

7.0 LAYOUT

7.1 Proposed Site Arrangement

The pedestrian, cycle and vehicle access arrangements and general car parking and landscaping layout remain un-changed by the proposed development.

A bin storage area is proposed to the south east of the existing building, and associated bin collection area is proposed adjacent to the southern pedestrian access point on the Oxford Road boundary.

A new detached cycle store out-building which also contains a garden seat loggia structure to its north east elevation is proposed adjacent to the corner bounded by Trinity Place and the Oddfellows Hall.

A new detached plant room out-building is proposed to the south west of the existing building to the north of the retaining wall boundary with Holy Trinity Church.

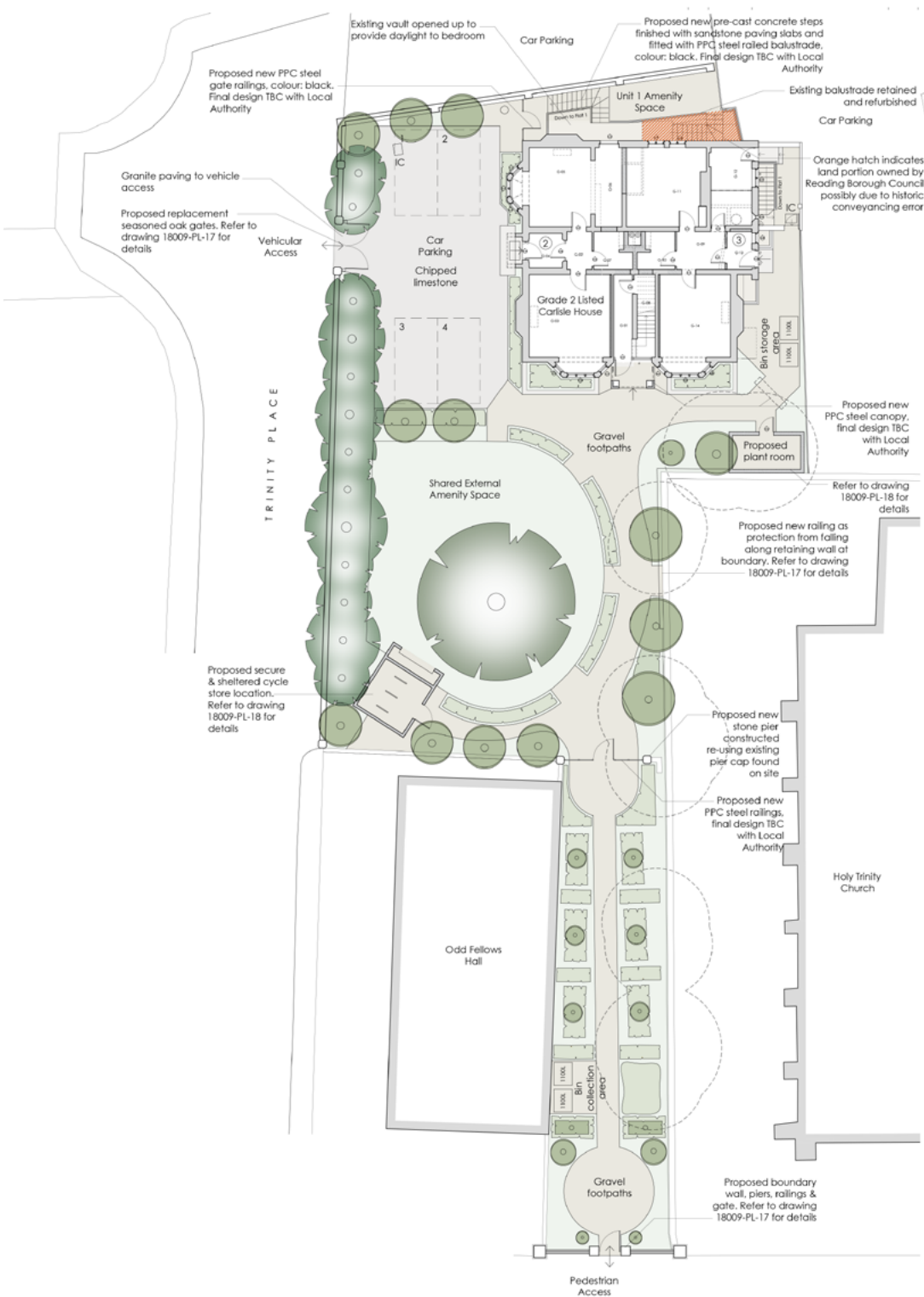


Fig.40: Proposed site plan extract from drawing number 18009-PL-03

7.0 LAYOUT

7.2 Proposed Building Layout General Matters

The previous subdivision of the original house layout into 4no. separate flats resulted in the layout becoming carved up and loss of the majority of original features including the original staircases and the 3no. ground floor level access doors. The proposed plans submitted with this application seek to create high quality residential flats meeting current standards and can also deliver on the following aims where possible:

- Reinstall original external door access points
- Reinstall room sizes back to their original sizes where practical

7.3 Proposed Lower Ground Floor

It is proposed to reinstate the existing lower ground floor basement rooms back to being usable and habitable taking advantage of the established 2.5 metre ceiling height.

The layout principle is proposed to position flat no.1's habitable rooms in locations along the northern and western portions of the lower ground floor to take advantage of existing lightwell, window and door positions.

Non-habitable rooms such as bathrooms and storage spaces have been located along the southern portion of the basement where there are minimal opportunities for natural light to be admitted to the dwelling.

It is proposed to open-up the existing vault to the north of the building in order to create a more open feel to the flat access whilst also allowing more daylight to the Bedroom 1 and Hall spaces.

The flat no.1 layout is proposed to make the most effective use of the existing walls and partitions whilst creating residential accommodation to meet current standards and market expectations.

