

Project: **9 Harley Road / 9HAR**  
 Ref: **9HAR-A-4-ST-A**  
 Schedule: **Proposed Section 73 Amendments Schedule**

Revision: **P1**  
 Date: **14.03.2023**  
 Issue: **Planning**

**TO BE READ IN CONJUNCTION WITH DRAWINGS**  
**NOTIFY ARCHITECT IN GOOD TIME OF ANY DISCREPANCIES OR IF SITE VISIT IS REQUIRED**

Item	Title	Description	Drawing Ref.
<b>REAR OF THE HOUSE</b>			
1	Rear Extension	<p>The proposed extension matches the height and depth of the approved extension. We propose a minor adjustment to the massing and wall angle on the Northerly side. The amended proposal provides an improved, consistent grid of piers with set back fascia panels, all capped with coping stone. Materiality as indicated on drawings and Planning Statement and to reflect the materials in close vicinity neighbourhood. Proposal includes alterations to the approved layout of skylights to maximise daylight in the rear extension rooms. We propose to rearrange the windows on the South-West side elevation to maximise natural light.</p> <p>Finished floor level lowered by two steps to provide a more level acces to the garden.</p>	9HAR-100_P1 9HAR-102_P1 9HAR-105_P1 9HAR-200_P1 9HAR-301_P1 9HAR-302_P1 9HAR-303_P1
2	Rear Extension Patio	<p>We propose to remove the approved glass balustrade, lightwells to basement and access stair to basement and introduce a more natural access to the garden which consists of gradual stepped landscaping with incorporated steps. Consistent single level patio all around the rear extension which removes the need for the approved steps in the side alley.</p>	9HAR-100_P1 9HAR-200_P1 9HAR-301_P1 9HAR_302_P1
3	Rear Elevation	<p>Existing roof maintenance door on the first floor replaced with a new timber frame glazed door to match details of the surrounding windows.</p>	9HAR-103_P1 9HAR-302_P1

## BASEMENT

4	Extent of Basement	<p>We propose to reduce the size of the GIA of the approved basement removing the stepped services rooms with lightwells and access to the garden. Area and depth of the proposed basement falls within the dimensional constraints proposed by the current approved planning scheme.</p> <p>Introduction of a new skylight at the rear of the basement to provide natural light and ventilation to the gym. Skylight flush with the patio tiles.</p>	9HAR-100_P1 9HAR-101_P1 9HAR-200_P1
5	Piling	<p>In relation to the above we also propose minor alterations to the layout of the approved piling layout to reflect the altered size of the basement. Construction methodology and detailing to remain as approved.</p>	9HAR-101_P1 9HAR-200_P1

## REAR GARDEN

6	Location of Garden House	<p>We propose a new location for the garden house which has been arranged in relation to the sun path facing the South-West side.</p>	9HAR-100_P1 9HAR-106_P1
7	Garden House	<p>New single storey garden house with maximum height of 3 meters to the top of the coping stone. Design to reflect the design of the proposed rear extension. To incorporate a green roof. Materiality as indicated on the proposed drawings and Planning Statement.</p>	9HAR-100_P1 9HAR-106_P1
8	Garden Level	<p>We are proposing to level the existing garden to a unified level in order to provide a more gradual access to the garden from the rear extension. This will also remove the existing dip in the middle of the garden providing a consistent overall level which currently doesn't follow any reasonable pattern.</p>	9HAR-100_P1 9HAR-200_P1
9	Garden Fences & Walls	<p>We are proposing to extend the existing brick boundary wall on the Northerly side all the way to the rear of the garden to replace the existing unstable timber fence. Height and materiality to match the adjacent existing brick garden wall.</p> <p>New trellises in front of the brick garden walls extending above the walls to improve privacy and aesthetics of the boundary walls as well as provide a more green and softer backdrop.</p>	9HAR-100_P1

10	Trees	One existing tree in the rear garden is to be felled to allow for the new setting of the garden house. Another tree currently sitting close to the proposed rear extension is to be relocated elsewhere in the rear garden. New pleached trees along the Northerly side of the garden, trellices with vegetation and improved landscaping with plants and shrubs to be introduced.	9HAR-100_P1 9HAR-106_P1
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### FRONT OF THE HOUSE

