



Rear elevation of rooftop extension to 23 Drury Lane.

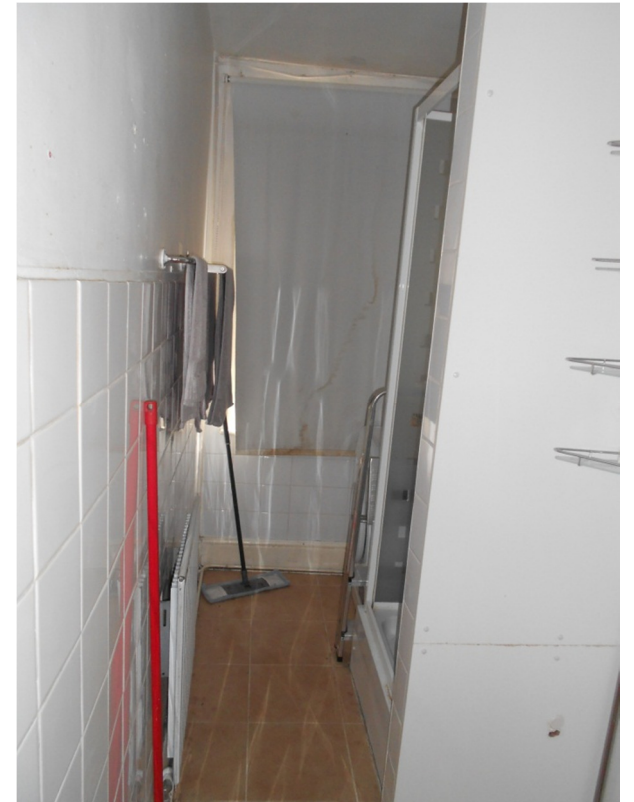
The Building

22 Drury Lane currently comprises accommodation over lower ground, ground, first, second, and third levels. The ground and lower ground floors are occupied by a restaurant, whilst the upper floors comprise a single bed flat at each level.

The standard of the current residential accommodation is fairly poor, and therefore in need of an upgrade. Likewise the building fabric generally, with the exception of the roof, is in poor condition and will benefit from significant refurbishment.



The building fabric generally requires refurbishment.



Flat accommodation requires modernisation.

The building's elevations are generally of yellow stock brick with red rubbed brickwork detailing, under a slate pitched roof set behind parapets and gables. The building does not match any of the neighbouring properties, but contributes to the historic character of the area. The top of the building facing Drury Lane however appears somewhat truncated and unresolved at roof level.



Existing window feature at roof level running up through the low parapet line.



Decorative brickwork, in need of a clean.



Rear elevation - upper



Rear elevation – Lower



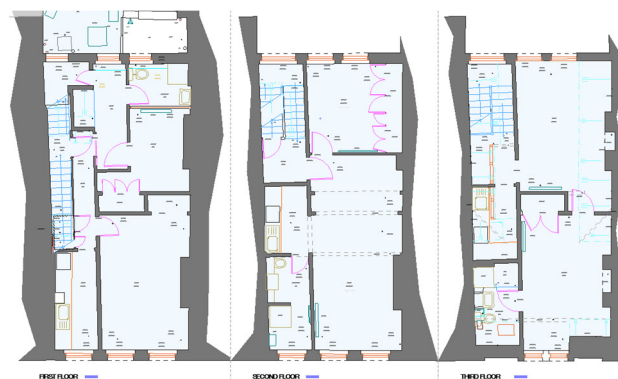
View towards 1/3 Betterton Street from the roof of 22 Drury Lane



View towards the roof of the public house from 22 Drury Lane.



Existing ground and lower ground level plans – no change.



Existing floor plans of Flats 1 to 3

Existing Floor Plans & Accommodation

A full detailed measured survey has been undertaken of the building and its immediate neighbours.

Development Proposals & Design

Approach

Land Use

Land uses will be retained as existing, with the exception that permission will be sought to extend the top flat to create a two bedroom flat with living / kitchen / dining at roof level. In addition it is hoped to improve the amenity of all the accommodation by providing balconies and terraces where possible. We believe that the proposals will give a more efficient land use without any detrimental effects on the neighbour or loss of architectural cohesion in the conservation area.