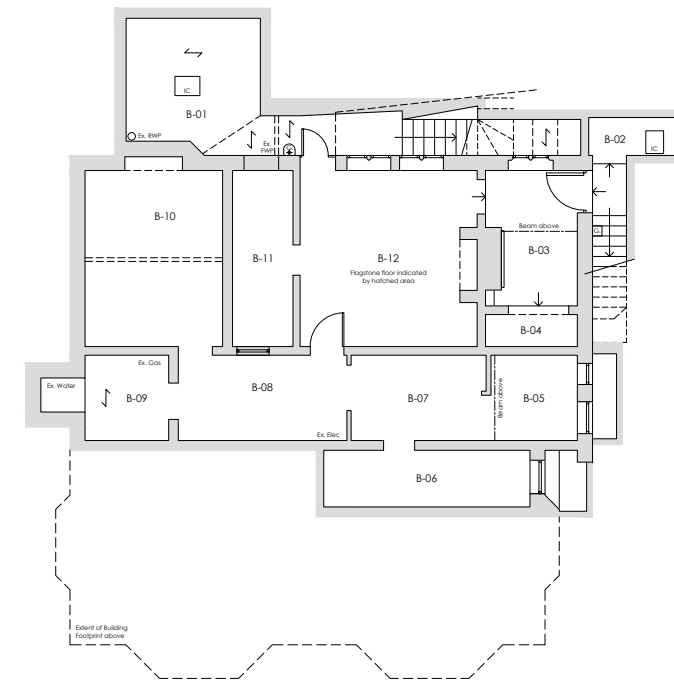


Fig.41: Existing lower ground floor plan extract from drawing no. 18009-PL-04

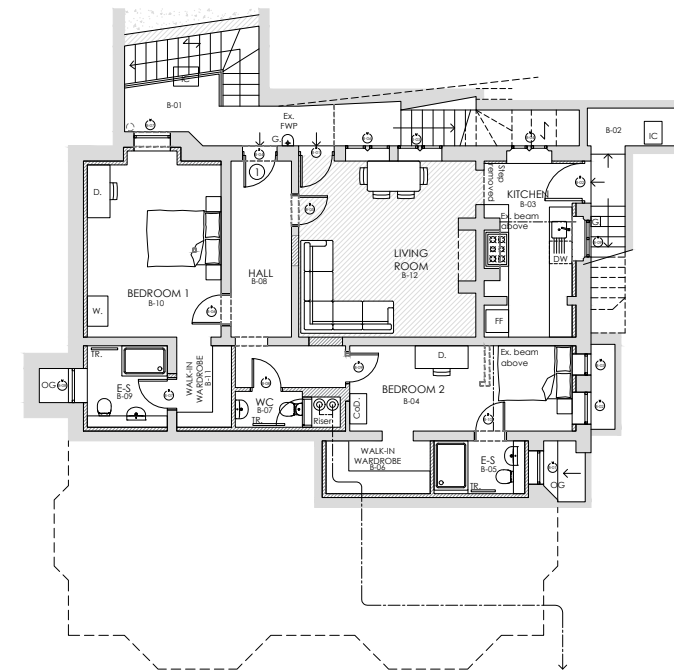


Fig.42: Proposed lower ground floor plan extract from drawing 18009-PL-08

7.0 LAYOUT

7.4 Proposed Ground Floor

The overall sub-division arrangement of the ground floor into 2no. separate flats remains as existing.

Flat no. 2 is proposed to be accessed from the west elevation via the reinstatement of the original front door location which currently contains a fixed shut door located within the existing bathroom of the existing flat. The unusual arrangement with the existing bathroom in this location is proposed to be returned back into an entrance lobby as it would have been originally.

The Flat no. 2 bedroom is located on the south side of the building with the living / kitchen / dining room on the north side benefiting from natural light also being admitted from the west facing bay window also. It is proposed to create a new opening within the wall separating the kitchen and the living room to create the benefit of a more spacious open volume to the rooms.

Shower rooms serving both flat nos. 2 and 3 are located centrally within the floor plan where natural light is not essential.

Flat no. 3 is proposed to have an external door reinstated to the centre of the east elevation which will act as the principal access to the dwelling. The bathroom and partition in this location will be removed and a new glazed partition installed to create an entrance lobby.

The overall room location arrangement for flat no. 3 remains as the existing unit aside from the following alterations: the living room door is proposed to be re-located to accommodate the new shower room location, bedroom is enlarged due to re-instatement of original partition and the kitchen is proposed to be enlarged.

The shared communal entrance door accessing the upper floor flats 4, 5 and 6 is retained with the non-original structural opening proposed to be widened to create a glazed sidelight. The ground-to-first floor stair is proposed to be retained with the under-stair cupboard proposed to become enlarged which is possible due to flats 2 and 3 having independent external access.

