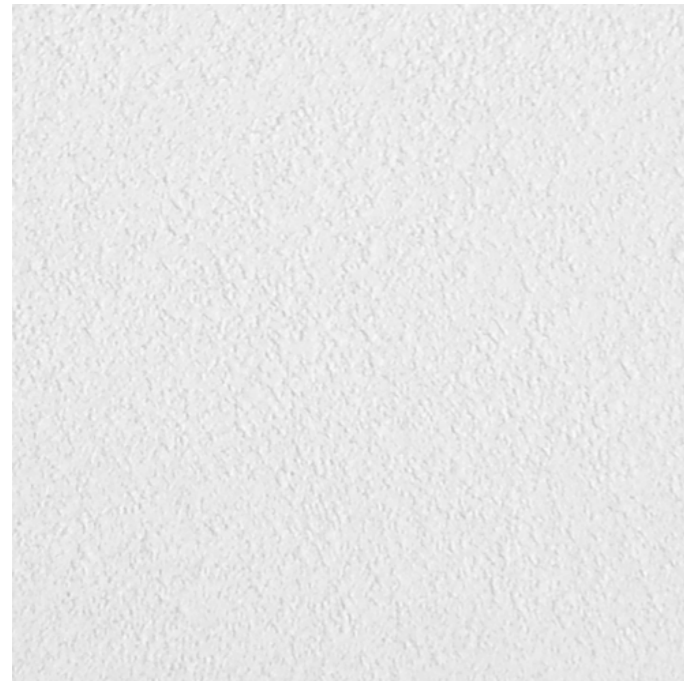




KEY:  
(clockwise from top left)  
1. Double-seam zinc roofing  
2. Timber frame double-glazed sash window  
3. Render / paint finish  
4. Powder-coated balustrade

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## Materials



Following pre-planning feedback advice, the material proposed for the new mansard roof sides is zinc, avoiding the more solid/tectonic effect of slate. Even when the proposed amended mansard will be out of view from the street, its two openings (wider than the existing) will reduce the “solid” area of the mansard, a condition also proposed to the rear. The increased glazed area will also contribute towards the lightweight-ness of the roof (mostly affecting the rear) and hence its subserviency to the main body of the house.

For the closet wing extension, white render is proposed (as suggested), blending with the equivalent element below it.

The new closet wing extension sash window, following Conservation Area character, is specified as a timber sash (double-glazed) window painted white. The new balcony door is also proposed as timber-framed glazing to allow in as much light as possible.

The balustrade for the new balcony (above closet wing extension) is proposed as black powder-coated metal, avoiding any disruption of the existing palette.



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**KEY:**  
(clockwise from top left)  
1. Skylight to street side,  
27 Carlingford Rd.

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### Proposed skylight to street side

The skylight solution proposed to the rooms facing the streetside is based on the one carried out by house no. 27 (Planning ref. [2007/3037/P](#)) when refurbished in 2007. The skylight spans from behind the parapet, forming a gutter between them. The pinch point between glazing and roof occurs at the same place where the pitched and flat parts of the existing mansard meet, in order to keep it largely invisible from street level.

The proposed glazing, although not spanning from side to side of the house as the reference above, will allow more daylight in and avoid the sight of the parapet as the cost of letting more diffuse daylight in with the current lower windows.





**KEY:**

- (clockwise from top left)
1. Tangential view of Carlingford Rd with downpipe conditions
  2. Carlingford Rd northern side, showing prevalence of pipes running on the exterior face.

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**SVP relocation to exterior**

It is proposed to relocate the soil vent pipe that currently enters the building at third floor level, disrupting the arrangement of space and resulting in an otherwise unnecessary boxing-out element to the kitchen area.

As the images on the right suggest, it is the only anomaly within the adjacent (and opposite) houses, and its fixing would not result in any adverse effect to the street-scape image.





