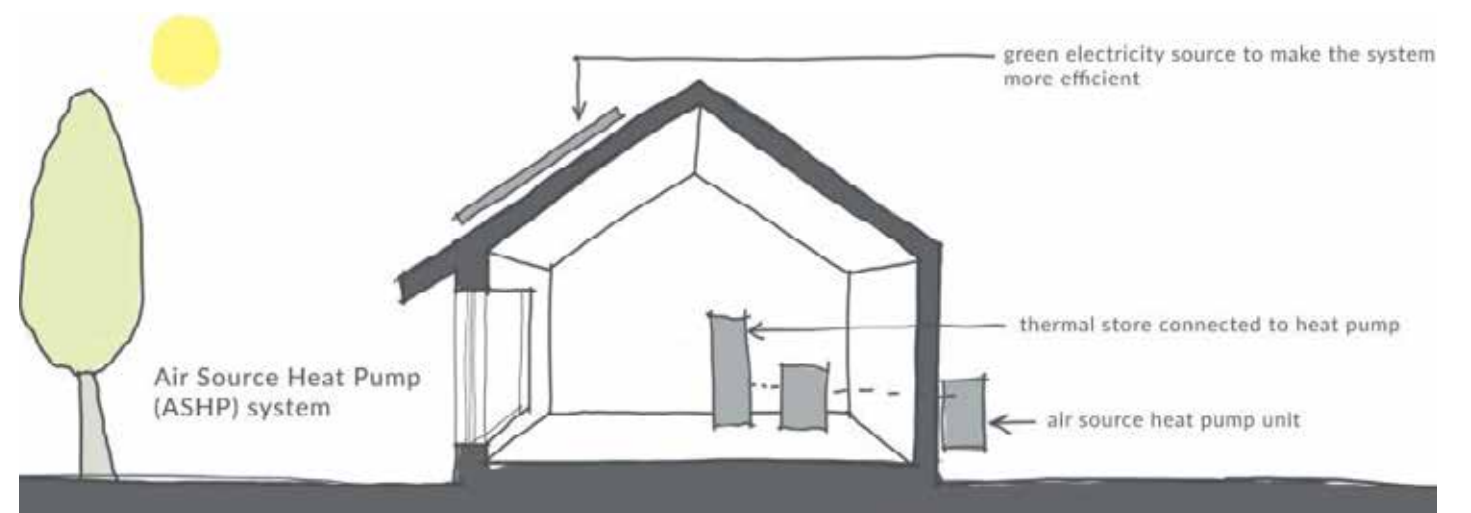


Fig. 8.14.4: Air source heat pump (ASHP)

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Fig. 8.15.1: Existing boiler



Fig. 8.15.2: Existing inadequate radiators



Fig. 8.15.3: Existing inadequate radiators



Fig. 8.15.4: Existing inadequate radiators

The radiators and boiler in the house are outdated and inefficient. We propose to replace all radiators and install a new, high-efficiency boiler to bring it up to modern-day standards.

15. Replace radiators and boiler throughout the house

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Fig. 8.16.1: Existing plaster to walls



Fig. 8.16.2: Existing plaster to walls

The exterior walls of the property are made up of solid masonry. In order to keep the building breathable and provide adequate ventilation while upgrading thermal performance, we are proposing to internally line all walls with insulated lime render plaster. Visually, this will match the existing plaster to the interiors, while allowing for more breathability and reducing heat loss.

