

STAIR ENCLOSURE 20 - The only original features are the handrail, balusters and newel posts all of which will remain in fact as existing in good order.
ROOM 21 - There are a number of original features that will remain as they are consistent with the use of the room as HMO bedroom 7. They are original built in wardrobes/cupboards either side of the chimney breast. The fire place and surround are missing but the mantel is still in place. The existing timber sash window is intact and in good order and will be refurbished with secondary glazing as room 1. The existing skirting appear to be original. The entrance door and frame are original but will require to be 30 mins fire resistant and self closing to comply with building regulations. To maintain the integrity of the existing door it is proposed to repaint the stair side with Envirograf Product 43 Intumescent paint and install an over head door closer.
ROOM 22 - Is a room facing the entire width of the building toward Windmill Street. There are no original features within the room which also contains an existing en-suite shower room. The two existing windows are original which are to be retained and secondary glazing added as room 1. There are also some external metal work to each window which requires making good and repainting black. The entrance door and frame are original but will require to be 30 mins fire resistant and self closing to comply with building regulations. To maintain the integrity of the existing door it is proposed to repaint the stair side with Envirograf Product 43 Intumescent paint and install an over head door closer. It is proposed to use this room as HMO bedroom 8.
FRONT ELEVATION FACING WINDMILL STREET - The original features will remain intact as they are in good order. All the existing windows and cills are original and will be retained made good and repainted. All the existing render and render details will be redecorated to match as they appear now. All back metalwork will be repainted black. The garden will be tidied up. All the stone steps will be retained and made good where necessary. A total of five circular brown vent grilles are proposed to brickwork of the front elevation as shown on the plans.
SIDE ELEVATION FACING LORD STREET - The side elevation consists of render and pebble dash at the lower levels and from the first floor facing stock bricks. There are no windows. No new duct grilles are proposed to be installed. However, it is proposed to remove the air handling duct and relocate the boiler both outlets are to be removed and the holes made good to match the pebble dash finish.
REAR ELEVATION FACING THE LORD STREET CAR PARK - At the lower level the wall finish is pebble dash with a car port structure attached. The upper levels are stock brick with curved arched window openings. The existing sash windows and cills are in good order and will be retained made good and redecorated to match. At the lower ground level under the car port which proposed to remain the existing timber boarded door and frame is proposed to be removed. It is proposed that new block cavity wall is building to accommodate a new bedroom window (matching the casement window in the kitchen). In addition on new door opening is proposed as a fire escape/secondary rear access. The relocated boiler will also have a new balanced flue outlet. To the upper levels in the brickwork it is proposed to install three circular ventilation outlets.
INTERNAL SIDE ELEVATION - This elevation is at first floor only to the existing rear outrigger containing two windows with a pebble external surface. It is proposed to install two ventilation outlets as the rear elevation.
REAR BOUNDARY WALL - It is intended to complete the demolition of the existing garage structures. The existing rear boundary wall will be repaired and made to match. The area of the former garages will be an open parking area with the walls and made good.
ROOF - The existing slate tiled roof appears in good order and no works are proposed except the installation of an air vent from the ensuite bathroom in HMO bedroom 8.



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