

Design Development - proposal.

The planning application submitted based on this design in 2010 went to planning committee with an Officers recommendation to approve the application. Despite the officers recommendation the committee voted to refuse the application. The clients went to appeal which was returned on the 19th January 2010 ref APP/X5210/A/10/2137283. The inspector - John D Allan BA(Hons) BTP MRTPI considered the key principals of the roof extension and conversion of the upper floors into five self contained flats acceptable. However he dismissed the appeal on the grounds that the external alteration to accommodate the stairs, closed the gap to the adjacent building, which was detrimental to the conservation area. The extracts from the decision on key principals were:

Inspectors key points

...'. Despite the building's prominence at a corner location, I find the proposed extensions and alterations would be sympathetic to its overall form and appearance.

...''There is no evidence to suggest that any other important views of the spire from the public domain would be materially harmed as a result of the development.

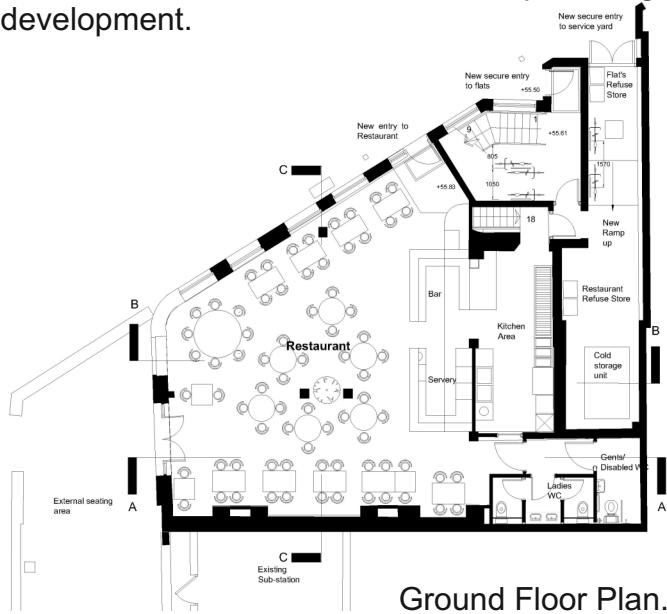
...''At present, there is an important gap between the 2 buildings determined by a small yard area to the side of the appeal property and space above its existing first-floor roof terrace. This provides an appropriate degree of separation to enable the change in scale between the 2 buildings to be adequately assimilated within the street scene. However, this space would be considerably eroded by the infilling of the roof terrace to the side of the main building at first and second floor levels, but more significantly by the side, stair-core extension''.....''the resulting gap would be insufficient to provide an acceptable separation between the low-rise appearance of 2 Swain's Lane and the more imposing scale of the extended appeal property. I find that the proposal would dominate the appearance of No 2 in a form that would be incongruous and out of keeping with the pattern of development along Swain's Lane''

Main areas to alter

Remove the extension to accommodate the stair and re-plan the upper floors to allow access without encroachment upon the gap with the adjacent development.



Entrance - North Elevation.



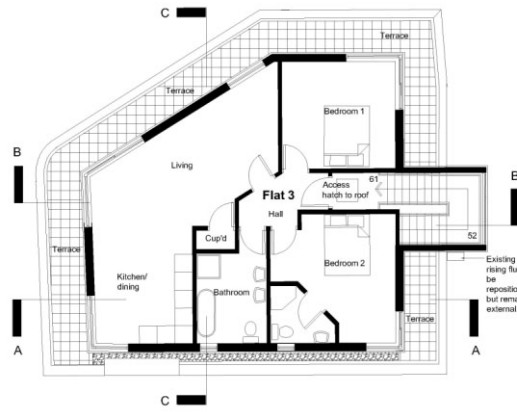
Ground Floor Plan.



First Floor Plan.



Second Floor Plan.



Third Floor Plan.

Architectural materials

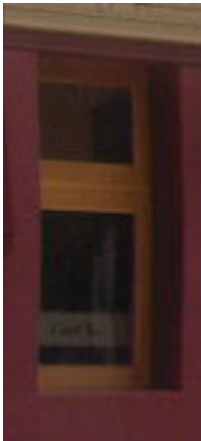
To respect the conservation area the agreed approach through consultation with Planning Officers is to utilise materials already found on the building. Materials used in the new sections of the project will be incorporated and detailed in a contemporary way to compliment but subtly contrast with the existing building.



Roof Extension:
To be clad in lead finished sheeting or composite panel to match material used on building presently. Glazing frames finished to match lead.