16. Upgrade solid masonry walls with insulated lime render plaster



Fig. 8.16.3: Proposed insulated lime render plaster

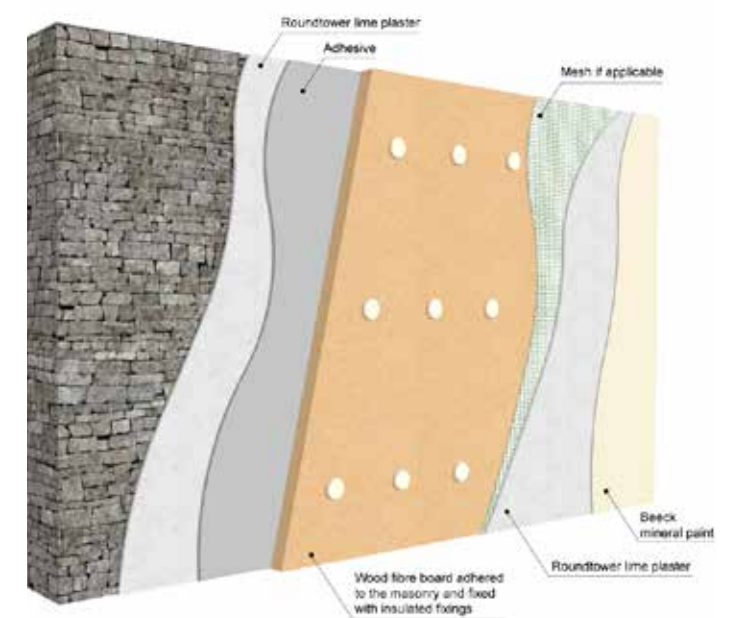


Fig. 8.16.4: Proposed insulated lime render plaster

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Pipework has at some point been messily and unsympathetically installed within the historic building fabric. Exposed pipes have been hammered into original walls, not only detracting from the aesthetic but also harming the historic building fabric. We propose to remove all this visible and redundant pipework, replacing it with a more sympathetic solution that isn't visible.

