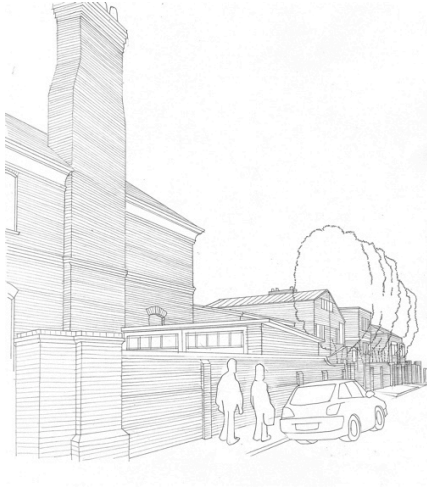


48B Netherhall Gardens  
Proposed New House

**Planning, Design and Access Statement**

**2 Design Development & The Proposed Scheme**

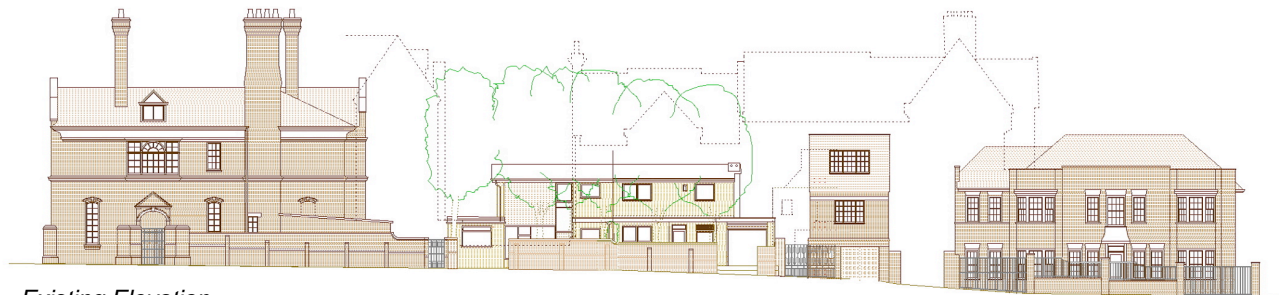
- Design Strategy
- Concept Design & Development
- The Proposed Scheme



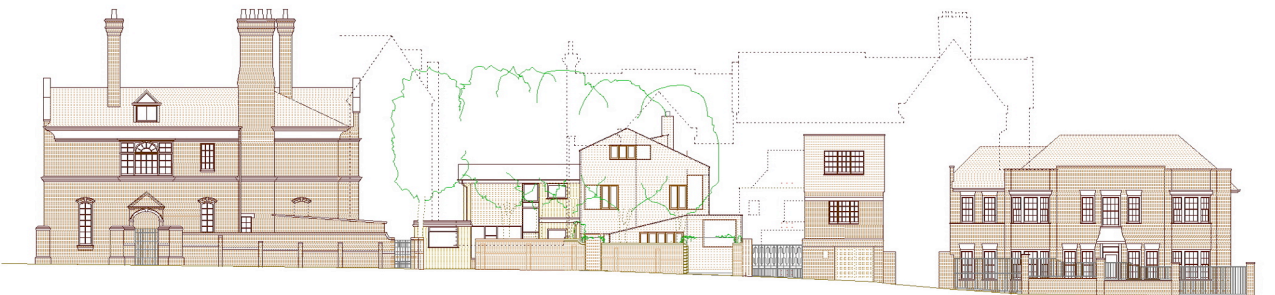
## Design Strategy

The proposal is to demolish and replace the existing building with a new house which will make better and more efficient use of the site, and which will make a positive contribution to the conservation area:

- The character and form of the immediate streetscape around 48B is confused and poor. The new house cannot solve all these shortcomings, but it can work to restore and improve the fabric.
- The site is complicated, and the site plan is to be re-conceived. This should result in less overlooking and overshadowing and an improvement to the scale of the garden areas.
- The intention is that the design of the house will relate to the materials and forms of the conservation area and its immediate surroundings, but it will also reflect the period of its construction.
- The strategy is not to create a deliberately different and contemporary “one-off” house, nor is it to create a mimetic reproduction of a period architecture common to the conservation area. The intention is that the design will use the conventional forms and materials found in the conservation area to create a contemporary building which responds specifically to the site and immediate surroundings. The contemporary character of the house will be understated.
- The building is to take advantage of the natural and environmental circumstances of the site. A range of passive and active environmental controls are proposed.



