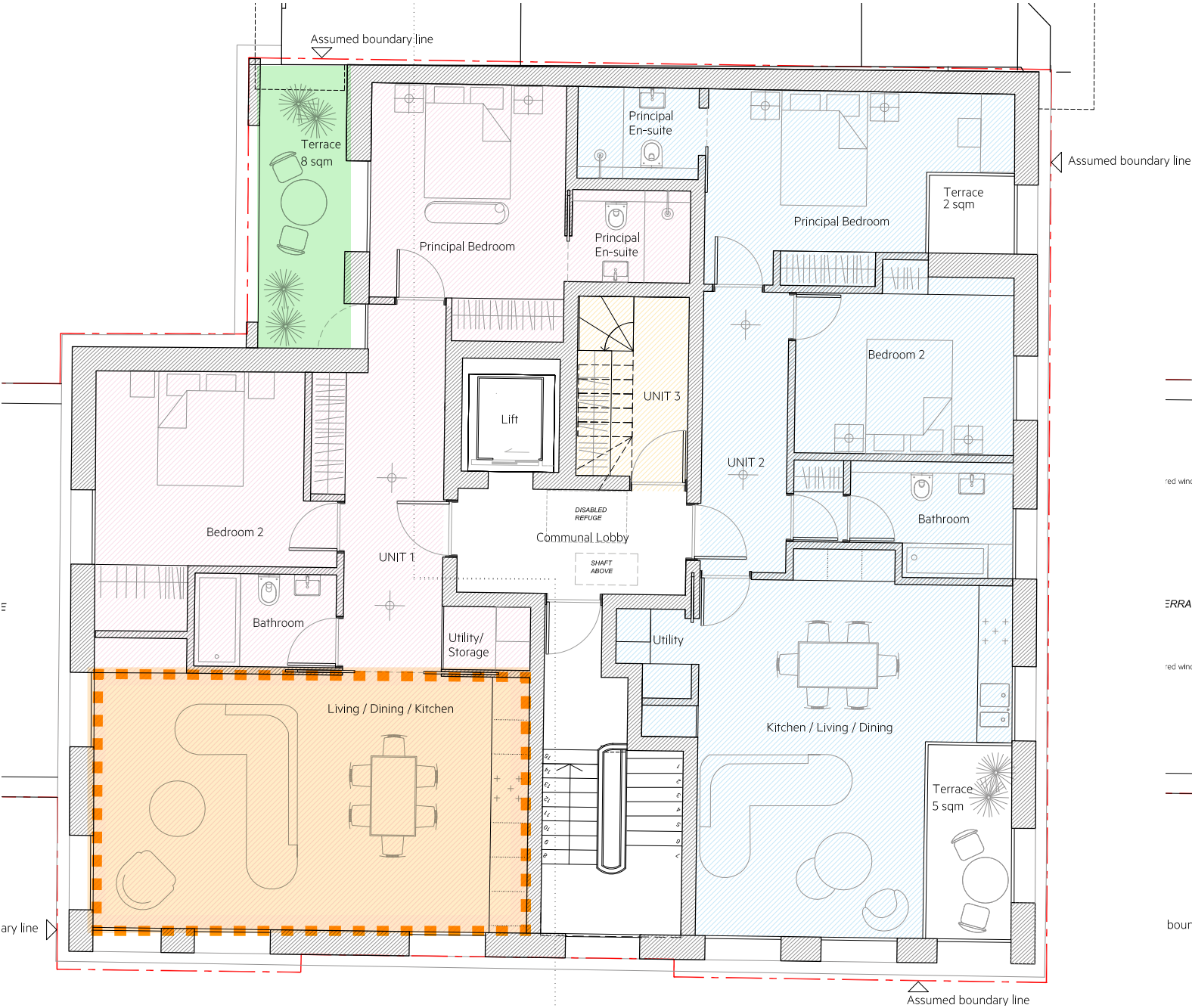


4.0 Design Development

4.9 Access to terrace

Fourth floor plan

Pre-App II proposal



Planning proposal



5.0 The Proposal

5.1 Architectural Approach

The proposed scheme has been created from the initial analysis and principals set out in sections 3.0 and 4.0 and developed with the benefit of the Council's input following a pre-application enquiry. The resulting scheme responds sensitively to its context and looks to enhance the character of the Conservation Area.

Use

The property will continue to be used as multiple residential dwellings.

Configuration:

The proposal creates three additional units, two units at the newly-proposed fourth floor and a single unit at newly-proposed fifth floor level. The proposed fifth floor addition is to be set back in all visible sides of the elevation, subservient in its potential impact from the street scene.

The size of all units meet or exceed the London Plan GIA requirements.

Scale

The scale of the development is designed to be in keeping with its immediate context.

Appearance

The appearance of the proposal is discussed in more detail in the sections above. Clues have been taken from the existing building, and the surrounding context of both front and side elevations to ensure the proposal is sensitive to the surrounding new and historic fabric, to enhance the Conservation Area.

Materiality:

A palette of contextually-sensitive materials is proposed to be in-keeping with the surrounding context. The fourth floor extension is to be in brick and in the continuity of the existing

fabric. The extension of the third floor parapet is to match existing, and provides more comfortable proportions to the overall appearance of the elevation. The fifth floor mansard is proposed in zinc cladding.