17. Omit and replace all old pipework from historic building fabric

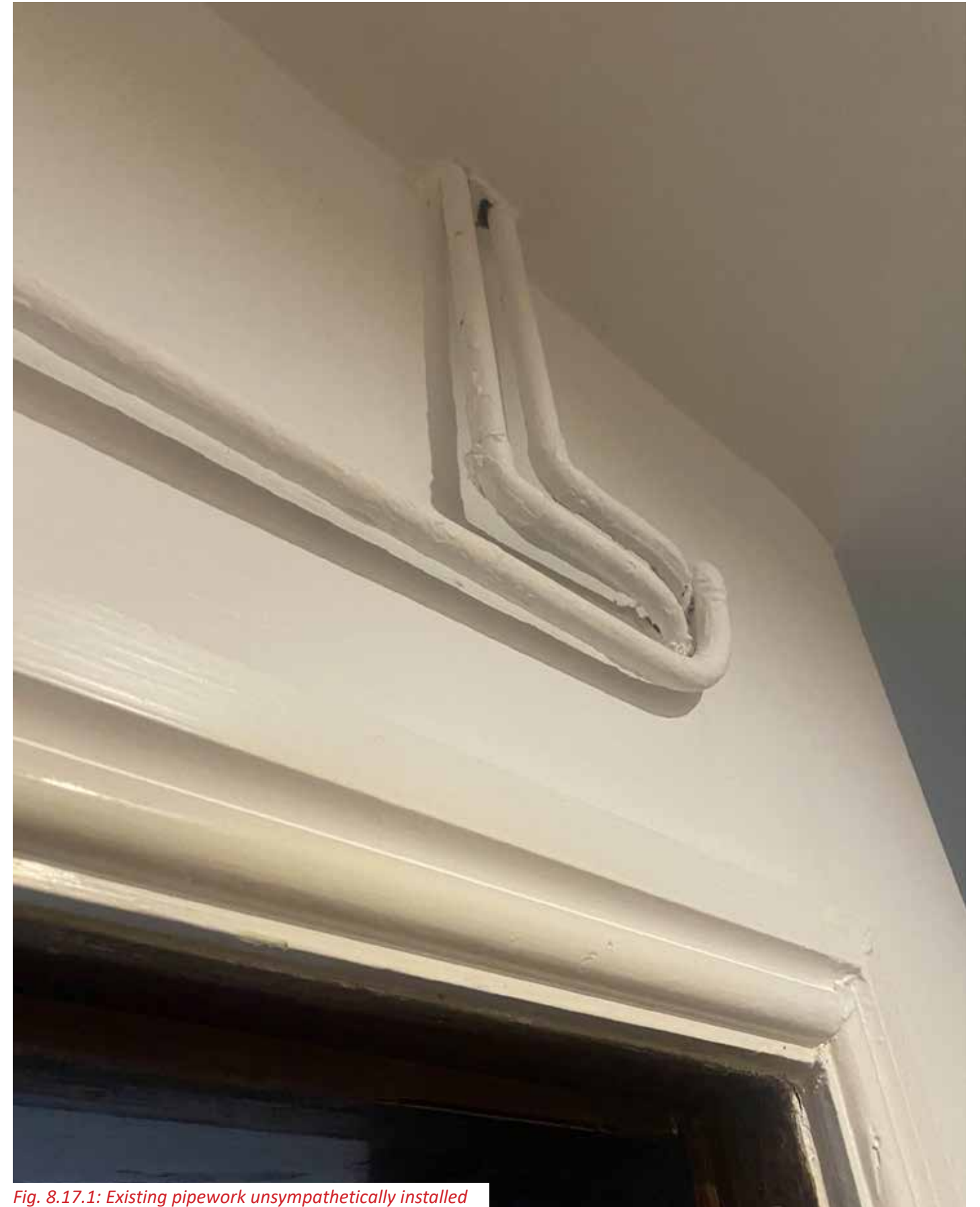


Fig. 8.17.1: Existing pipework unsympathetically installed

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Fig. 8.18.1: Original skirting boards



Fig. 8.18.2: Poor replacement skirting boards



Fig. 8.18.3: Poor replacement skirting boards



Fig. 8.18.4: Poor replacement skirting boards

Throughout the house, there is a mix of historic, original skirting and modern, poorly fitted alternatives. We propose to strip all the modern replacement joinery and skirting, replacing them with alternatives in the style of the original building.

18. Add new period coving, architraves and skirting

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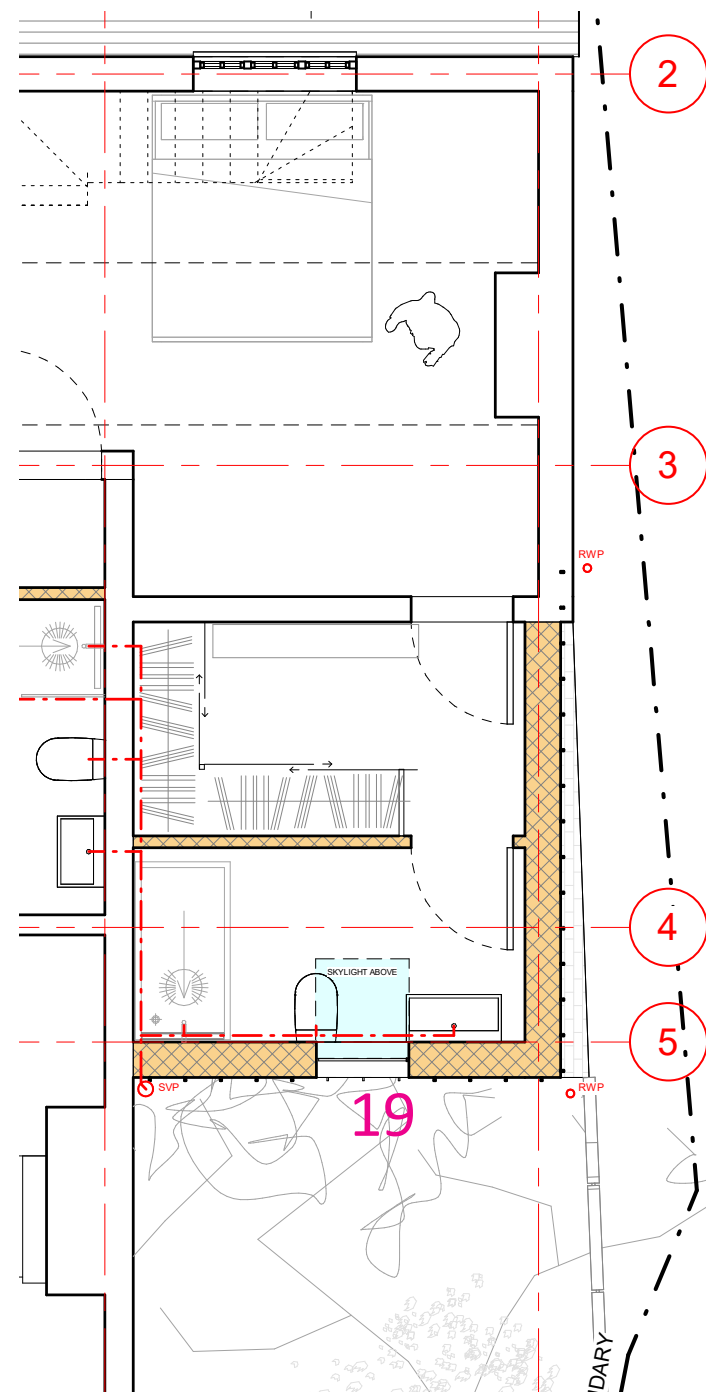