*Existing Elevation*



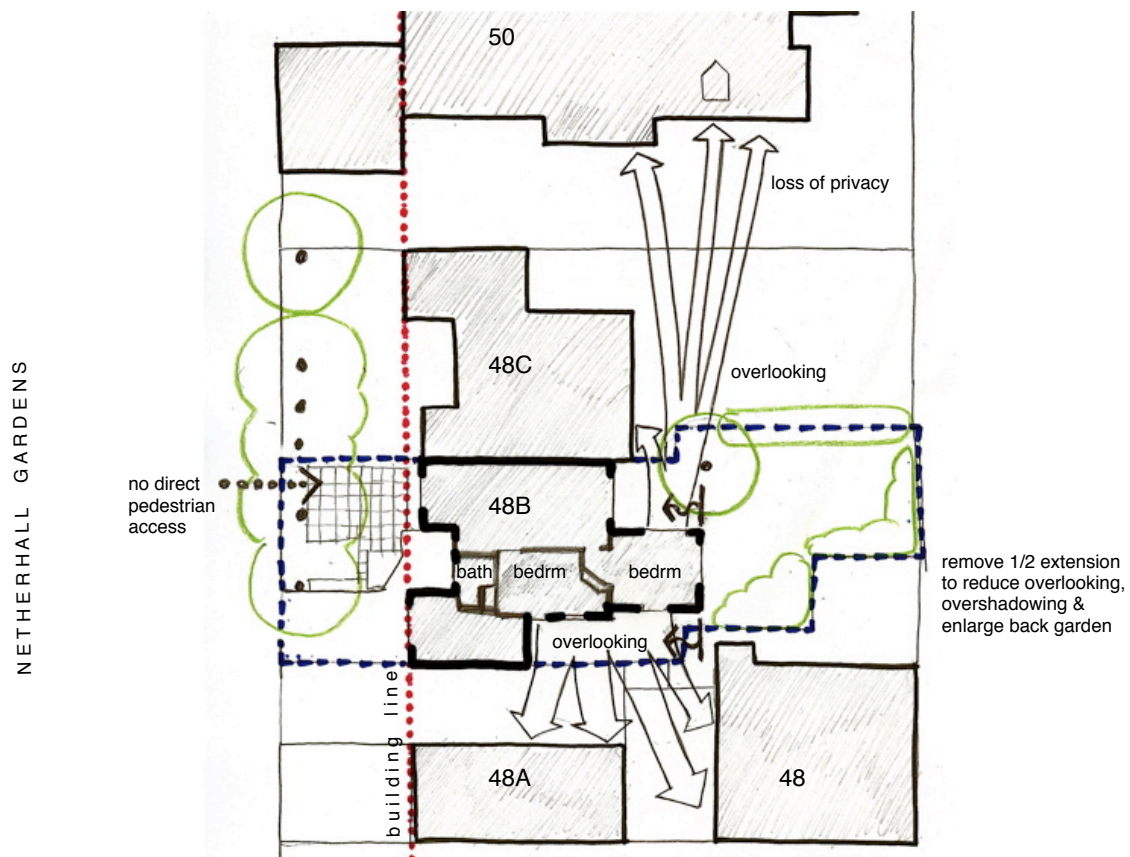
*Proposed Elevation*

## Concept Design & Development

Below is a summary of various design parameters and investigations which have informed the development of the proposed scheme:

