

128 Castle Hill - Move 2nd floor bathroom, repair ground floor flat roof
Design, Access and Heritage Statement
Date: 21st October 2018 (revised 25th November 2018)

Use

The property is a single residential dwelling of three floors and a basement. Use will be unaffected by the proposal.

Amount

No changes to the amount are proposed.

Layout

The top floor of the property consists of a master bedroom at the front, a shower room with WC and hand basin, and a smaller bedroom at the rear, all accessed via a landing. The current layout is shown in figure 5.

The proposal is to convert the existing shower room to a wardrobe, removing tiling, plumbing etc. from this room, and convert the adjacent rear bedroom to a bath and shower room with double basin and WC. The proposed layout is shown in figure 4.

It is further proposed to renovate the flat roof over the rear (north) ground floor extension which has reached the end of its design life and currently leaks during poor weather.

Scale & Appearance

No changes to scale are proposed. A privacy film would be applied to the interior of the existing casement window glazing for the proposed bathroom, giving the appearance of frosted glass.

The felt on the existing flat roof to the rear of the property (see figure 1) will be replaced with a dark-coloured unobtrusive EPDM synthetic rubber membrane. Any roof boards found to be water damaged when the felt covering is removed will be replaced. The interior wall facing the exit door in the rear extension has suffered water damage, degrading the render and causing part of the wallpaper to come away. It is proposed to remove the render and paper on this section of wall.



Figure 1
Flat roof over rear extension

Landscaping

No landscaping changes are proposed.

Access

The proposed development does not affect access as the existing facilities would be moved to an adjacent room on the same floor.

Heritage Statement

The building is situated in the Russell Street/Castle Hill Conservation area and is Grade II listed. It is thought to have been built around 1800, and seems to appear in an 1820 postcard (see Fig. 2) of the street.



Figure 2
Postcard showing Castle Hill facing east from the turnpike, 1820
Inset: frame highlighting a white-rendered building thought to be present day 128-132 Castle Hill

The ground and first floor rooms to the front of the property have decorative cornices and fireplaces consistent with the time the house was built. The basement kitchen—also at the front of the property—has a larger, more functional fireplace and an exposed beam in the ceiling. The master bedroom and shower room on the top floor also have exposed beams in the ceiling. The rooms to the rear of the property have no exposed beams or fireplaces and only the ground floor room has a decorative cornice. Internal brick walls run up from the basement to the top floor separating the front rooms from the rear rooms, and also the rear rooms from the staircase.



Figure 3
Existing flooring in 2nd floor rear bedroom (proposed new bathroom)

The current shower room arrangement has wet room drainage for the shower area. It is common for wet rooms to leak, and there is evidence of previous leakage in the ceiling of the first floor front

room below the shower. There is a grille over the shower area without an extractor fan, which vents damp air into the loft space. The rear room on the top floor which is the proposed new bathroom currently has a mixture of approximately half timber floorboards and half particle board flooring (see Fig. 3).

By moving the shower nearer the point of drainage egress from the building, installing a shower tray, and switching to a room at the rear of the house below which there are fewer features of heritage value, the likelihood and impact of any future leaks will be reduced. It is proposed to replace the existing flooring in the rear room with a marine plywood base to further reduce movement and risk of leaks. Only existing channels through the rear wall would be used for drainage pipes, avoiding any modification of the brickwork. The damp air from the new shower area would be extracted and ducted to a vent slate fitted in the roof in order to improve ventilation and reduce humidity in the roof space. The modern door to the airing cupboard in this room would be rehung to open towards the rear of the property. A new door to match the style of the existing internal period doors would be hung in the first doorway directly opposite the top of the stairs on the 2nd floor, to improve privacy.