Fig. 8.19.1: Proposed L1 plan

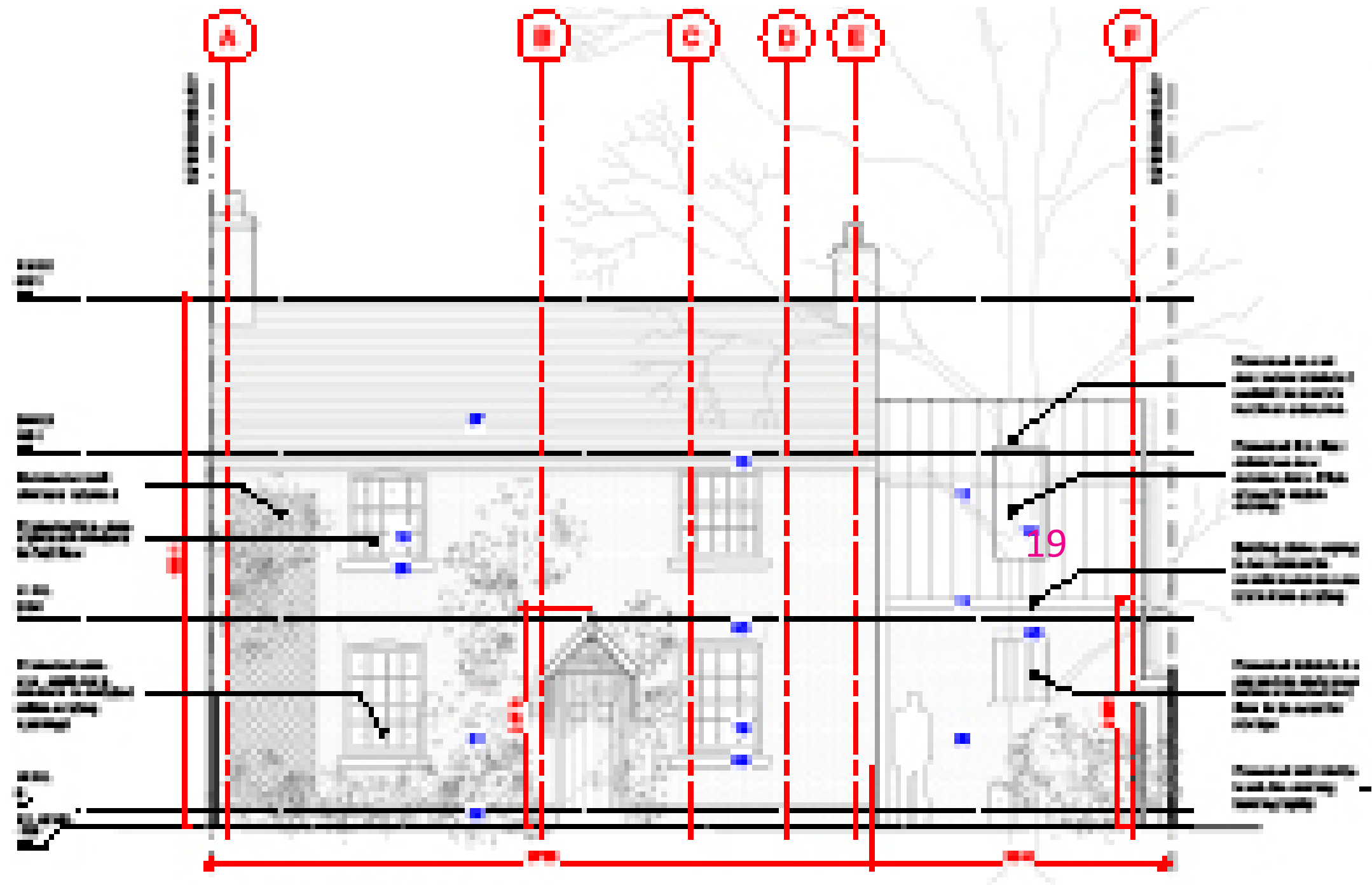


Fig. 8.19.2: Proposed front elevation

After consultation with the planning officer, we propose to add a small up-and-over eaves window to the front of the first-floor extension over the dairy. The window is aligned with the