

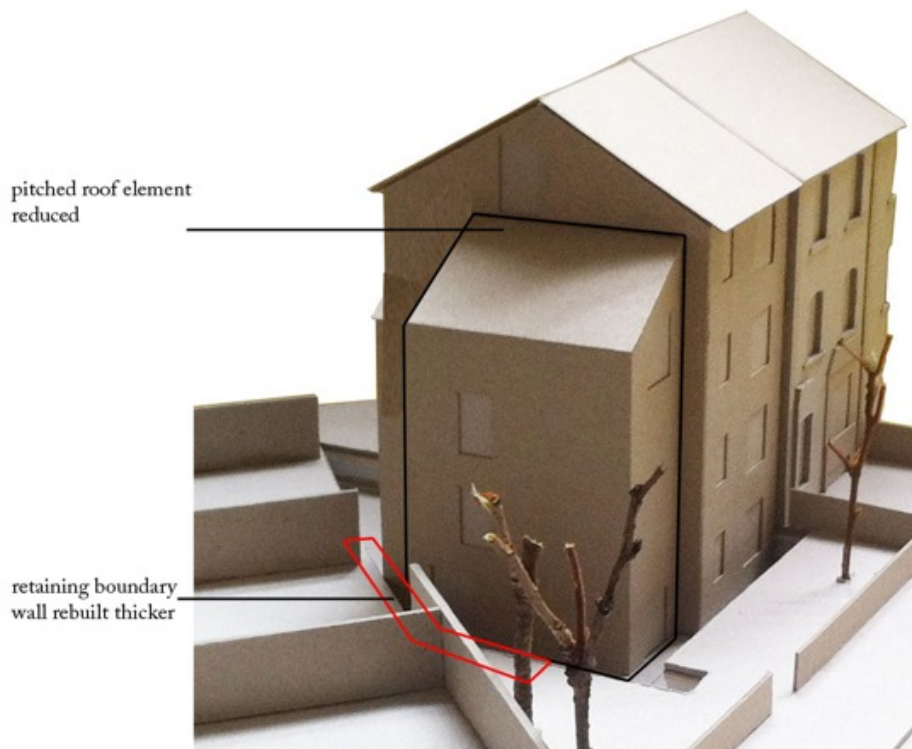
Amendment to Design and Access Statement accompanying Planning Application 2013/4970/P

November 2014: A measured survey and site investigation into the condition of the existing and depth of the proposed boundary retaining wall and detailed design relating to meeting building regulations for acoustic and thermal insulation has lead us to conclude it is not possible to build the consented scheme under 2013/4970/P.



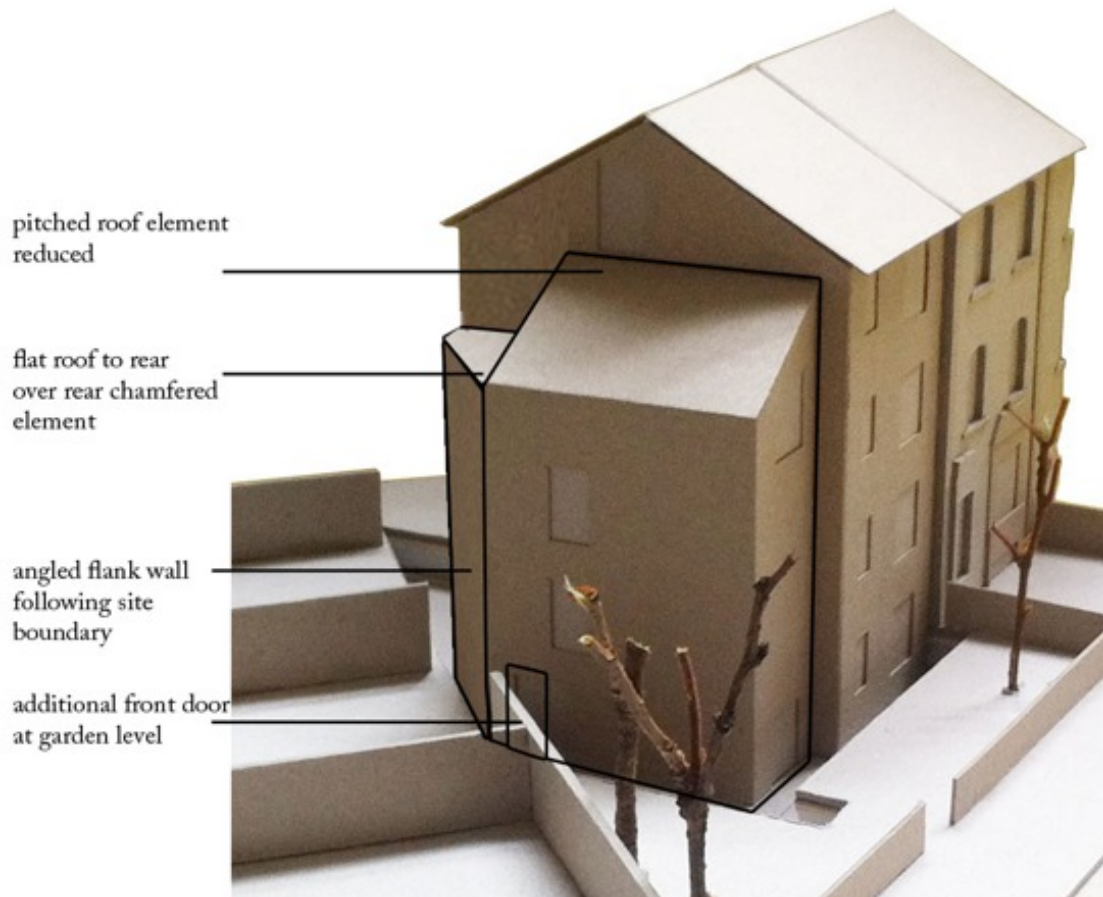
- Because we have less space to the side we have decided the best solution is for the extension to follow the line of the site boundary which means extending the proposed backwards, and chamfering or angling the plan reflecting the site boundary.
- Whilst retaining the pitched roof element over the main body of the extension We have proposed a flat roof at the chamfered, angled rear section rather

than continue the pitched roof with an unattractive and fiddly hipped gable roof.



- We have additionally proposed a slight increase in width of 350mm to the extension as the proposed bedrooms were becoming too narrow after the insulation build up.
- We have included the existing roof lights to the main roof, which were absent in our original drawings.
- We have amended the proposed north elevation side windows by introducing one more window to the stair core and moving the proposed window to the flat 4th towards the rear of the site.
- We have altered the shape and position of the windows to the east elevation rear stair core to become narrow slit windows as the previous proposed windows were not possible structurally
- In order to comply with building regulations we have introduced a new front door for the 1st, 2nd and 3rd floor flats at the garden level into the north elevation. This is approximately at the level of the entrance to the 1st floor flat's extension. And thus saves the inhabitants going down a full storey to go back up again and helps us comply with building regulations. The door is accessed by a walkway over the side alley.

- We propose a new railing to prevent falling from the garden level to proposed new basement level
- We propose keeping a secondary front door beneath the walkway for communal access to the rear courtyard and for the inhabitant of the lower ground floor flat (flat 1), this area also allows some storage for push chairs etc by the inhabitants of all the units. This variation is largely unseen externally as it is below ground. Please see diagrams for explanation.



In general we believe these amendments will in some ways create a less noticeable building as the pitched roof element is now slightly smaller than permitted although the extension is larger in plan. We will continue with the strategy of soot washing the brick to match the street and upgrading the windows in the main building to increase the attractiveness of the area.

EDWARD CARTER DESIGN