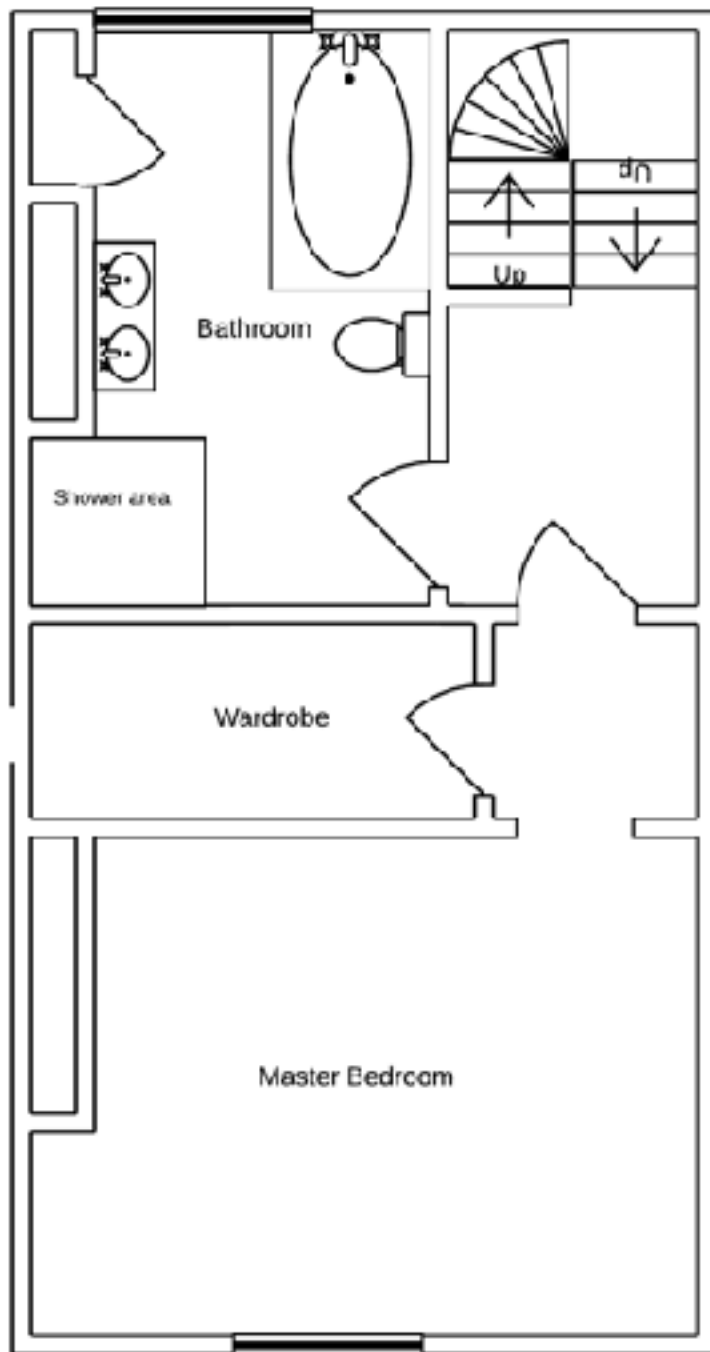


Figure 4
Proposed new layout of 2nd floor

128 Castle Hill
Proposed 2nd Floor Layout

Scale 1:50



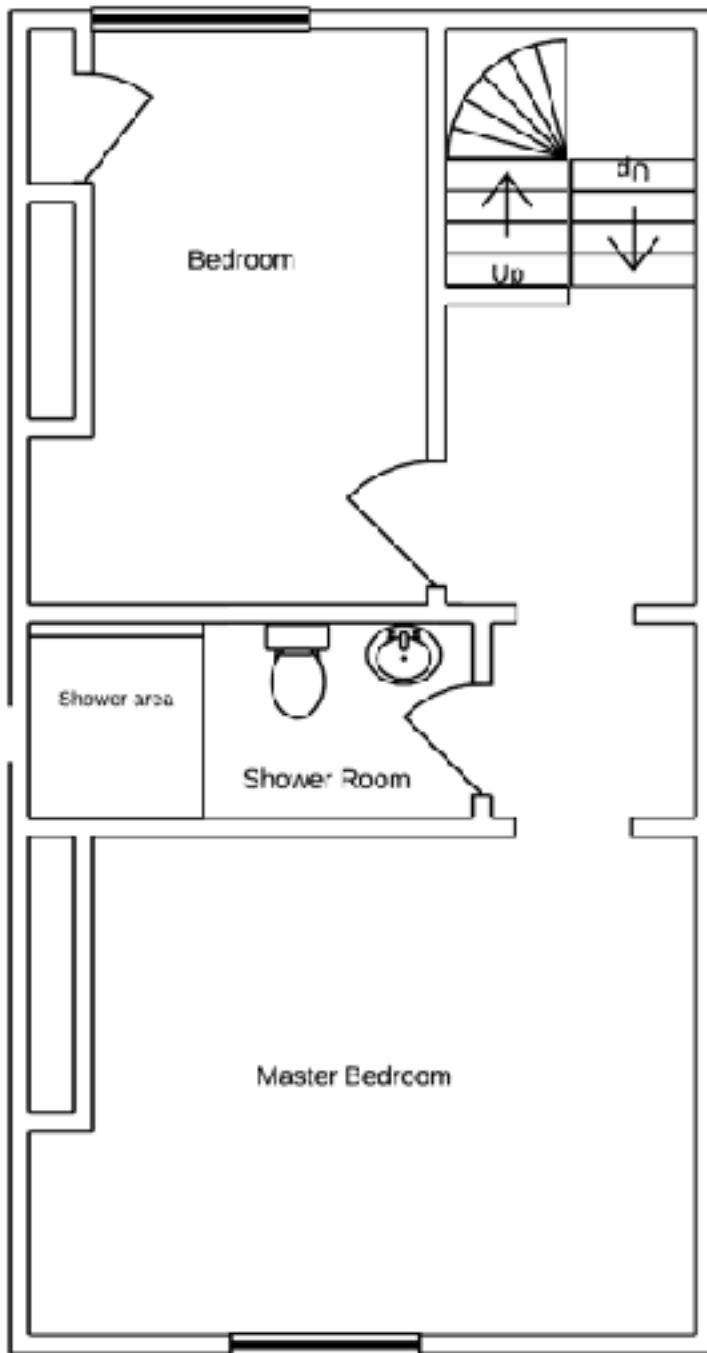


Figure 5
Current layout of 2nd floor

128 Castle Hill
Current 2nd Floor Layout

Scale 1:50