existing opening below, and the sill height is aligned with the existing openings along the primary facade of the farmhouse.

19. Add new window to first floor extension above dairy, along Gridline 5

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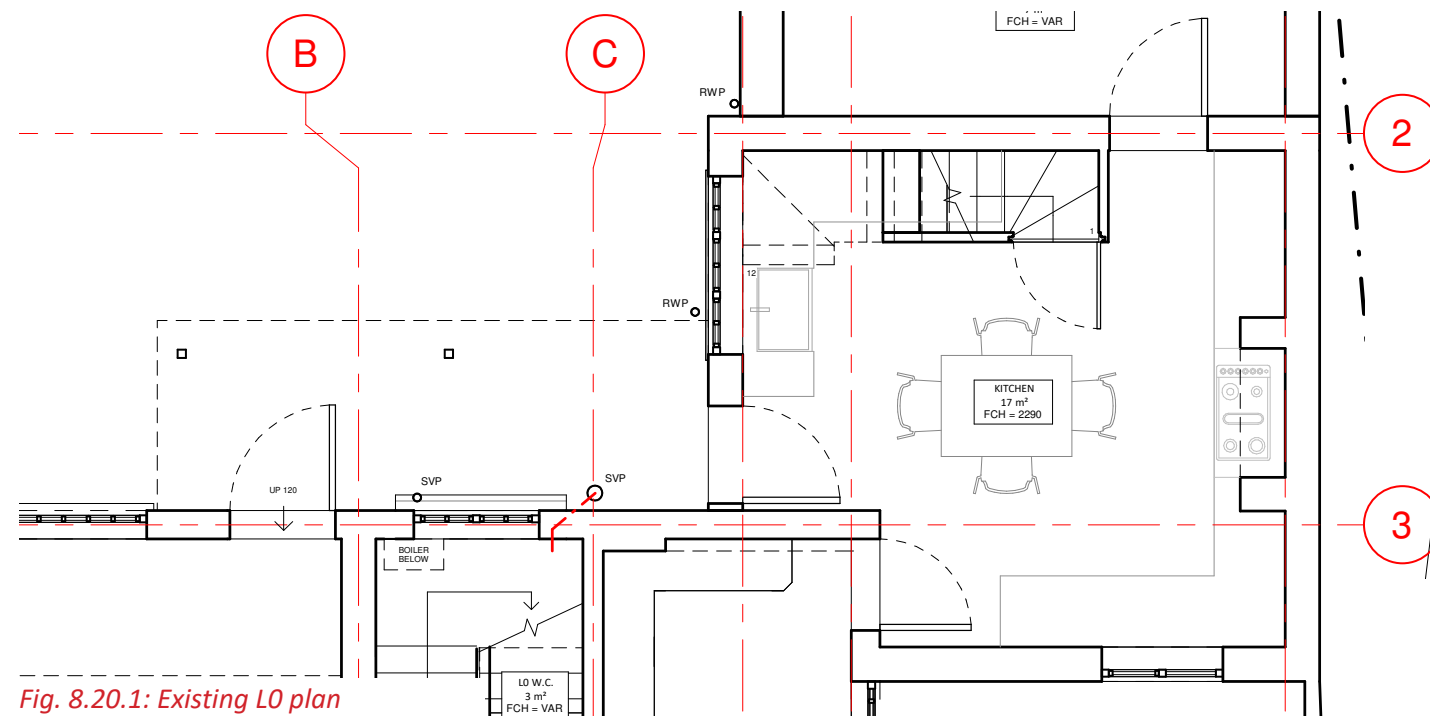


