

Setting

It is now commonly accepted wisdom that alterations should follow the form, proportions and character of the building to which they relate. In particular, the setting of the building, including any amenity space, should also be respected.

Harmful effects to the amenity of existing and future occupiers on a development site and to nearby properties should be avoided, especially in the case of residential buildings. The design of development should give consideration to overlooking and the potential effects on privacy.

The new development of flat 3 provides the opportunity to requilify the proportions of the rear and to improve the sense of privacy between residents.

By reducing the oversized terrace, the new extension will:

- improve the quality of the existing dwelling (flat 03);
- improve the sense of privacy between residents;
- minimise the impact of No.29 new development under construction.

Access

The access to the property is as existing and no proposed changes are to be made.

There is an exiting communal stair going to the front door of flat 03 from the main entrance of the building.

The access to the rear private terrace is through the dwelling only.

Design Approach

The functional requirements of the scheme have been integrated with aesthetic aspirations to form a framework for development.

The proposal to extend the rear will improve the internal floor area.

The shape and style is designed to maintain the overall height as low as possible and in line with the adjacent properties to avoid overshadowing issues.

The new extension does not overlook the adjacent properties avoiding any light pollution, spillage of privacy or loss of privacy.

A new set of bi-folding window-doors will create an open link with the terrace, maintaining the natural ventilation throughout the dwelling.

The design will optimise the solar gain and the natural ventilation, whilst not prejudicing the existing levels of light onto the neighbouring properties. In this respect, a new roof light will integrate a new flat roof, allowing the maximun daylight and creating an interesting space, while a new bottom hung window with frosted glass and opening restrictor will allow just natural light and fresh air to go through, blocking any view outside and inside.

New wooden framed windows and doors, new rendered walls and new reconstituted parapet stone copings will blend with the existing building.