Proposed Fenestration Pattern:

The proposed arrangement of windows on the fourth floor is establishing a clear alignment with the appearance of the existing building. They are identifiable as a contemporary addition due to their style and sizing.

On the fourth floor, the proposal includes white powder-coated aluminium window frames that complement the existing lower-level frames.

At the mansard level, the dormers zinc finish and the gray powder-coated aluminium window frame seamlessly integrate with the zinc roof cladding. Some of the openings will function as doors.

Following the Pre-Application feedback, a brick spandrel panel is proposed to the lower portion of the windows at fourth floor to reduce the amount of glazing and potential overheating. The top-floor windows feature a lower panel in aluminium to help mitigate overheating while maintaining a consistent aesthetic.

The proposal can be read in the CGI's on the following pages, and in the accompanying drawings.

5.0 The Proposal

5.2 Verified views

Existing view 1



Verified view 1



5.0 The Proposal

5.2 Verified views

Existing view 2



Verified view 2



5.0 The Proposal

5.2 Verified views

Existing view 3



Verified view 3



5.0 The Proposal

5.2 Verified views

Existing view 4



Verified view 4



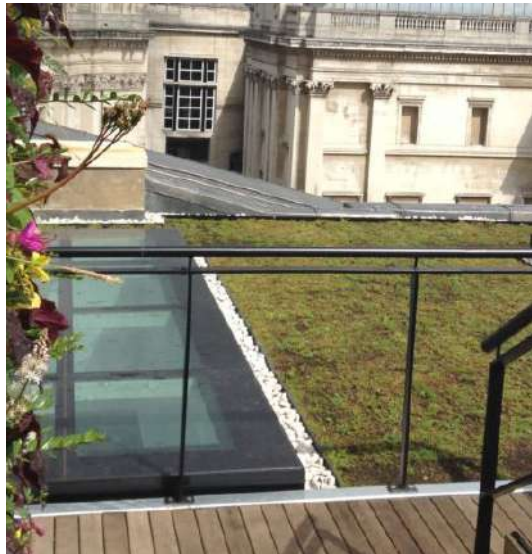
6.0 Sustainability

A fabric-first approach has been employed from the outset. We have implemented environmental considerations into our proposal. Orientation has been carefully considered.

Photovoltaic panels (PV) are proposed along with a designated area for roof planting and a green roof. Please refer to the SuDS Assessment.



Proposed Photovoltaic Panels



Proposed Green Roof

- Heating system

The proposal incorporates internal type/NIBE air source heat pumps to provide the heating and hot water to the three new units. This sustainable system has a compact footprint and no external equipment required.

Please refer to the Energy and Sustainable Statement.

7.0 Fire Strategy

The scheme proposals have been guided by close engagement with a fire consultant from the outset. Please refer to the accompanying Fire Statement which outlines a comprehensive strategy for fire safety.

8.0 Structural Assessment

We have sought the expertise of a structural engineer when testing the feasibility of our proposed scheme. They are accepting of the principle of adding two additional storeys to the existing structure.

9.0 Daylight/Sunlight Assessment

Initial daylight and sunlight testing has been done and the proposed development does not adversely impact neighbouring residential properties which is confirmed in the BRE daylight and sunlight assessment.

10.0 Additional area

The two additional floors will add circa 363 sqm to the existing GIA

EXISTING GIA (SQM)		PROPOSED GIA (SQM)	
Basement floor	220 sqm	Basement floor	220 sqm
Ground floor	226 sqm	Ground floor	226 sqm
First floor	252 sqm	First floor	252 sqm
Second floor	252 sqm	Second floor	252 sqm
Third floor	225 sqm	Third floor	225 sqm
		Additional area :	
		Fourth floor	206 sqm
		Fifth floor	156.6 sqm
TOTAL	1175 sqm	TOTAL	1537.6 sqm
Outdoor amenity		Outdoor amenity	
Third floor	21 sqm	Fourth floor	15.0 sqm
		Fifth floor	52 sqm (27sqm of the area is above 1.5m in width)

Important Note: Areas represent Gross Internal Area (GIA) and are based upon survey by others and include all floor space with a head-height of 1.5m and above.

11.0 Impact on Street Scene

The proposed extension will improve the proportions of the existing facade, The composition appears comfortable and well-proportioned.

12.0 Bin storage

The existing refuge arrangements for the existing flats will remain unchanged.

The current bin storage area has capacity for the following additional bins :

- 1 galvanised bin (125L)
- 3 wheelie bins (240L each)
- 1 food bin (70L)

This provision meets the requirements outlined in the Planning guidance CPG1 DESIGN Storage and collection of recycling and waste for the three new units.

Requirements for each new dwelling :

- 120 litres of bin, box or sack volume for general waste or ‘refuse’
- 140 litres of mixed dry recycling
- 23 litres of food waste

Total requirements for 3Nos. new dwellings :

- 360 litres of bin for general waste
- 420 litres of mixed dry recycling
- 69 litres of food waste

Bin storage capacity :

- Mixed recycling bins : 2 x 240L = 480L
- Refuse : 240L + 120L = 360L
- Food : 70L

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