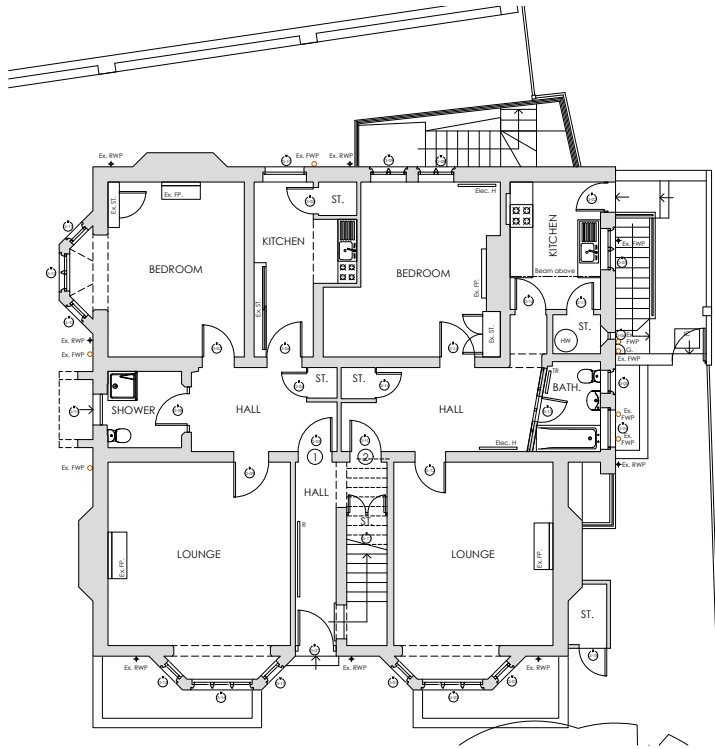


Fig.43: Existing ground floor plan extract from drawing no. 18009-PL-04

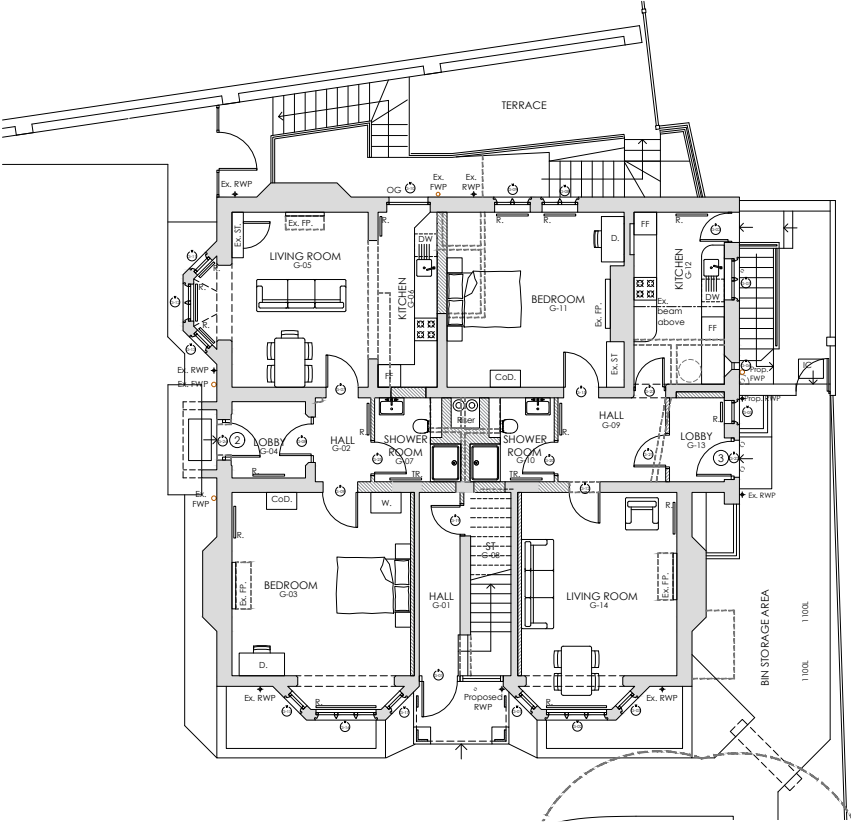


Fig.44: Proposed ground floor plan extract from drawing no. 18009-PL-09

7.0 LAYOUT

7.5 Proposed First Floor

The overall sub-division arrangement of the first floor into 2no. separate flats remains as existing.

Flat no.4 is proposed with similar layout to flat 2 below, with bedroom facing south and kitchen living dining room on the north west corner, proposed with new internal partition opening enabling a more spacious open-plan with dual aspect.

Flat no. 4 is proposed with its bathroom retained in the current position.

Flat no. 5 is proposed now on a single floor level, whereas the previous flat in this location also occupied space on the second floor accessed via a narrow and steep servant stair. This flat will accommodate the tenant of the existing flat no. 3 (in same location) who has a protected tenancy with the Applicant.

The living room of Flat 5 is proposed facing south in a space proposed to be enlarged following the removal of the narrow and steep servant stair. We propose that the servant stair location is no longer in a rational position for the building following the previous removal of the original stair, removal will present a greater long-term benefit to the quality of accommodation within the building.

An enlarged kitchen is proposed in the same location as existing. A bathroom is proposed also in the same location as existing with an en suite arrangement accessed directly from the new bedroom location which is proposed on the north side of the building.

An extended landing to the communal stair is proposed to be introduced to enable circulation access to a new proposed stair flight for access to flat no. 6 on the second floor.

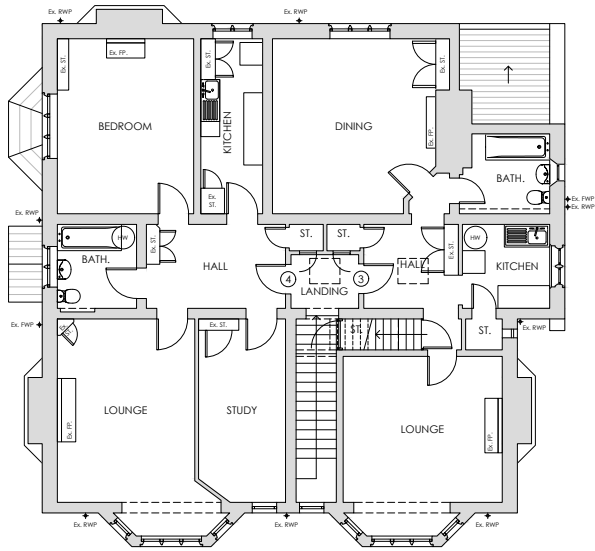


Fig.45: Existing first floor plan extract from drawing no. 18009-PL-05

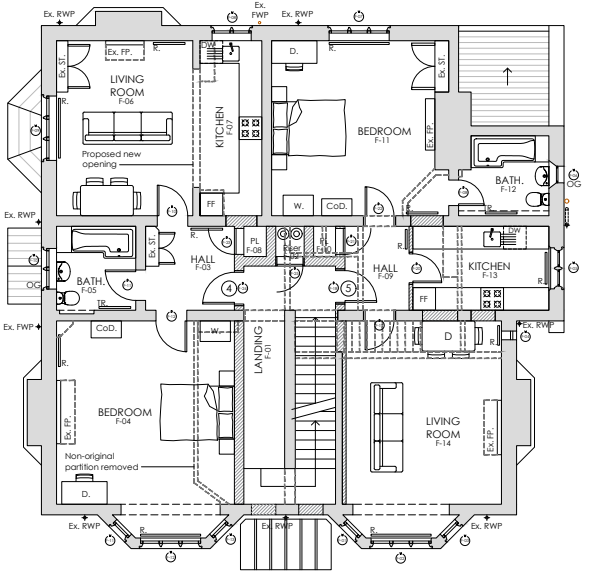


Fig.46: Proposed first floor plan extract from drawing no. 18009-PL-10

7.0 LAYOUT

7.6 Proposed Second Floor

The existing second floor rooms are proposed to be extended via refurbishment of the existing loft spaces within the pitched roof volumes as well as an extension volume linking the pitched roofs across the existing flat roofed valley.

It is proposed for the existing servant stair dormer structure to be removed in order to enable the roof volume linking extension to be constructed with the stone recycled into stonework repairs elsewhere on the building. It is considered that this dormer structure is in a very inconspicuous position and its removal presents limited harm to the listed building relative to the benefit provided by the additional residential accommodation which will enable the longer term viability of the building.

A new stair is proposed to access flat no.6 as an extension to the main shared stair well access from below.

A central hall is proposed allowing access to the roof terrace external amenity space to the east, bathroom to the west and open-plan kitchen / living / dining room to be accommodated within the vaulted volume of the northern pitched roof volume.

