

The suggested brief for this application is to retain the existing two bedroom flat 03 and to create a rear extension facing its private terrace.

The existing flat is in good condition.

The proposed extension will increase the existing living area, improving the balance between front (existing two bedrooms) and rear (living\dining\kitchen).

A new set of timber framed bi-bolding window-doors will open into the existing private terrace.

The natural light and ventilation will be improved by a new bottom hung window to the rear elevation and a new roof light to the new flat roof with parapet copings.

Frosted glass and 100mm restrictor fixed to the proposed bottom hung window will ensure visual privacy and prevent any risk of overlooking.

The brief includes:

- The provision of a high quality residential accommodation.
- Retention of reasonable sized private terrace.
- Reasonable balance between dwelling and private terrace.
- Considered and innovative design.
- Contextual analysis of the site and its surroundings with regards to sunlight, daylight, overshadowing, light pollution, overlooking and privacy.
- Identifying the site's opportunities and constraints.
- Optimising the development potential of the site.
- Enhancing the appearance of the overall context.

The project integrates the overall regeneration and transformation of the area and, as such, responds to a wider brief than simply its function.