



1 REAR VIEW



2 FRONT VIEW

Context

108-112 Parkway is formed by two buildings joined together at upper floor levels. 108 is a 4 storey terrace (including basement) with a restaurant at ground and basement levels and offices on the upper floors. 110-112 Parkway is a split level office building comprising an old five storey building fronting Parkway and a more recent deep three storey rear extension previously used as a workshop. Both are used as offices and currently being refurbished.

Adjoining buildings include a 5 storey office building at 114 Parkway and a shop with flat above at 106 Parkway. To the rear, there is a modern block of flats; Latitude House on Oval Road.

Proposals

The proposal is to add a partly glazed roof extension over the rear block in order to provide additional accommodation for the staff in the form of a coffee-lunch break area.

This room will be accessed from the front building stairs upper landing level and will be provided with a small balcony smoking area.

The new structure will only be partly visible from a distance from the corner of Oval Road and Gloucester Avenue.

The main glazed side elevations will be aligned with the arrangement of the windows and brick piers of the main building below.

In order to avoid overlooking the rear flats at Latitude House, it is proposed to obscure the rear windows of the extension. The windows to the side will be overlooking the existing rear lightwells and gardens just as existing side windows.

The roof will be flat and broken into two parts; the main one of which one of which have a glazed perimeter, the other will be lower and links with the existing front building.

Other proposed changes include adding "Velux rooflights to the main rear roof and to the mansard and main roof to No 108



3 VIEW OF LIGHTWELL SHOWING No 14 PARKWAY

Materials and finishes

Roof:

The flat roof will be covered with a grey single ply membrane with standing seams. Glazed perimeter will have a glazing system which matches the windows below.

Walls:

The existing side walls and piers will be extended up to the new windows cill level using Stock brick to match existing as closely as possible. The rear wall above the existing roof will have insulated render and will be painted grey

Windows:

Windows will have white coated aluminium frames
Rooflights will be "Velux" type roof windows



4 REAR VIEW TOWARDS No 8 AND 6 PARKWAY

Planning consultation

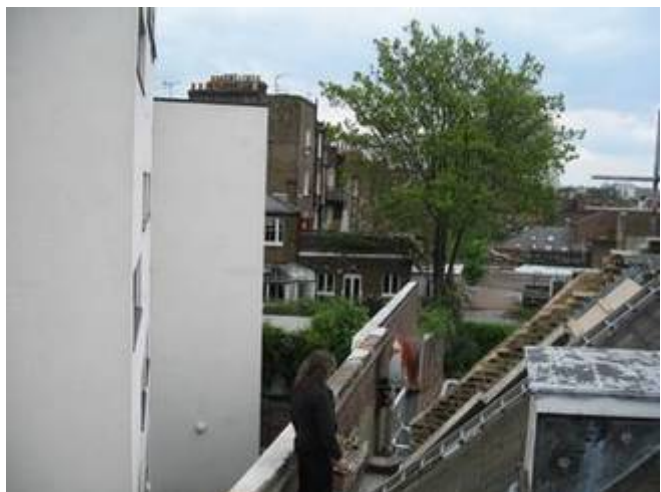
A formal pre-application enquiry was made to the Council on 5th March 2010. This was followed by telephone conversations and a revised submission, then a meeting with planning officer David Peres Da Costa.

The original proposal showed a pyramid roof conservatory, and was criticised for the way it appeared bulky and contrasted with the host building

The second proposal showed a flat roof extension with less roof glazing and emphasized the link with the existing building through the extension of the brick piers and the centering of the window bays with the existing ones

This proposed final version seeks to address the officers comments by further flattening the building and breaking it into two parts; centering its main roof on the building below and creating a lower part linking the extension to the front building
A concern about overlooking the Latitude House flats has been addressed by obscuring two proposed windows to the rear

A concern was expressed over the visibility of the proposed extension from the corner of Oval Road and Gloucester Avenue. Photograph 6 taken from the pavement opposite that corner, shows that although the building will be partly visible, it will be at such a distance that it will have very little impact on the buildings profile given the variety of shapes and sizes of the existing building such as the angular modern stone faced Latitude House or the curved glass and metal Foxtons' building.



5 VIEW OF REAR WITH LATITUDE BUILDING BEHIND



6 VIEW FROM OVAL ROAD

Conclusion

The proposed extension is a minor addition to the existing buildings, and will have little impact on the neighbouring properties. The proposal will not create any more overlooking of adjoining properties than is currently the case – in an urban and predominantly commercial part of town.

The new building respects the design and proportions of the host building and will enhance its character through the intended use of quality materials and careful detailing and in conjunction with the refurbishment works of the existing currently undertaken to improve the working environment.



AERIAL VIEW Source *Multimap*