### Alteration of the Existing House

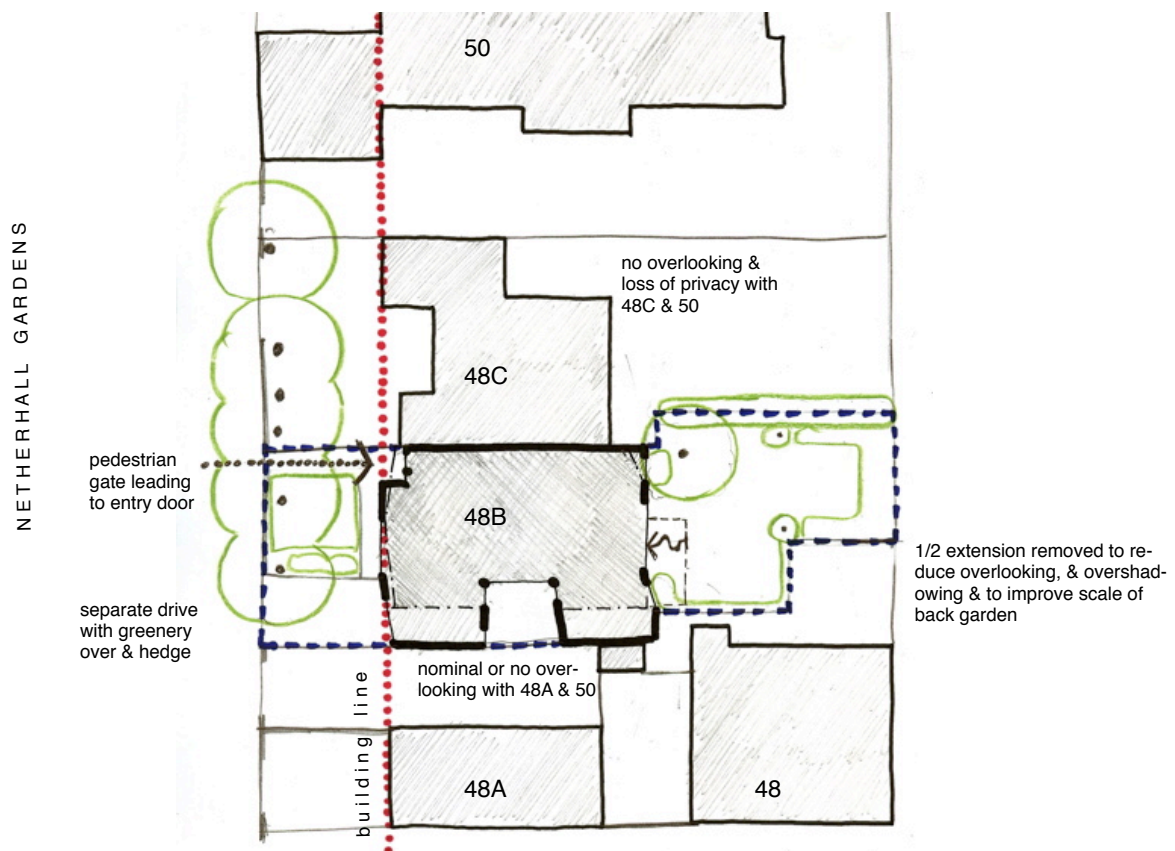
This was considered as an alternative to demolition, but fundamental shortcomings in the configuration of the building on the site lead to the conclusion that this would not be cost effective. The present site plan makes inefficient use of the site, and problems with overlooking and overshadowing are inherent in the plan. These problems cannot be effectively and efficiently solved through alteration of the existing building.



*Existing House: Site Plan Problems*

### Site Plan

- Create a tighter and less sprawling building form.
- To the extent possible within the confines of the site, work to improve and reinforce the continuity and grain of the conservation area.
- Improve the scale and usefulness of garden spaces across the site
- Reconfigure the volume of the present half extension to improve garden space, and reduce overlooking and overshadowing.
- Reduce the size of the front garden and build up to the historic building line.
- Provide dedicated and separate access for cars and pedestrians.
- Concentrate the outlook of rooms towards the front and back gardens.
- Control views along west elevation to prevent overlooking.
- Bring light and some external aspect into the deep plan with a ground floor courtyard, etc.
- Bring southern light into the rooms along the north elevation



*Proposed House: Site Plan*

### Front Garden and Entry Area

- Reduce the presence and importance of the car by omitting the garage.
- Provide some visual separation between the drive and car from both the street and from the front garden. This will lessen the impact and presence of the car.
- Create a dedicated pedestrian gate and walkway which relates directly to the front entry door.
- Rebuild as existing the front garden wall to maintain the pattern and continuity of adjacent front boundary walls along Netherhall Gardens.
- Reduce paving and increase planting to the front garden. This will improve the moisture and quality of the soil under the lime trees.