Flat no.6 bedrooms are proposed to be maintained in their current positions facing south over the garden toward Oxford Road.

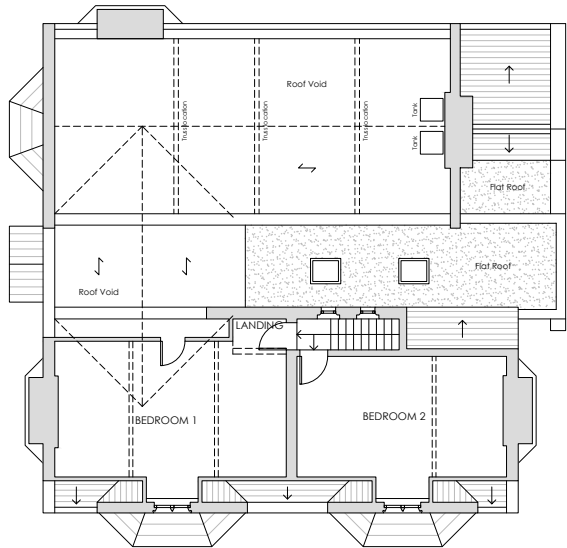


Fig.47: Existing second floor plan extract from drawing no. 18009-PL-05

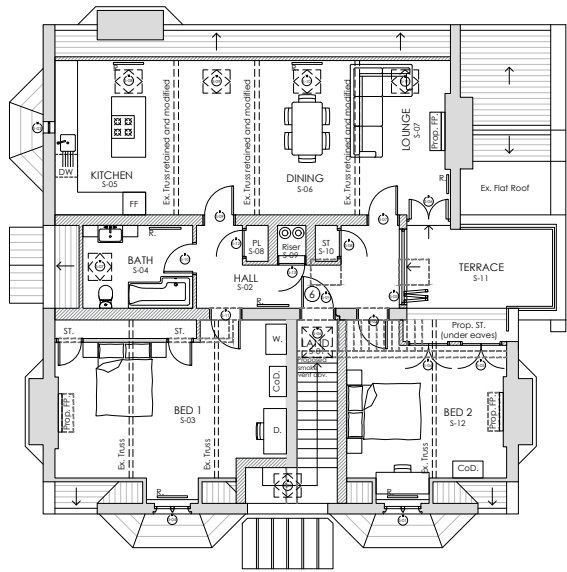


Fig.48: Proposed second floor plan extract from drawing no. 18009-PL-11

8.0 ACCESS

8.1 Site Access

There are no material changes proposed to the existing vehicle access from Trinity Place and the pedestrian / cycle access from Oxford Road into the site.

8.2 Building Access

In order to access proposed Flat 1 within the lower ground floor and also improve the amount of natural light admitted to the north facing rooms, it is proposed to open-up the existing below ground vault to the north of the building and install a new stepped access. It is also proposed to repair and re-instate the original external steps on the north side of the building to allow access between Flat 1 and its external amenity space located at ground floor adjacent to the north boundary.

It is proposed to reinstate access into the proposed Unit 2 via the original front entrance door to Carlisle House, centrally located within the west elevation.

It is proposed to create access directly into proposed Unit 3 by reinstating the external door which is located in the centre of the east elevation.

Access to the proposed Units 4, 5 and 6 will be provided by the existing and non-original entrance door to the south elevation. The door connects to the existing communal ground-to-first floor staircase which is proposed to be extended up to the second-floor level to allow access to flat 6.

8.3 Internal Access

Due to the inherent constraints of the existing listed building, it is not generally possible to comply with the guidance within the Building Regulations Approved Document M (Access to and use of buildings). The principle proposed to be adopted is to comply with the M4(1) Category 1: Visitable dwellings guidance where possible.

9.0 APPEARANCE

9.1 Proposed Site & Landscape Appearance

It is proposed to carry out comprehensive landscaping improvements across the site which will have the effect of creating significant enhancement to the setting of the listed building and appearance of the Conservation Area and street scene more generally.

Refer to Designer Landscapes Garden Design Statement and proposed landscaping plans for further detail on the new garden scheme.



Fig.49: Proposed Garden southern entrance illustration extract from Garden Design Statement

At the southern boundary with Oxford Road, it is proposed to replace the existing brickwork wall boundary treatment and steel gate with a replacement more attractive boundary treatment more appropriate to the grandeur and status of the Carlisle House listed building. The new boundary treatment will comprise: low-level stone coloured brickwork walls and piers with natural stone copings and pier caps, and new PPC steel railings and access gate.



Fig.50: Photograph of existing Oxford Road boundary treatment

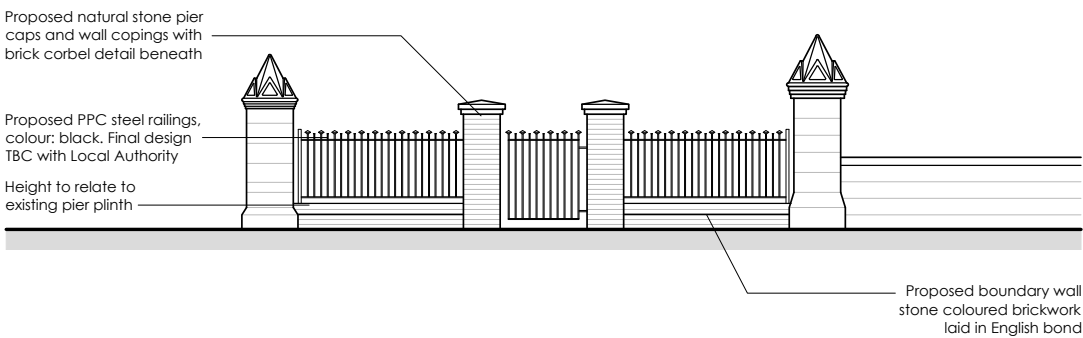


Fig. 51: Proposed boundary treatment elevation extract from drawing no. 18009-PL-17

9.0 APPEARANCE

At the western boundary with Trinity Place, it is proposed to replace the existing poor quality pair of vehicle access timber gates with an attractive high quality pair of seasoned oak gates with a shallow pointed arch profile referencing the neo gothic features of the listed building.