Walls
The majority of existing walls on the property are brick painted in a buff like colour. New brick to be an Ibstock buff or similar



Windows:
Existing windows in the restaurant are oak. The replacement double glazed oak framed windows will be stained to match the restaurant but styled to replicate windows on the existing facade.

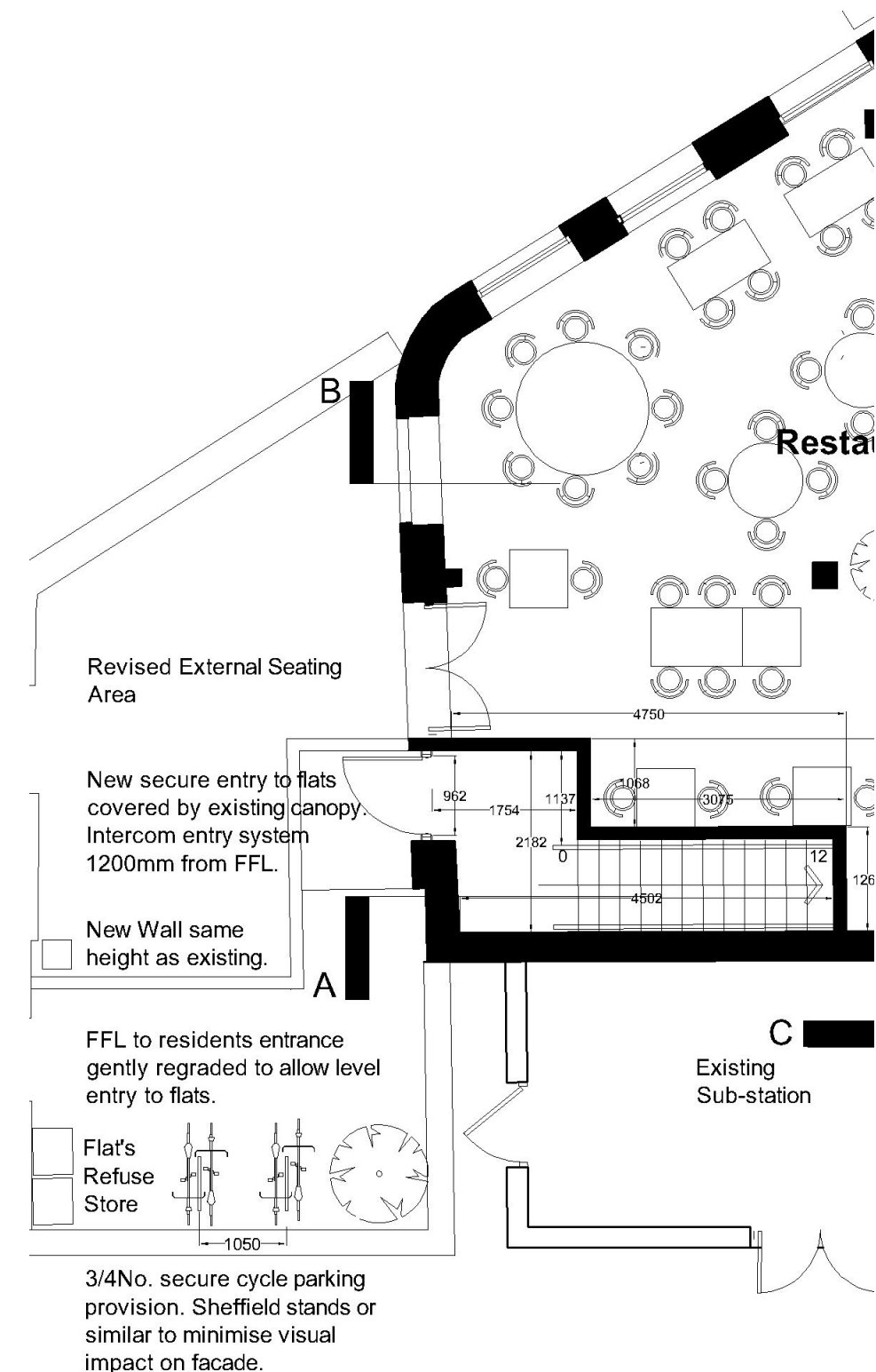
Access and Inclusion

Accessibility is key to all parts of the development. The development is car-free but has easy set down areas adjacent to the pavement on Highgate Road and Swains Lane. It is well served by public transport in the vicinity.