### Front Elevation

- Establish relationships of form and material between the new house and the existing adjacent houses along Netherhall Gardens to the west (ie 48A, 44, and 42):
- Place the new house along the traditional building line.
- Use red hand made hanging tile to relate the hanging tile of 48A and the red brick on 44 and 42.
- Establish a very deliberate and controlled visual connection between the street and the front room of the new house.

### Roof Profile

Various roof forms were considered:

- Flat roofs tend to place overwhelmingly emphasize on the contemporary character of a house with only limited contemporary forms and detailing. A greater consistency with the surrounding context is sought in this instance and a pitched.
- Most of the roofs in the area are pitched with the gable end or a mansard roof facing the road. A pitched roof will establish a strong formal relationship to the surrounding context.
- The roof pitches to the adjacent houses (42, 44, & 50) are relatively low. The proposed roof angle of 25° relates directly to the surrounding pitches.
- Asymmetrical facades and roof profiles are common within the conservation area. An asymmetrical would acknowledge the topography of the site and the off centre placement of the house on the site and the topography.

### Ground Floor "Bay" & Nominal Projection to the Front Elevation

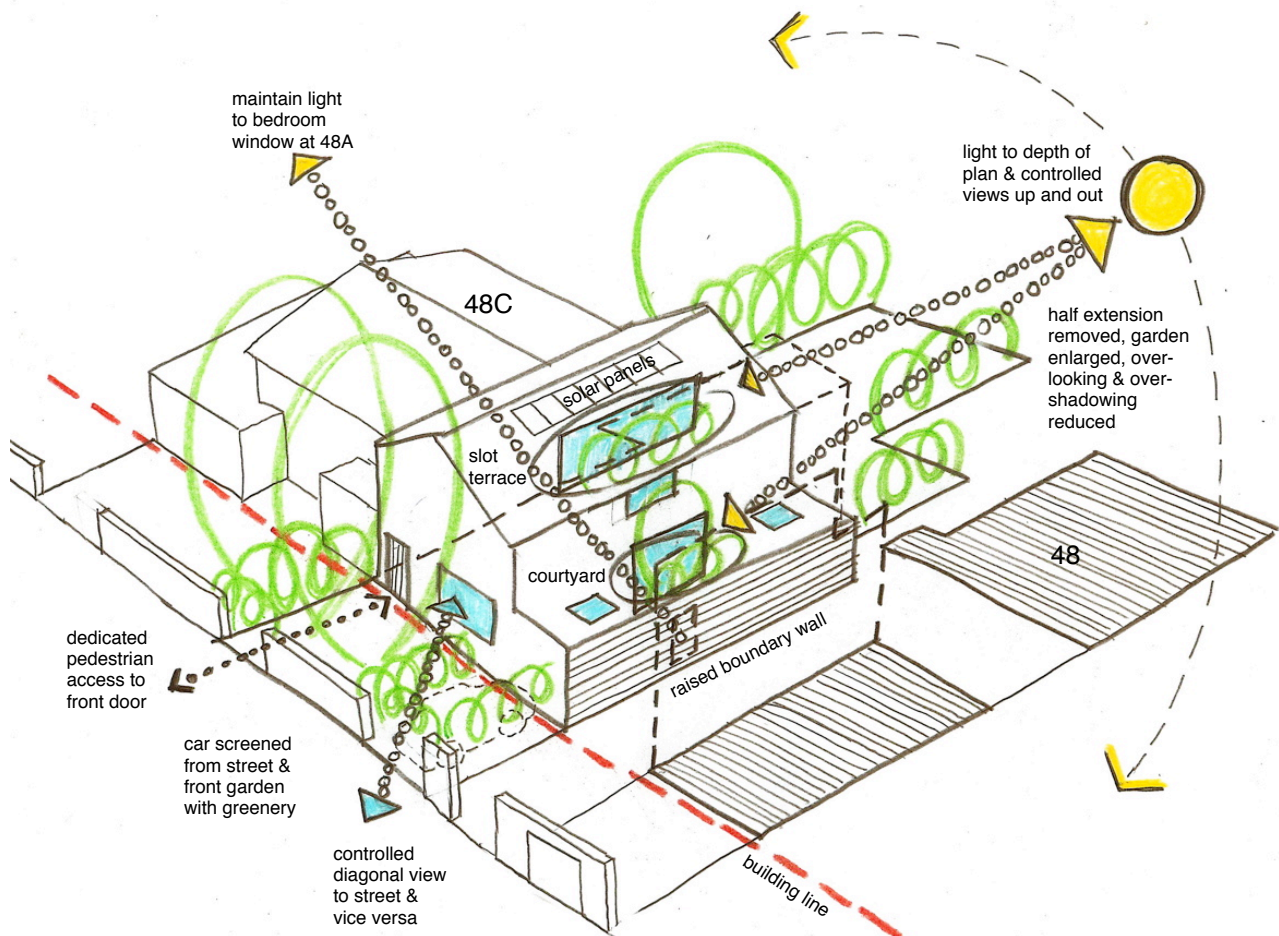
- Bay window are very common forms in the area. They break up and provide visual interest and relief to the overall area of the front elevation.
- A bay window would project into and compromise the root protection zone of the lime trees.
- The vertical emphasis of a two storey bay window was not considered appropriate to the immediate context in this instance. Although large, the houses at 42, 44, and 50 Netherhall Gardens are all relatively horizontal, especially when compared with the houses across the street. Horizontality in the form of the new house at 48B would de-emphasize the excessive verticality of 48A. It would also establish a formal continuity and consistency with the immediate context.
- A shallow wrap around "bay" at ground floor level is proposed. This provides horizontal emphasis to the facade. It also integrates the form of the single storey side extension to the west of the house into the front elevation and provides both emphasis and a visual frame to the entry door.
- A slight "bevel" to the elevation in plan is also proposed. This is a contemporary reworking of the bay window and it will provide visual interest and relief especially late in the day when sunlight coming down Netherhall Gardens from the west will side light the facade.