Fig. 8.20.1: Existing L0 plan

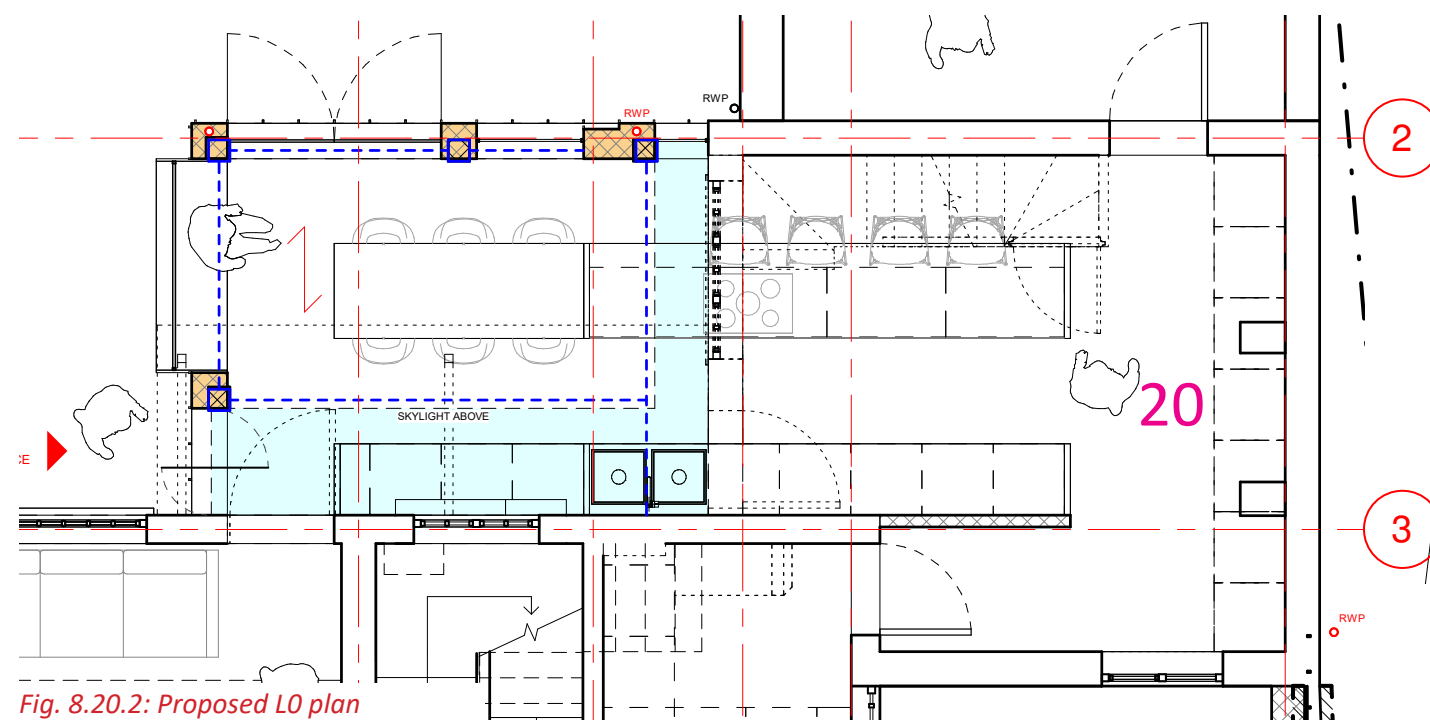


Fig. 8.20.2: Proposed L0 plan

An existing chimney breast located in the kitchen appears to have been opened up, with just the surround retained, which now houses a range cooker. It has however been tiled over, and lost its character as a result. We propose to keep the fireplace with kitchen units built around it. We plan to strip the current tiles and plaster, either exposing the original brick or plastering over it using insulated lime render plaster.

