

**3 Undercliff Cottages
North Lane
Sandgate
CT20 3AS**

Juliet Balcony



The proposed Juliet Balcony will be similar to this image though with only one door, which will be glazed with frosted or non-vision glass.

The handrail we propose will be of a simple black painted steel construction.

Windows



In the future we will be looking to replace the existing windows with a sash type, more in keeping with the style and age of the property and to compliment those of the closest neighbours. The new proposed kitchen window will have a similar frame but will be non-opening.

Complimentary Thermal Rendering



Most people chose to buy an older property precisely because of the appearance. In particular the large front windows and stone bay mullions, are especially sought after along with some fancy brick detailing around doors and at the roofline.

Unfortunately these attractive homes do leak a lot of heat through the solid walls and can be very cold in winter and expensive to heat.

A good solution is to thermally clad the large gable side walls as these are the largest area of heat loss and are not that aesthetically pleasing in the first place.

If a neutral soft colour is used as the finished render coat the effect can actually enhance the look of the property whilst stopping any damp problems and of course reducing those heating bills.

Notes from Surveyor's report

Surveyor's Overall Opinion

The house is of traditional construction with brick walls and a pitched, tile clad roof. The accommodation has been arranged to accommodate the sloping nature of the site, with a smaller room at lower ground level and then two floors each with two rooms and a top attic room and the layout incorporates three separate flights of stairs, the top flight not being properly protected in terms of fire safety. Means of escape in the event of a fire is via the kitchen door at the lowest level or through the rear French door.