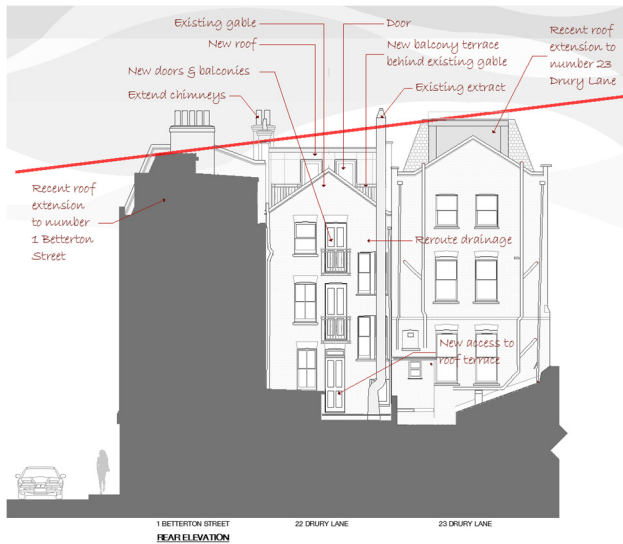
Extent of Development

The intention is to retain the restaurant as it currently is, but to substantially refurbish, upgrade and slightly extend the residential accommodation above. It is proposed to extend the property at roof level to align approximately midway between the rooflines of adjacent properties.

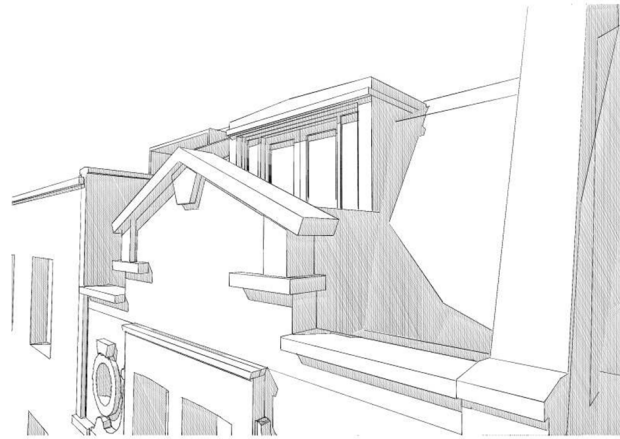
Extension at the rear of the property is not easily achieved due to the proximity of the neighbours and is therefore not proposed at this time.



Proposed front elevation showing roofline and parapet heights.



Proposed rear elevation showing roofline heights.



Proposed upper level treatment incorporating existing masonry elements and themes and forming a midway parapet height.

Appearance

It is intended to fully refurbish the building, replacing the existing windows with bespoke joinery units appropriate to the unusual and varied openings found on the building. Detailing of the proposed extension works below roof level - including new openings, stonework, etc will match the existing as far as possible. All materials will match the existing fabric where of merit, ie stock brick, slate roof, etc. Unlike the existing, where possible services will be fully concealed.

Scale

The domestic scale and detailing of the building will be respected and retained. New detailing will be consistent with the existing building and its neighbours. The extension works will be subservient to the main building and its larger neighbours.

Access

The setting out of the existing building / terrace with stepped access from pavement, combined with existing narrow stair and limited site area prohibit the provision of easy access for disabled persons and prohibit the design of accommodation in accordance with Lifetime Homes guidelines.

It is proposed that waste collection will be maintained as existing.

New Residential Accommodation

The accommodation will be re laid out around the existing stair and structure. The top two floors will be “duplex” style accommodation. The addition of a bedroom should be a positive contribution to the planning mix for the area.

The flats will continue to benefit from separate access via the entrance on Drury Lane.

Where possible the stacking of different accommodation types has been employed to reduce the risk of sound problems; in particular bedrooms located under kitchen / lounge areas of other flats above have been avoided.

Access to external amenity spaces such as terraces and balconies has been provided where possible.



Lower flats.



Upper two bedroom duplex flat.

Daylight Assessment

The submitted proposals will have no material affect in respect of daylight levels to its neighbours. The two windows on the flank wall to the stairway of the neighbouring property, visible at roof level, will be assessed on a legal level and blocked if at all possible. In respect of this submission however allowance has been made for daylight to these windows.

Conclusion

We have been careful to take a balanced approach to the extension of this building, being respectful of its context and neighbours. We have sought to optimise the density of accommodation whilst improving quality and functionality. We have taken care to analyse the impact of the proposals on the neighbours in respect of amenity and feel comfortable that the proposals will have no detrimental effect in this respect.