20. Retain chimney breast to kitchen, along Gridline F



Fig. 8.20.3: Existing chimney breast

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Fig. 8.21.1: Existing front elevation brickwork



Fig. 8.21.2: Existing right elevation brickwork



Fig. 8.21.3: Existing rear elevation brickwork

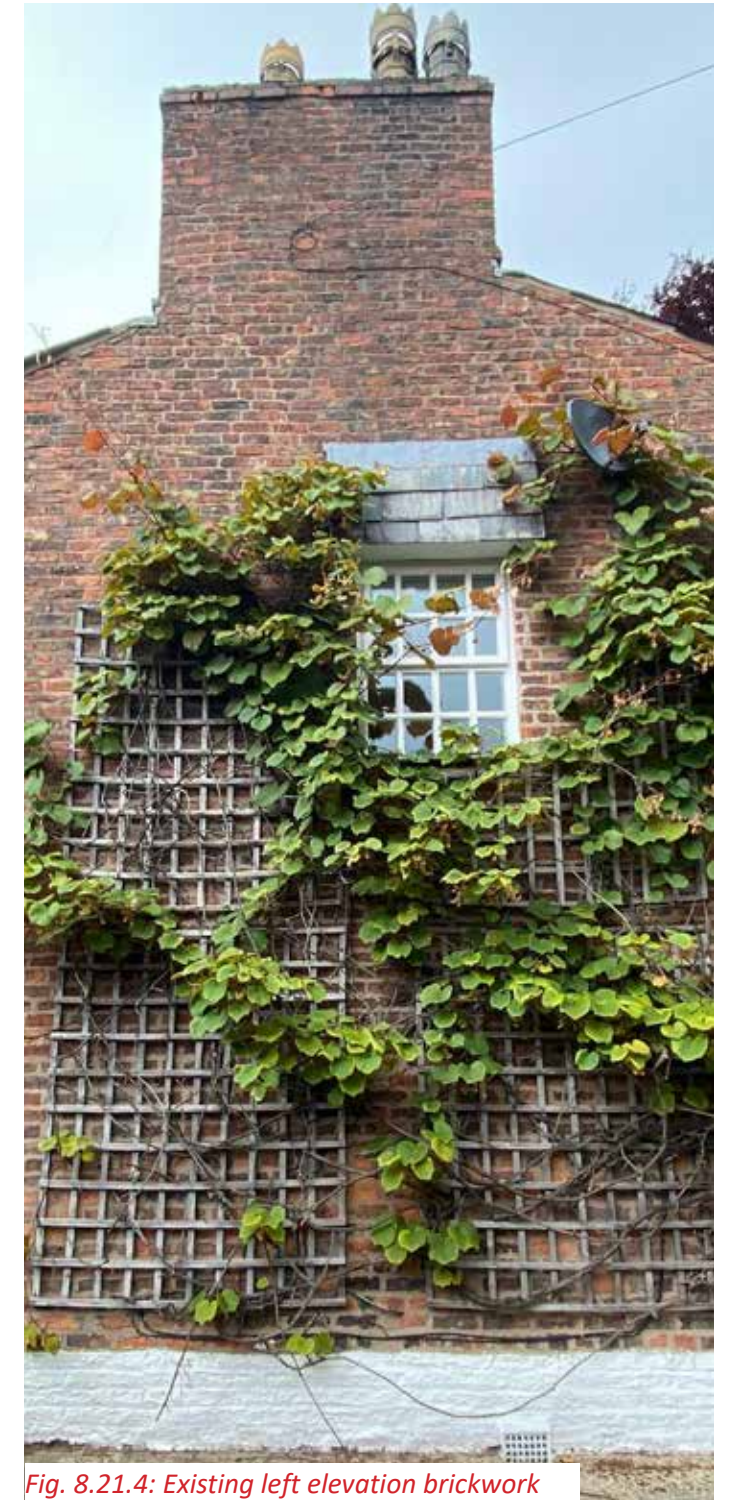


Fig. 8.21.4: Existing left elevation brickwork

Most of the brickwork is in a poor condition, which is detrimental to the character of the building. We propose the re-pointing of all brickwork in poor condition with lime mortar to improve the aesthetic of the exterior. We also propose to carefully remove the paintwork from the exterior of the building, allowing the brick to breathe.

21. Repoint all brickwork in poor condition using lime mortar