Fig.52: Photograph of existing vehicle access gates

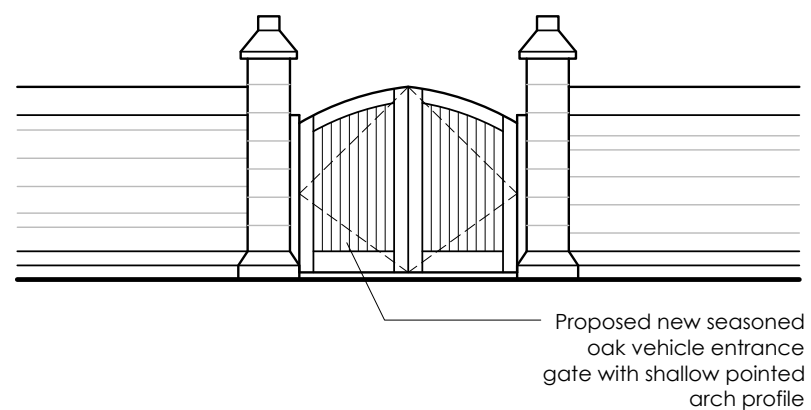


Fig.53: Proposed new gates elevation extract from drawing no. 18009-PL-17

There are 2no. new proposed out-buildings proposed within the site: a new plant room to the south east of the existing building, and a new cycle store with garden seat loggia in the south west corner of the site.

The proposed plant room building is designed with a simple understated appearance using natural slate finish to both walls and roof, matching the existing roof finish of Carlisle House. An anthracite colour painted timber door and galvanized steel rainwater goods are proposed to finish the appearance of this required ancillary building.

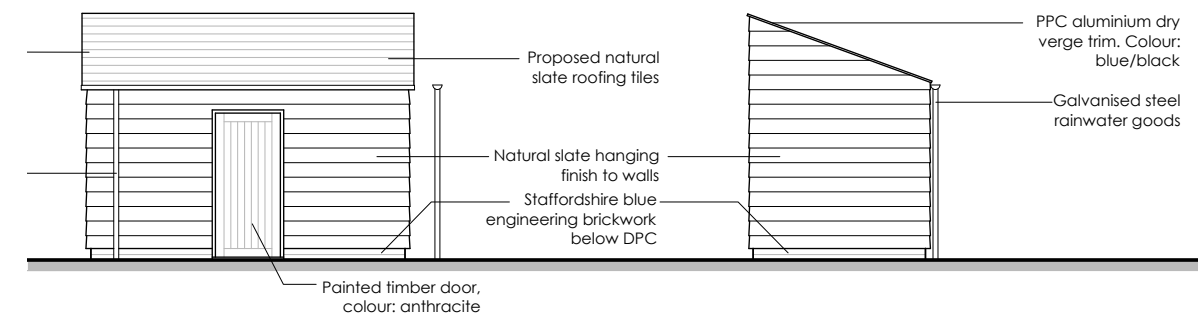


Fig.54: Proposed plant room north and east elevation extracts from drawing no. 18009-PL-18

The proposed cycle store building is proposed with a pitched and gabled roof volume with the north east gable end facing toward Carlisle House accommodating the garden seat loggia. The building is proposed with a natural slate roof finish, oak featheredge board cladding and an ashlar natural stonework plinth. The open loggia structure is proposed to be constructed with a green oak frame which includes pointed arch members referencing the neo gothic motifs found on the listed building.

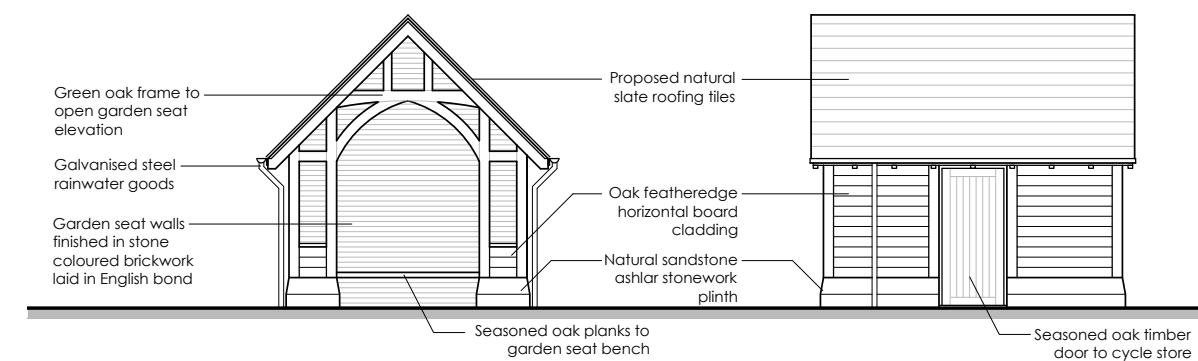


Fig.55: Proposed cycle store / garden seat loggia north east and south east elevation extracts from drawing no. 18009-PL-18

9.0 APPEARANCE

9.2 Proposed Building Appearance General Matters

The previous subdivision of the original house layout into 4no. separate flats resulted in various unfortunate alterations to the original building appearance. Some of these harmful alterations included the loss of the 3no. ground floor entrance doors, introduction of unattractive new door and window openings, loss of the original chimney stacks and pots and addition of fire escape ladders and ill-conceived exposed pipework. The proposed elevations submitted with this application seek to repair some of the harm which resulted from the previous flat conversion and enhance the appearance of the listed building.

9.3 - Proposed South Elevation

It is proposed to balance and enhance the appearance of the south elevation via the following proposed alterations:

- Widen and raise the existing communal access doorway to include a sidelight and fanlight with new shallow pointed arch stone lintel. The glazed door and sidelight are proposed to be painted timber and incorporate pointed arch frame profile at their head.
- Construct an open decorative steel canopy with rolled lead roof finish which pronounces the entrance to the upper floor flats and provides some shelter at the doorway. Note that the framework pattern is to be considered preliminary and is to be further refined and agreed with the Local Authority.
- The non-original central first floor windows which have an appearance at odds with the others are to be infilled with stonework to match existing.
- A recessed / flush installation conservation roof light is proposed centred on the roof between the gables allowing natural light into the first-floor communal stairwell.
- The chimney stacks and pots are to be reinstated. The stacks will ideally be finished in a resilient sandstone if a good colour match can be found, alternatively a complimentary stone coloured resilient brick will be selected. The pots are to be proposed in buff coloured clay.