- ☐ All 3 units have stair access to all the floors, wide corridors and flexible residential units.
- ☐ Similarly good access for the commercial space is provided
- ☐ Secure cycle parking stores will be provided for each residential unit and commercial restaurant area and for visitors to all.
- ☐ The project aims to deliver a development that is accessible for all, both in access from the street and with the flexibility within the development.
- ☐ Throughout the design development of the project, careful consideration has been given to its compliance with both The Building Regulations Approved Document Part M (2004 Edition) and The Disability Discrimination Act 1995.
- ☐ At night lights will come on automatically and although not gated there will be secure access and surveillance to all areas, in particular the main entrance, which will be covered.
- ☐ The communal stairs have been designed to accommodate a chair lift if required to all levels.

All the elements will accommodate the following features:

- ☐ Wheelchair user access to all ground floor areas.
- ☐ All doorways and corridors will have adequate width to allow wheelchair users to manoeuvre into and out of rooms.
- ☐ All bathrooms will be designed to incorporate ease of access to the bath, WC and wash basin.
- ☐ All switches and sockets to be installed at a convenient height for all users



Level access for residents and secure cycle parking

Lifetime Homes Standards Statement

The application is for (on the majority part) a conversion of; and addition to; an existing building within a conservation area and thus the best approach has been taken.

Car Parking Width

This development will not contain any car parking.

Access from Car Parking

This development will not contain any car parking.

Approach Gradients

This development will not contain any car parking.

Entrances

All entrances are illuminated, have level access over the threshold and have a covered main entrance.

Communal Stairs

All communal stairs comply with standards criteria.

Doorways and Hallways

The ground floor restaurant confirms to the required measurements. However the residential units can only be accessed via stairs. The residential units have been designed to conform to the lifetime homes standards.

Wheelchair Accessibility

The ground floor restaurant is fully accessible via wheel chair. However the proposed residential units above can only be accessed via stairs. There is space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere in accordance with Lifetime Homes Standards.

Living Room

Each flat is arranged over one floor and thus has a living room at entrance level. However, none of the flats are on the ground floor and all can only be accessed via stairs.

Entrance Level Bed-Space

The development is more than two storeys. However, each flat even where not arranged over one floor has a bedroom at entrance level. However, none of the flats are on the ground floor and all can only be accessed via stairs.

Entrance Level WC and Shower Drainage

Each flat has a bathroom or shower and WC at entrance level. However, none of the flats are on the ground floor and all can only be accessed via stairs. There is space to replace bath with a shower.

Bathroom and WC Walls

Bathrooms and WC walls are capable of taking Handrails if necessary.

Stair Lift/Through-Floor Lift

The application is for (on the majority part) a conversion of; and addition to; an existing building within a conservation area. The proposed communal stairs, used to access each individual unit could incorporate a stair lift to service the first floor flats only

Tracking Hoist Route

The design and specification provides a reasonable route for a potential hoist from a main bedroom to the bathroom in all proposed units.

Bathroom Layout

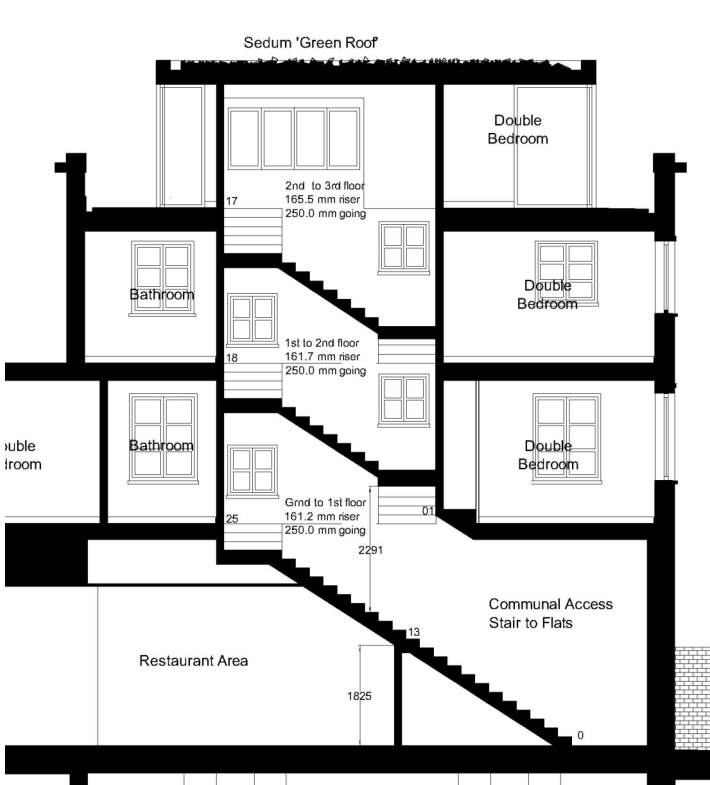
The Bathrooms are design for maximum comfort for using Bath, WC and wash basin.

