

# Revised Planning Application Statement

## Architectural Overview

The approved planning scheme has been developed with the client to achieve a revised design that meets the Section 106 requirements and better suits the client's brief forward towards construction.

Key among these has been the detailed analysis of achieving the required credits for the Level 4 Code for Sustainable Homes. The development must obtain at least 50% of the credits in each of the Energy and Water categories and at least 30% of the credits in the Materials category.

This scheme introduces roof top air source heating and cooling in lieu of the combined ground source and heat rejection units at application, thicker wall and roofing zones for insulation and a revised extent (additional) of roof top solar panels including to the playroom roof

To improve accessibility and ensure Lifetime Homes Compliance the ground floor level has been lowered by 100 to 150mm. The level of the parapet has been slightly raised and floor and window levels have been slightly adjusted. The lower ground floor level is lowered by the same. This is only visible looking down from within the garden.

The internal room layouts have been developed with the interior designer. The layout of the first floor has been amended so it becomes a single master suite reducing the number of bedrooms to three.

The lower ground floor has been rearranged so the garden room becomes the gym with a bathroom so this gym could be converted as a fourth (or help's) bedroom. The service rooms and lower ground floor door have also been rearranged.

The lower ground floor now extends under the side path to the completed piled boundary foundation with rebuilt No 41.

## Amendments to Forecourt

The double width car lift has been replaced with a double stacker (one above another). This reduces the footprint but increases the height above pavement in operation and the depth of the lift pit below, as now shown in sections dotted. The opening in the low boundary wall to pavement can also now be narrowed.

The access stair to the lower ground floor has been moved to a position considered safer and better seen from inside the house. This will create a new line of balustrading to the west of the front door.

With the stair's relocation the sunken bin store and tree are repositioned making for a simpler access through a side gate from the pavement for refuse collections. The tree pit remains as a suspended pit with drainage to the plantroom room.

Brick facing skin to partywall of no. 39 omitted and painted render finish reinstated

## Amendments to Rear Garden

The garden court design has been developed with two ground floor terraces above (to garden room and kitchen). The garden stair and planted terraces incorporated

The line of glazing to the dining room has been set back to align with the living room over (ie simplified). This area should not be given up until the court landscaping is agreed and balance with additional lower ground floor areas.

## Amendments to Roof

To reduce solar gain the stair rooflight has been made smaller in scale and given a circular form.

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The size of (and access to) the roof plant enclosure is amended to the new equipment. The form of the louvred enclosure is curved so it diminishes in street and garden views. It is about the same height as the chimneys of the original villas.

On the lower rear roofs to the living room the rooflights have been omitted.

**Amendments to Street Elevation**

The ground floor glazing mullions have been adjusted to the internal layouts and to a regular 1600mm spacing. The cantilevered entrance canopy to be two bays wide,

The roof plant enclosure will only be seen in long views down Woronzow Road, that is, when it is not obscured by mature street trees.

**Amendments to Garden Elevation**

The arrangement of the fenestration has been revised to standardise unit sizes and to allow more ventilating panels. This breaks up the larger scale of the ground floor doors and glazing panels.

Lower level opening windows to the playroom window at second floor to replace the consented solid panel.

**Amendments to North East Elevation**

The ground floor living room is to be extended so it abuts No 39 to the line of the existing No 39 side extension, then step back from boundary as before.

Above this the elevation is unchanged except the roof plant enclosure seen beyond.

**Amendments to South West Elevation**

The new louvred roof plant enclosure is set at the rear of the roof.

The windows and ceramic panelled cladding to the central stair is omitted and a single stair window introduced. The lower level stair window and kitchen clerestory windows are omitted now limited daylight is available due to the completed east elevation of No. 41 Queens grove.