Fig.56: Existing south elevation extract from drawing no. 19016-PL-06



Fig.57: Proposed south elevation extract from drawing no. 19016-PL-14

9.0 APPEARANCE

9.4 Proposed West Elevation

It is proposed to alter and enhance the west elevation via the following proposed elements:

- It is proposed to reinstate a high quality bespoke glazed painted timber door to the original formal entrance to the listed building.
- The existing attic vent structural opening to the northern gable is proposed to have a slim, steel framed fixed Crittall style window fitted
- A recessed / flush installation conservation roof light is proposed centred on the roof between the gables allowing natural light into the second-floor bathroom.
- The chimney stacks and pots are to be reinstated. The stacks will ideally be finished in a resilient sandstone if a good colour match can be found, alternatively a complimentary stone coloured resilient brick will be selected. The pots are to be proposed in buff coloured clay.
- New steel railed gates and railings are proposed as demarcation between the car parking area and the external access and amenity space serving the proposed Flat no.1. Note that the railing pattern is to be considered preliminary and is to be further refined and agreed with the Local Authority.



Fig.58: Existing west elevation extract from drawing no. 19016-PL-06



Fig.59: Proposed west elevation extract from drawing no. 19016-PL-13

9.5 Proposed North Elevation

It is proposed to alter and enhance the north elevation via the following proposed elements:

- It is proposed to reinstate a high quality bespoke full-height painted timber window to the original ground level doorway reference W-G-10.
- 3no. recessed / flush installation conservation roof lights are proposed to the main pitched roof volume allowing natural light into the kitchen / living room and enabling a view out also.
- The chimney stacks and pots are to be reinstated. The stacks will ideally be finished in a resilient sandstone if a good colour match can be found, alternatively a complimentary stone coloured resilient brick will be selected. The pots are to be proposed in buff coloured clay.
- The existing vault structure is to be opened-up allowing additional natural light into the Flat 1 habitable rooms below. The approach to the wall finish in this location is subject to further intrusive site investigation and agreement with the Local Authority



Fig.60: Existing north elevation extract from drawing no. 19016-PL-07



Fig.61: Proposed north elevation extract from drawing no. 19016-PL-16

9.0 APPEARANCE

9.6 Proposed East Elevation

It is proposed to alter and enhance the west elevation via the following proposed elements:

- It is proposed to reinstate a high quality bespoke glazed painted timber door to the original rear entrance to the listed building which will act as the entrance door to flat 3.
- It is proposed to remove the fire escape ladder and low-level external store enclosure at its base.
- It is proposed to remove unnecessary drainage pipework and alter existing pipework runs to create a more tidy and refined arrangement.
- Glazing is to be reinstated to the low-level openings of window W-F-05 which would originally have been located on the original stair half-landing.
- The small stone faced and slate roof finished dormer volume accommodating the existing servant stair is proposed to be removed and replaced with the set-back flat roofed extension volume. The extension is proposed with a high quality contemporary but complimentary appearance finished with standing seam zinc cladding to walls, a rolled lead roof and slim-framed heritage type frame profile PPC aluminium glazed doors.
- The parapet to the flat roof valley accommodating the flat 6 roof terrace is proposed to have a laminated glass guarding balustrade fitted to provide a smart contemporary appearance with minimal visual intrusion.
- The chimney stacks and pots are to be reinstated. The stacks will ideally be finished in a resilient sandstone if a good colour match can be found, alternatively a complimentary stone coloured resilient brick will be selected. The pots are to be proposed in buff coloured clay.

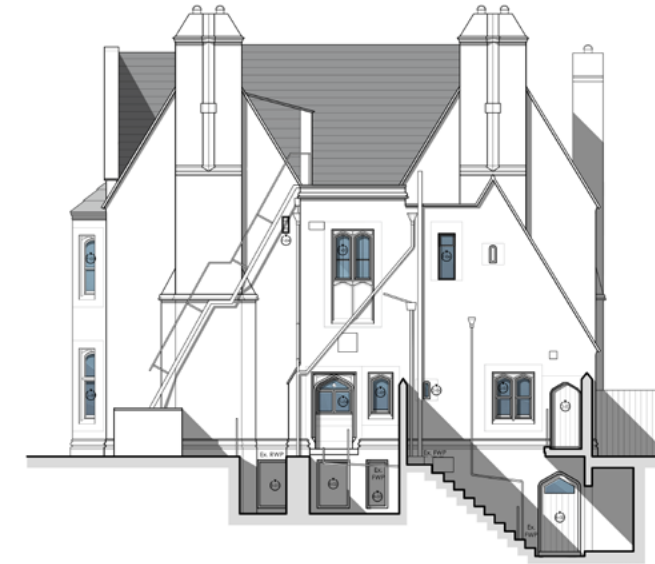


Fig.62: Existing east elevation extract from drawing no. 19016-PL-07



Fig.63: Proposed east elevation extract from drawing no. 19016-PL-15

10.0 LANDSCAPING

There is a comprehensive scheme for hard and soft landscaping improvement proposed across the site.

The proposed landscaping scheme will have the effect of:

- Providing high quality external amenity space for the residents
- Significantly enhancing the setting of the Carlisle House listed building
- Significantly enhancing the appearance of the Conservation Area and local street scene
- Providing longer term sustainability for the stone retaining boundary wall between the Carlisle House and Holy Trinity Church listed building sites via the removal and replacement of the large self-seeded sycamore trees within the site.
- Ensure long-term biodiversity is encouraged within the site via the proposed planting scheme and other biodiversity enhancements.

Refer to Designer Landscapes Garden Design Statement / Plans and S J Stephens Associates Arboricultural Impact Assessment for further clarifications on the proposed hard and soft landscaping scheme.