Window Specification

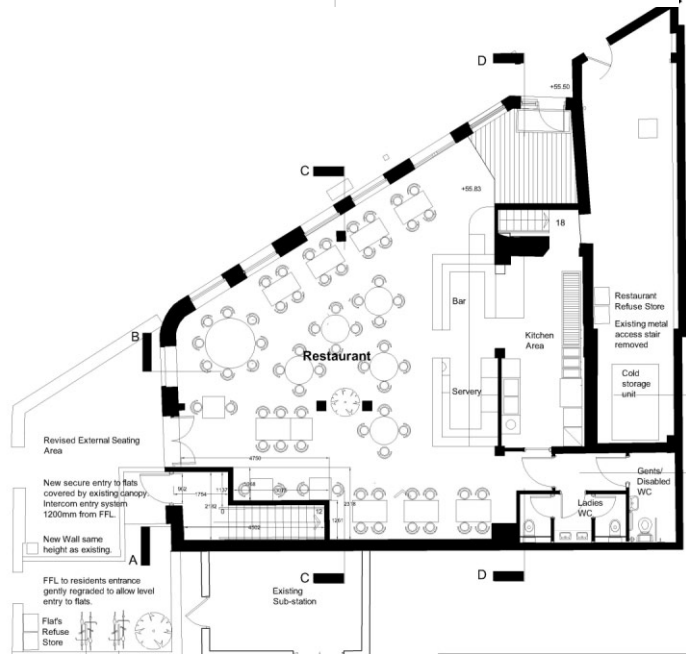
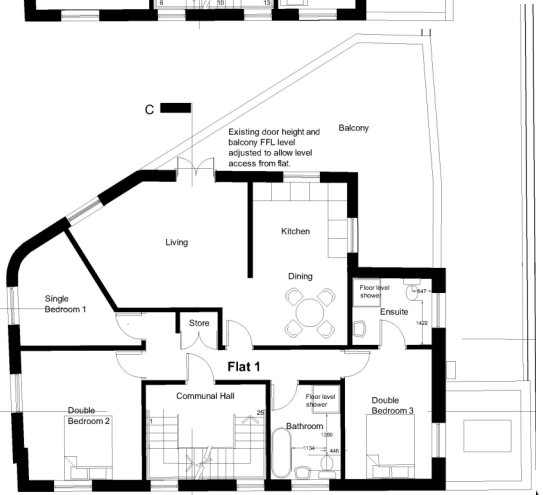
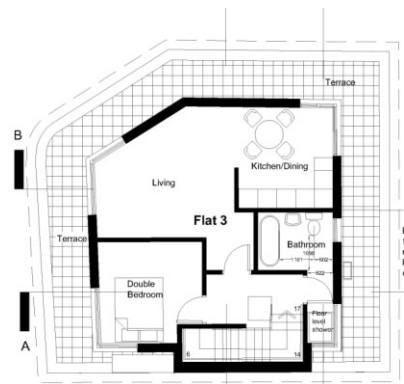
Living room window glazing begins at no higher than 800mm from the floor level and windows are designed so that they are easy to open/operate.

Controls, Fixtures and Fittings

Switches, sockets, ventilation and service controls are at a height usable by all (i.e. between 450 and 1200mm from the floor).