*Long Elevation Showing the Proposed New House*

### Side Extension & Ground Floor Courtyard Garden

- The site narrows from front to back in two steps and this complicates the ground floor plan. The ground plan of the present house is fragmented and awkward. A single storey side extension can be used to simplify and unify the spaces at ground floor level.
- The side extension produces a deep plan. Light and aspect could be provided by a small courtyard in the middle of the west elevation.
- Overlooking from and through the courtyard must be carefully considered. A storey height boundary wall would contain overlooking and would focus views vertically.
- A green roof to the single storey side extension was considered. In this instance external courtyards and climbers were deemed a more contextually appropriate way of realizing the benefits of planted areas.



*Proposed: Diagrammatic Site Plan*

### West Elevation

- Overlooking generally is a critical issue. Habitable rooms with windows to the west must have a strategy for limiting overlooking.
- Roof lights can bring light without causing overlooking.
- At attic level a slot garden/terrace set into the roof along the west elevation would allow light into the depth of the plan. Views would also be possible with some careful consideration of the how overlooking would be prevented.
- Good light levels to the habitable bedroom at first floor level of 48A and to the slot garden at 48 must be maintained.

#### Back Elevation

- The projection and the side windows of the existing half-extension cause overlooking. The extension intrudes on the space of the garden and overshadows the adjacent gardens.
- The volume of the extension could be rationalized by halving its projection into the garden and reorienting windows towards the garden. This would reduce both overlooking and overshadowing.

#### Staircase

- The deep plan along the party wall of the east elevation would benefit from a top lit vertical star space. This would bring natural light and solar gain into the otherwise unlit areas of the plan.
- This continuous vertical space can also be used to drive stack effect ventilation.

#### Basement Excavation

- A full basement was dismissed given the complexities posed by the existing foundations along the party wall.
- A partial basement running down the centre of the site will provide adequate storage and additional space given the size of the proposed house.
- A basement light well to the front of the house was considered, but was deemed inappropriate given the impact on the roots of the lime trees.