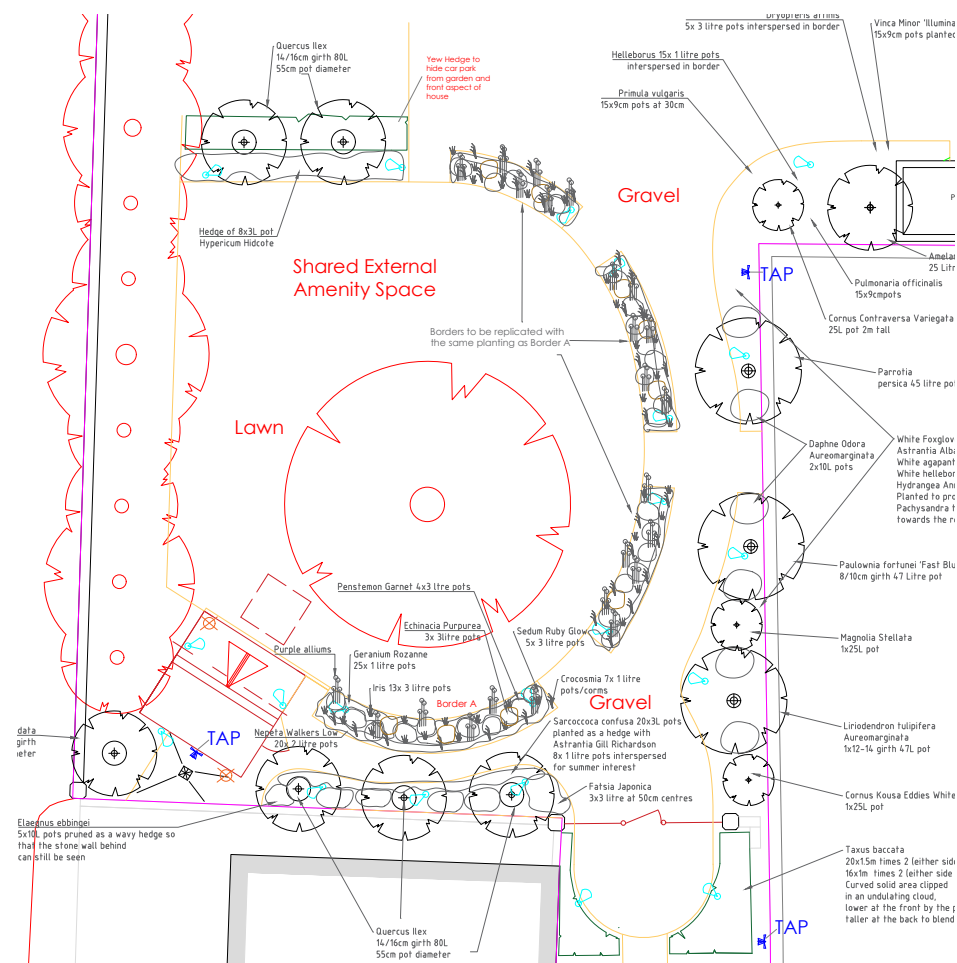


Fig.64: Designer Landscapes' Garden planting plan extract

11.0 AFFORDABLE HOUSING STATEMENT

It is understood that the Local Authority affordable housing planning policy may apply to the second-floor flat no. 6 which is provided via the creation of additional gross internal floor area via the conversion of existing loft space and extension of the roof volume.

Given that any affordable housing requirement would equate to a small proportion of one unit, a commuted financial contribution would be the only appropriate route to satisfy policy requirements.

Once it is clear the proposed development has a recommendation for approval forthcoming, it will be possible to provide necessary valuation and draft S106 agreement documents associated with securing any required commuted financial contribution from the Applicant.

12.0 AIR QUALITY STATEMENT

Due to the site's urban location close to the busy A329 classified road, Carlisle House is located with the Reading Borough Council Air Quality Management Area.

Air quality issues in the vicinity of the application site are caused by motor vehicle traffic. There are no additional car parking spaces proposed as part of the application, confirming that the proposed development will not have a more detrimental impact on air quality within the local area.

The residential use within the site is long established, confirming that there is not a more sensitive use to any air quality matters being proposed as part of the application.

13.0 SUSTAINABILITY STATEMENT

13.1 – The following Sustainability statement has been prepared based on the content of the Sustainable Design Checklist A1.1 contained within Reading Borough Council's Sustainable Design and Construction Supplementary Planning Document (Adopted December 2019).

13.2 - Energy / CO2

13.2.1 - Due to the listed building status, it is not practical or appropriate to achieve the standard levels of thermal insulation upgrade to the complete building envelope. Instead, we propose to adopt a robust 'fabric first' approach to energy and CO2 conservation, minimising unwanted heat gains and losses predominantly within the Lower Ground Floor Unit 1 and the Second Floor Unit 6. The proposed units 2, 3, 4 and 5 will be upgraded with a more limited approach suited to the listed building context. The following approach to managing heat losses and gains within the proposed development:

- Lower ground floor / basement level flat no.1 will require a new concrete floor slab structure to be installed along with a tanking system to walls and floor in order control the inherent damp issues. As part of these required works it will be proposed to install floor and wall insulation as part of the new construction.
- Ground and first floor flat nos.2, 3, 4 and 5 will only have mineral wool thermal / acoustic / fire separation insulation proposed within the existing suspended timber floor structures. It may not be appropriate to install any external wall insulation or replace the existing single-glazed windows with higher performing double-glazed units.
- Second floor flat no. 6 will be proposed to have thermal insulation introduced to the existing pitched roof volumes as well as the new flat-roofed extension volume roof and walls. All the new proposed conservation roof lights and glazed doors to the extension will be proposed with double-glazed units within heritage type products. It will be essential to provide a good level of insulation to this in-roof dwelling flat to provide reasonable thermal comfort to the occupants, preventing over-heating in summer and managing heat loss in winter.

13.2.2 - Natural daylighting has been optimised via the provision of generous windows and rooflights in order to minimise reliance on artificial electric lighting during daylight hours.

13.2.3 - All electrical light fittings to be installed will be low energy LED type fittings.

13.2.4 - All external light fittings will be fitted with daylight photocell or motion PIR detection sensor as appropriate to ensure exterior lights do not remain switched on unnecessarily.

13.2.5 - All electrical appliances and plant will be high efficiency type appliances.

13.2.6 - A small district heating type approach is proposed to be adopted providing the heating and hot water requirements for the development. The significant reason for adopting this approach is to limit the major intrusion of integrating the supplies and flues for multiple gas -fired boilers within the scheme.

The proposed new plant room will accommodate the following key plant equipment:

- 3 No. light commercial wall hung boilers (with integral shunt pumps)
- Buffer vessel
- Pressurisation unit
- Expansion Vessel
- District Heating Circulation Pumps
- Light commercial gas meter
- Dosing Pot
- Air separator
- Dirt separator
- Controls

The plant room will be supplying hot water to the proposed dwelling flats via individual heat exchange units located within each residential unit via insulated flow and return pipework located within a central service riser.

13.2.7 - Decentralised and on-site renewable energy provision has been considered for the scheme but is intended not to be the primary part of the energy strategy at this stage.

13.2.8 - Secure and sheltered cycle storage for 6no. cycles has been proposed in order to assist with a clean, low-energy / low-CO2 transport strategy in accordance with the local authority policy.