Communal Stair Section

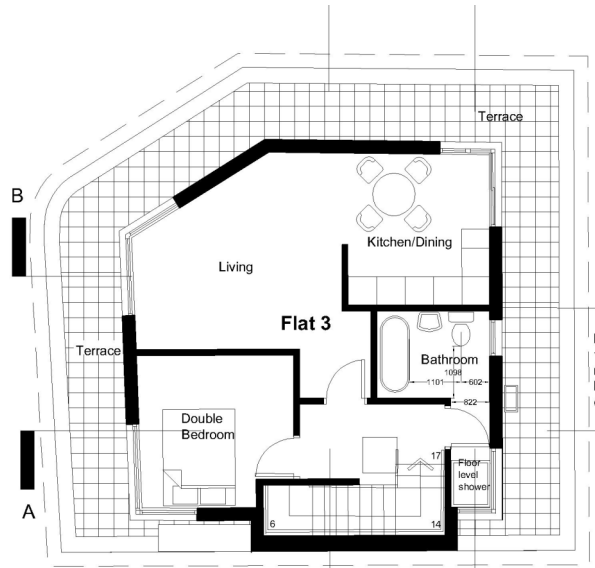
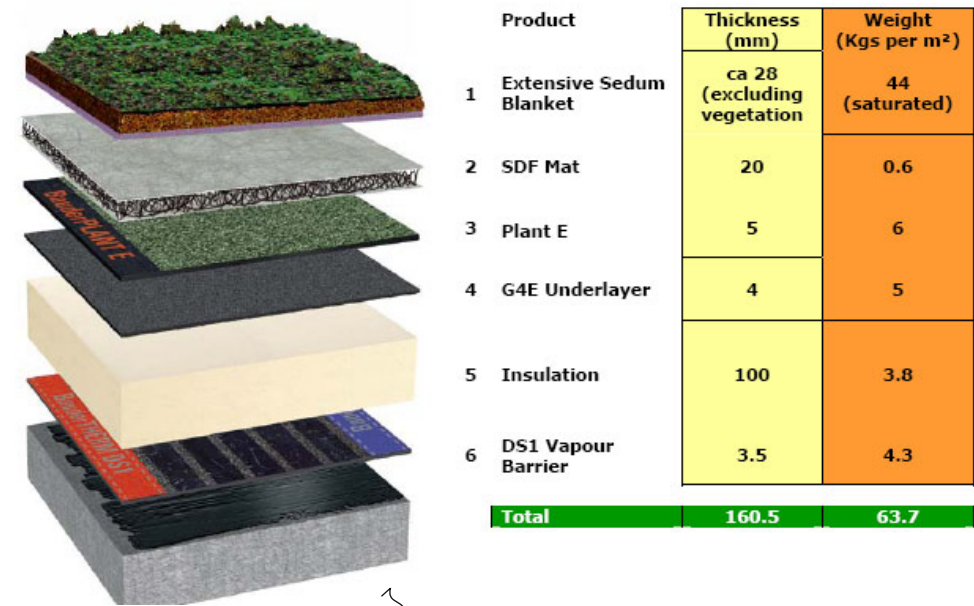


Bathrooms, doorways and halls comply with lifetime home standards on all floors.

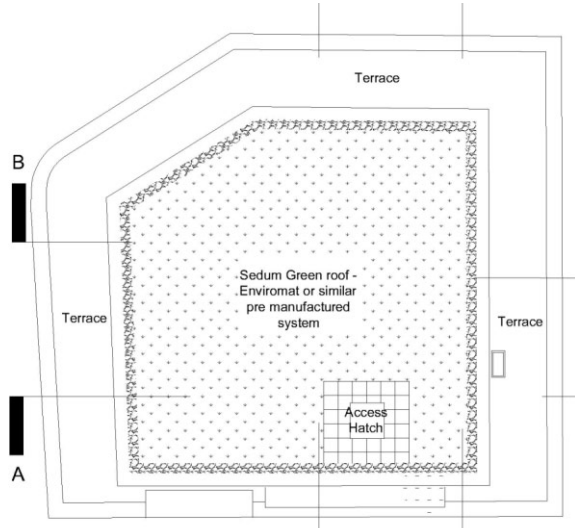
Sustainability and Layout

A strong emphasis will be placed on providing new accommodation with a low carbon footprint, which will exceed the performance laid down in Approved Document Part L A and satisfy the Council's aspirations. The design will incorporate the follow features :

- All units have been carefully planned to ensure cross ventilation and dual aspect with well lit habitable rooms to maximise winter heat and light generally , reducing the use of artificial lighting;
- Provide green roof as shown aside. The proposed system requires a depth of 160mm. We have a depth of 300mm from roof upstand to structural roof.;
- Minimise heat losses through the building fabric by use of highly insulated internal partitioning and envelop. All units to have high SAP rating and comply with Lifetime Homes criteria ;
- Careful orientation and upper fenestration details to minimise solar overheating while providing good natural daylight penetration with added benefits of ;
- Low permeability below the recommended levels to reduce wasteful heat loss from air infiltration ; incorporation of robust construction details ;
- Heat recovery ventilation from the toilet, kitchen and bathroom areas. Whole building utilizing natural ventilation ;
- Provision of time and temperature control controls with occupant override;
- The use of materials from sustainable and renewable sources together with recycled demolition materials from existing buildings. Use of as many materials as possible from local suppliers to reduce transportation to the site, cutting fuel use and reducing impact on the local environment ;
- Short construction time leading to reductions in use of energy during that time



Third Floor plan



Roof plan