KEY:  
 (clockwise from top left)  
 1. Tangential view of Carlingford Rd with downpipe conditions  
 2. no.29 stairwell window  
 3-4. Sun trajectory study during longest and shortest day of the year (June 20th, December 20th)

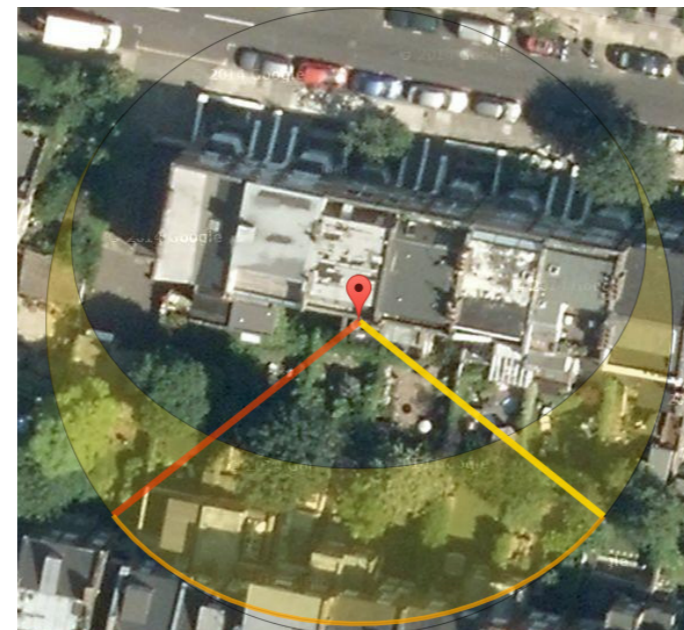
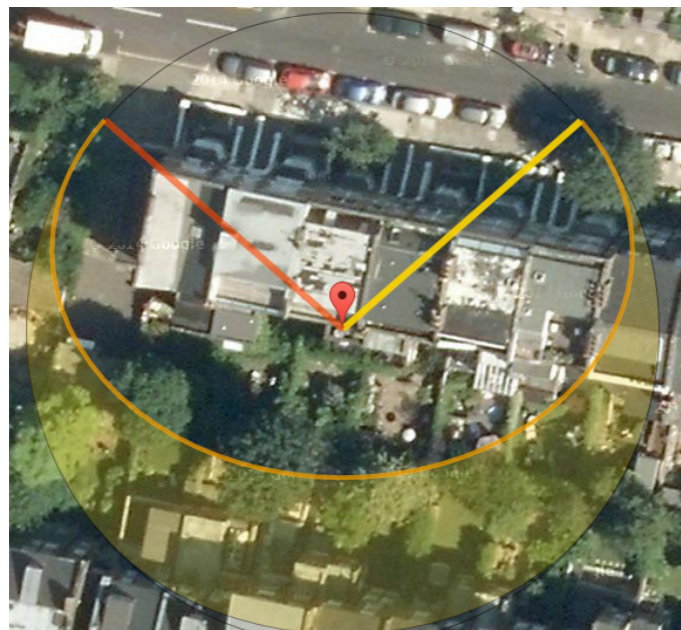
Rear closet wing extension

The proposed rear closet wing extension is not considered to have a negative impact on adjacent properties in terms of daylight/sunlight incidence. The window on No. 29 Carlingford Rd closest to the proposed extension is in an internal circulation area (stairwell) and based on the advice by R.O.L. RICS Chartered Surveyors Right Of Light Consulting:

*“Diffuse daylight calculations should be undertaken for dwellings and non-domestic properties where daylight is required. For dwellings, calculations should be undertaken for habitable rooms such as living rooms, kitchens and bedrooms. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be tested.”*

The layout of no. 29 Carlingford Rd mirrors the one of the site of the present application, and as the sunlight incidence diagrams suggest, the impact of the closet wing extension on it is not significant, given its orientation to south.

In terms of use and amenity, the pre-application advice (email of 23/04714) confirmed that given that there currently is an existing terrace to the flat and the new terrace would not look directly into a neighbouring window, this proposal is likely to be acceptable.







- KEY:**  
(clockwise from top left)
1. Cavity rigid insulation
  2. Thermally broken double-glazed skylights (ref)
  3. Double-glazed timber sash window
  4. Pipe insulation

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## Sustainability



The dwelling will be substantially improved in its energy efficiency strategy. All of the works relating to the exterior fabric will signify an advance to how the building uses and conserves energy through the following measures:

1. **Insulation:** The new mansard roof sides, either sheer or pitched will be fully insulated to contemporary performance standards.
2. **New windows:** All new windows will be double-glazed (thermally-broken) and properly sealed against draughts. Curtains or shutters will be fitted as appropriate.
3. **Boiler:** A new high-efficiency, condensed boiler will replace the existing one.
4. **Radiators:** The rooms related to the extended roof sides will have new, energy-efficient radiators.
5. **Pipes:** Hot and cold water pipes will be insulated when running inside walls or floors.

These improvements will account for more than the 10% of the renovation costs.