13.2.9 - An electric vehicle charging point will be installed in order to provide the option for occupants to use electric motor vehicles.

13.3– Water

13.3.1 - Water use efficiency will be provided via the adoption of the 'fittings approach' as described by the maximum fittings consumption rates within Table 2.1 of Building Regulations Approved Document G.

13.3.2 - The proposed development will incorporate a water butt for the collection of rainwater in order to reduce the use of potable water within the garden.

13.3.3 - Rainwater harvesting for re-use on the site has been considered, but is not currently proposed to be adopted due to internal space constraints for necessary treatment plant equipment.

13.4 - Materials

13.4.1 - High quality exterior finish materials of natural slates, natural stone, rolled zinc and lead to match existing have been selected in order to respect the character of the listed building and conservation area also providing a robust and durable finish to the building exterior.

13.4.2 - Internally, responsibly sourced timber will be proposed for structural applications where possible in order to provide a low-CO2 and low-energy solution.

13.5 - Surface Water Run-off

13.5.1 - In order to minimise the risk of flooding beyond the site, all stormwater collected from new roofs, new rainwater pipes and paved areas is proposed to be disposed of via percolation from storage within the sub-base of paved footpath areas.

13.6 - Waste

13.6.1 - All contractors and site operatives will be encouraged to minimise wastage levels on site, aiming to reuse waste on-site wherever possible, e.g. any suitable masonry rubble produced from demolition will be utilised for sub-base construction of paved areas.

13.6.2 - No materials are to be burnt on site during the demolition / construction phase.

13.6.3 - Bin storage and collection areas are provided on site for the separate storage and collection of: mixed recyclables, general refuse, food waste and garden waste.

13.7 – Pollution

13.7.1 - In order to manage noise pollution during the construction phase, the following measures will be adopted:

- Careful selection of plant, construction methods and programming.
- Construction plant will be located, as far as reasonably practicable, away from adjacent occupied buildings. All plant to be shut down when not in use.
- Prior notification to surrounding residents in advance of potentially noisy operations commencing and duration.
- No idling of vehicles when not in use and minimising movement of construction traffic.
- The proposed hours for noisy construction and demolition are to be restricted to: Monday to Friday 8:00am – 6:00pm; Saturday 8:00am – 1:00pm; Not at any time on Sundays and Bank holidays.

13.7.2 - In order to manage air pollution during the construction phase, the following measures will be adopted:

- No materials are to be burnt on site during the demolition / construction phase.
- Regular cleaning of hard surfaced areas and roads if necessary.
- Appropriate transportation of dusty materials, with all loads to be covered.
- A suitable method for immediate clean-up of spillages of dusty materials in place.
- Use water as dust suppressant when using cutting equipment.
- Minimise how long stockpiles remain on site.
- No idling of vehicles when not in use and minimising movement of construction traffic.
- The site gates, fencing and site boundaries will be provided / adapted to proficiently act as site hoarding to manage dust breakout

13.8 – Health & Well-being

13.8.1 - Natural daylighting and views have been optimised via the provision of generous sized windows and rooflights in order to provide high quality internal environments which promote occupants' well-being.

13.8.2 - High-quality, green shared external amenity space will be provided within the south-facing landscaped garden, benefitting from direct sunlight throughout the day.

13.8.3 - Installation of high-performance double-glazed windows and doors where appropriate will improve thermal comfort and also acoustic insulation from external noise associated with the urban site location.

13.8.4 - The separating wall and floor structures between the dwellings will be designed to provide robust acoustic separation in order to minimise the risk of noise complaints by future occupants.

13.9 - Management

13.9.1 - The construction phase of the development will accommodate the measures described within sections 7.1 and 7.2 above along with points listed below in order to manage environmental and social considerations:

- A banksman will be present for all material delivery / waste removal vehicle movements in order to manage public highway and pedestrian safety.
- Contractors will be encouraged to share vehicles and use local public transport aiming to alleviate any potential problems with car parking.
- A site operative using a hose or jet wash and brushes will provide wheel-washing facilities at the site entrance. The operative will also provide highway cleaning function to prevent mud and other materials being deposited on the highway from vehicles exiting the site.
- The contractor is to establish a phone line for neighbouring residents to inform the site manager of perceived noise & dust issues and other complaints. All complaints received will be recorded, investigated and corrective actions implemented if the complaint is valid and feedback will be given to the complainant.

13.9.2 - The development will provide a secure place to live providing a safer environment for occupants and neighbours by increasing natural visual surveillance of the site and adjacent sites by the increase in site occupancy and windows providing new views out to the north and east.

13.10 - Ecology

13.10.1 - It will be proposed to enhance the biodiversity of the site, via the following methods:

- Installation of integrated bat box within the gable of the proposed cycle store.
- Installation of integrated bird box within the gable of the proposed cycle store.
- Planting of native species trees and shrubs within the garden external amenity spaces.

Final biodiversity enhancements will be proposed following feedback received from the Local Authority ecology consultee.

14.0 CONCLUSION

The development proposals described by the planning and listed building consent application present the opportunity to enhance the quality and amount of residential accommodation enabling the future longevity of the important heritage asset to be secured.

Comprehensive landscaping and boundary treatment improvements will enhance the setting of the listed building and wider appearance of the Conservation Area and Oxford Road / Trinity Place street scenes. The new landscaped gardens will provide very high-quality external amenity space for the residents.

Removal and replacement of the poor-quality Sycamore trees adjacent to the retaining wall boundary with Holy Trinity Church will assist in preventing further collapse to the boundary wall between these listed buildings. The trees removal will also allow the daylight and sunlight admittance to the existing buildings and garden to be significantly improved, allowing purposeful high quality replacement tree planting to thrive and residents' well-being to improve.

The building layout alterations proposed enable the required increase in residential accommodation to be achieved and will provide attractive high-quality dwelling flats better suited to modern day standards and market expectations. Layout alterations seek to redress some of the harm caused to the building by the previous residential flats sub-division.

External building alterations and the comprehensive repairs proposed will significantly enhance the appearance of Carlisle House. Alterations proposed to enhance external building facades will help to repair some of the unfortunate, ill-conceived works carried out by the previous residential flats sub-division.

We look forward to working proactively in collaboration with the Local Authority Planning Department's Case Officer and Heritage Officer in order to gain approval for the proposed scheme.



Fig.65: Proposed Front/South Elevation extract from drawing no. 19016-PL-19

