

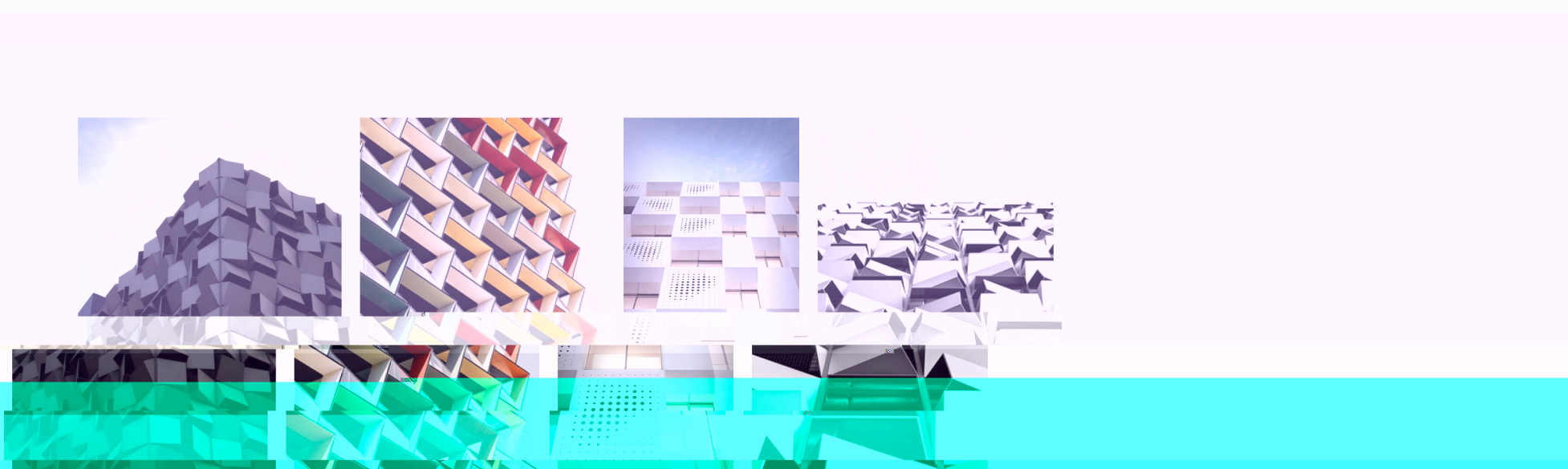
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Examples of geometric and faceted facades read from below - the Soffit View

### The Soffit View

Due to the distinctive projecting bays on the facade of Elaine Court, as well as the 'prevalence' or 'baconies' on adjoining blocks, further balconies and overhanging eaves along Antrim Road, are very much part of the pedestrian experience of the streets.

To deepen the facade in this manner enriches the visual interest of the streetscape from the pedestrian perspective, thereby enhancing the character and appearance of the conservation area, and the approach sought to maintain that visual interest through the following intentions:

- follow the pattern set by the existing projecting bays to highlight the exposed concrete soffits

- Use the depth of the bay itself to create an exposed soffit within the opening created by that bay

- Deploy the proposed cladding on the new roof form to create a faceted surface that would relate to the existing view and the features of the surrounding area



Examples of existing soffit views in the immediate area

### Materiality

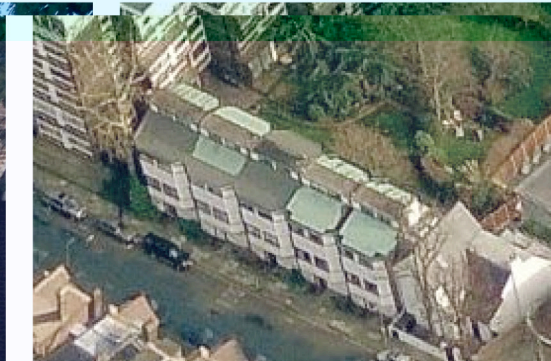
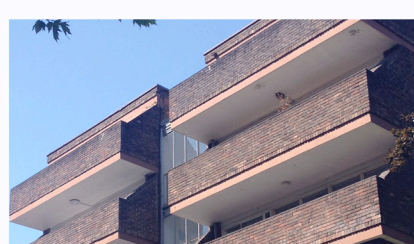
The material palette of the surrounding Conservation Area can be generally categorised as brick, timber joinery elements painted white, and slate, tile or sheet metal.

In general, brick is used for vertical, primary facades and chimneys, timber is used for doors and windows, and a contrasting tile, slate or sheet metal is used on roofs and roof forms, including dormer windows etc.

The proposals seek to emulate the following:

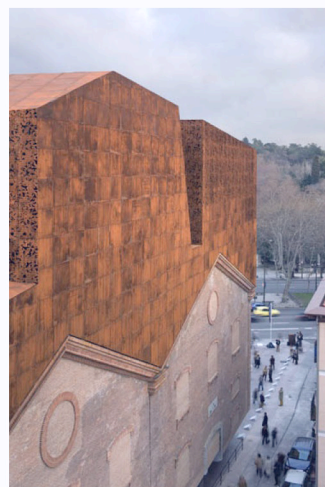
- the use of other uses of their material in primary facades
- the horizontal threshold between roof and facade articulated by a high-contrast change in material
- articulating the roof as a recognisable form through a common materiality

Application of the key design drivers through elements of the common language, outlined above, have resulted in a proposal that responds to the design of the host building yet would not cause it to be visually dominant in the streetscene, and forms a more harmonious relationship between Elaine Court and the other buildings in the conservation area. The design therefore preserves and enhances the character and appearance of the conservation area.