11	Front Gate	The new proposal for the gates follows the overall arrangement of the approved proposal with only minor adjustment to the setting out of piers. However, we are proposing to amend the design of the gates to provide a more symphathetic approach which is harmonious with the building and the neighbouring area. Therefore the amended proposal includes brick piers with stone caps, low level brick wall with stone coping and decorative metal railings. Height of the side brick piers to match the height of the existing piers to allow them to receive the side boundary walls. The height of the central piers and gates to match the approved heights.	9HAR-100_P1 9HAR-900_P1
12	Layout of Front Curtilage and Landscaping	<p>We are proposing to make amendments to the overall layout and landscaping of the front curtilage to create clear routes for a more practical servicing pedestrian access, principal pedestrian access and a vehicular access.</p> <p>The improved landscaping of the front curtilage will form the above zones and reduce the area of hard landscaping which will soften the overall appearance of the forecourt in keeping with the Willett style.</p> <p>New sculptural centre piece will add an elegant focus point and provide more privacy to the residents when the entrance door is open.</p> <p>The hard landscaping will incoporate both permeable and impermeable surfacing. Impermeable surfaces will provide for the water to run to a permeable surface or <del>border to drain naturally or carefully integrated drains</del></p>	9HAR-100_P1 9HAR-900_P1
13	Refuse Store	We are proposing a new slatted timber enclosure around the refuse storage with hinged lid and front access door. Hidden within greenery by the services pedestrian gate.	9HAR-100_P1 9HAR-900_P1

14	Front Bays	We are proposing to rebuild the deteriorated front bays (one of which is not original and added in late 1980's) to the modern day standard matching details of of the existing bays and built on the existing footprint. This will improve the thermal performance of the bays / property. New rooves to match detailing and materiality of the existing bay roof.	9HAR-102_P1 9HAR-200_P1 9HAR-300_P1 9HAR-301_P1
15	Portico	The proposal involves carefully moving the existing limestone doorway surround / portico forward to align with the furthest point of the bay side walls. This proposal overall follows the approved proposal. New curved portico detail atop the existing relocated portico to soften the appearance of the entrance in line with other properties in the close vicinity of the Applicant site.  Minor alteration to the layout of the stone steps.  New roof to portico to follow the shape of the amended portico detailing. Roof details to match existing.	9HAR-102_P1 9HAR-300_P1
16	Front Entrance Door	New entrance door with glazed side panels that is harmonious with the front façade of the property.	9HAR-102_P1 9HAR-300_P1
17	Roof Dormer	Omit the approved alterations to the roof of the dormer leaving the roof as existing.	9HAR-300_P1

### **SIDE OF THE HOUSE**

18	South-West Side Elevation - Window	We are proposing a new double height window in the main stairwell replacing the exiting large single window on first floor half-landing and three small grid windows on the second floor half-landing. Reduction of width of the second floor internal half landing to create a double volume void which will allow for more natural light into the stairwell and associated landings. Existing window openings to be infilled with brick & mortar to match existing. Level of sill and lintel to match the existing window openings. Brick lintel and sill details to match existing windows on the South-West elevation.	9HAR-103_P1 9HAR-104_P1 9HAR-301_P1
19	South-West Side Elevation - Entrance Door	The proposal includes a removal of a large window on the ground floor which is to be replaced with a new glazed side entrance door with glazed side panel and traditional detailing. Window opening to be infilled with brick and mortal to match existing. Lintel detail to match existing.	9HAR-102_P1 9HAR-301_P1

20	Side Gate	New side gate to match existing detailing.	9HAR-100_P1
21	Ramp	The approved ramp to be lowered to allow for level access to the Working-Kitchen and its lowered floor level which matches the finished floor level of the proposed rear extension.	9HAR-100_P1

**MAIN ROOF**

22	Rooflights	We are proposing two new rooflights on the roof of the main house (flat roof area) with minimal upstand to allow for sufficient daylight in two of the second floor bedrooms currently receiving insufficient daylight for the size of the rooms.	9HAR-104_P1 9HAR-105_P1
23	Chimneys	Reinstatement of traditional chimney flaunching and pots to all chimneys to match neighbouring buildings (No.3 Wadham Gardens) to add to the character of the local area. Repairs to deteriorated brickwork where required.	9HAR-105_P1 9HAR-300_P1 9HAR-301_P1 9HAR-302_P1 9HAR-303_P1