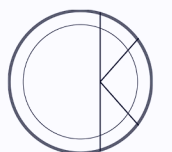
Brick facades along Antrim Grove and Antrim Road

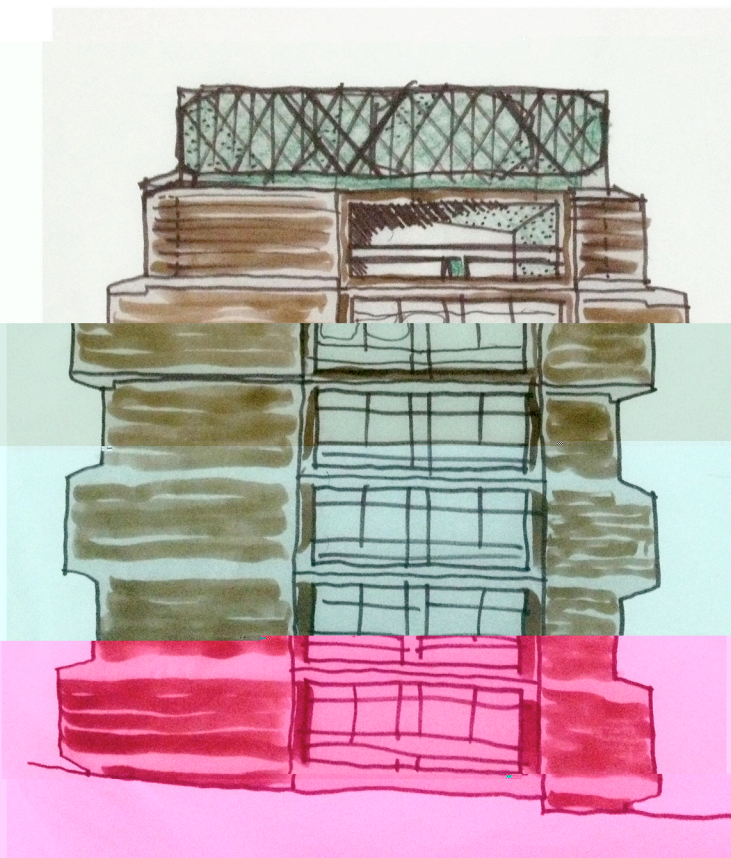
Existing copper roof on 1-9 Antrim Grove



Examples of clear distinction between original facade and new roof extension

Other uses of sheet metal in the immediate locality





ELAINE COURT - AREAS				
FLAT 19			FLAT 20	
LEVEL	ROOM	GIA	ROOM	GIA
6		102.3		109.2
	MASTER	140.5	MASTER	
	BEDROOM2	23	BEDROOM2	
	BEDROOM 3	34.5	BEDROOM 3	
	SHOWER ROOM	6	SHOWER ROOM	
	SHOWER ROOM	6	SHOWER ROOM	
7		76.15		73.1
TOTAL PROPOSED GIA		178.45		182.3
EXTENSION GEA		236.2		

### 3.0 THE DESIGN PROPOSALS

#### 3.1 AMOUNT

The proposals seek to increase the provision of living accommodation for two existing three bedroom apartments. There is therefore no change of use, or increase in density proposed.

#### 3.2 SCALE AND SIZE

The existing top floor level of the building has been identified as being of poor quality in both design and construction, and making no positive contribution to the character and appearance of the streetscape. The proposals seek to replace it with an extension of the existing brick facade. The continuation of materiality and fenestration pattern as well as the alignment of form and geometry ensures a deliberate and effective integration.

Above this, a modest, roof-like form is proposed, rearticulating a common language generated by the existing architectural features of the local area. The canted bays relate to the facades of Nos. 1-9 Antrim Grove and the Victorian houses further defining 'Elaine Court,' while the consideration of the undercroft acknowledges the prevalence of projecting balconies in the area as well as the deep eaves of earlier construction. This serves to neutralise the potential for any 'jarring relationship' between the new interventions and the existing area, thereby reducing the visual impact and the apparent scale.

Please see schedule of accommodation, left for areas breakdown and Demolition Drawings 523-PL-500+ for extent of demolition.

The heights of the proposed roof varies. At the highest point, located at the centre of the site - pulled back so as not encroach on the amenity of the adjoining properties. Please refer to Drawings 523-SE-310+ that illustrate the existing building and topography, as well as the proposed scheme.

#### 3.3 LAYOUT

The proposals make no alteration to the existing communal circulation and shared spaces, and both apartments would still be accessed from the same lift and stair lobby.

With the additional level of accommodation, the proposals retain all bedrooms at entrance level (5) and relocate all kitchen and reception spaces to level 6. While modest balconies are proposed at level 5 on all facades, more generous outdoor space are provided on level 6 to the rear, facing south.

