

Materials and Detailing: Proposed West Elevation



Critical View: Existing



Critical View: Proposed



No.1 Fitzroy Road

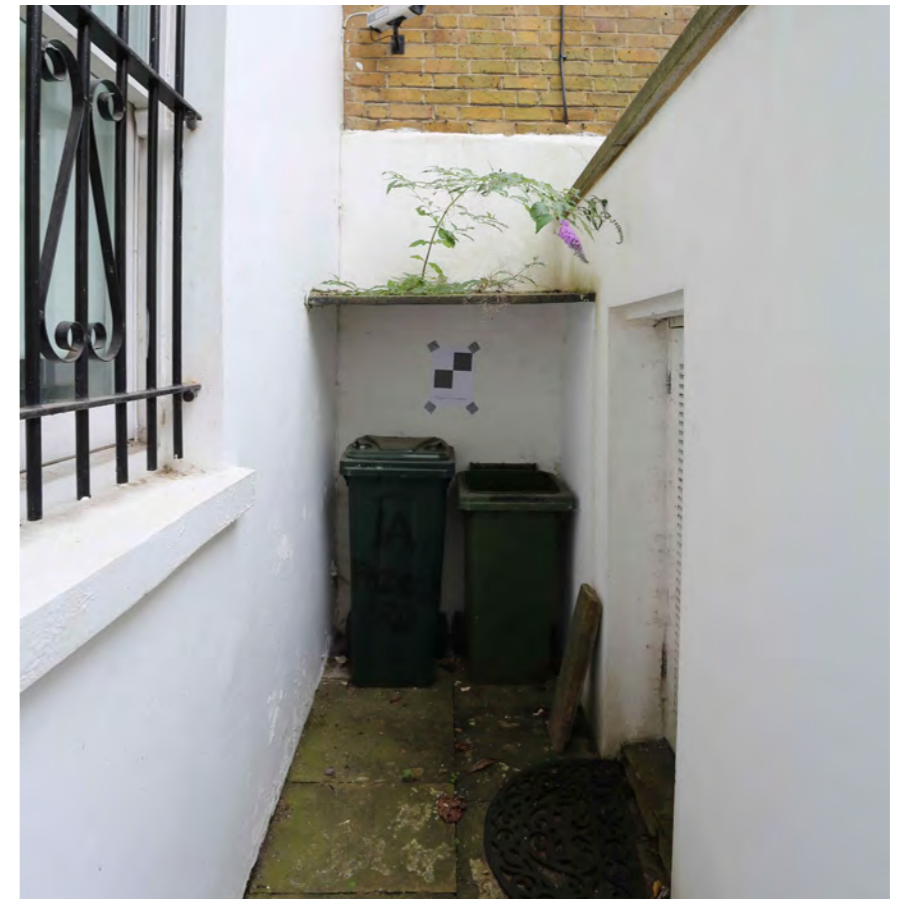
Front Garden Light Well: Existing



The lightwell and basement vaults to the front of the house are a characteristic feature although the current stair and accompanying railings detract from the original appearance of the house.



The light well to the front of the house is cluttered with incoming services. These are unsightly and despite being located under the stair they detract from the appearance of this external entrance.

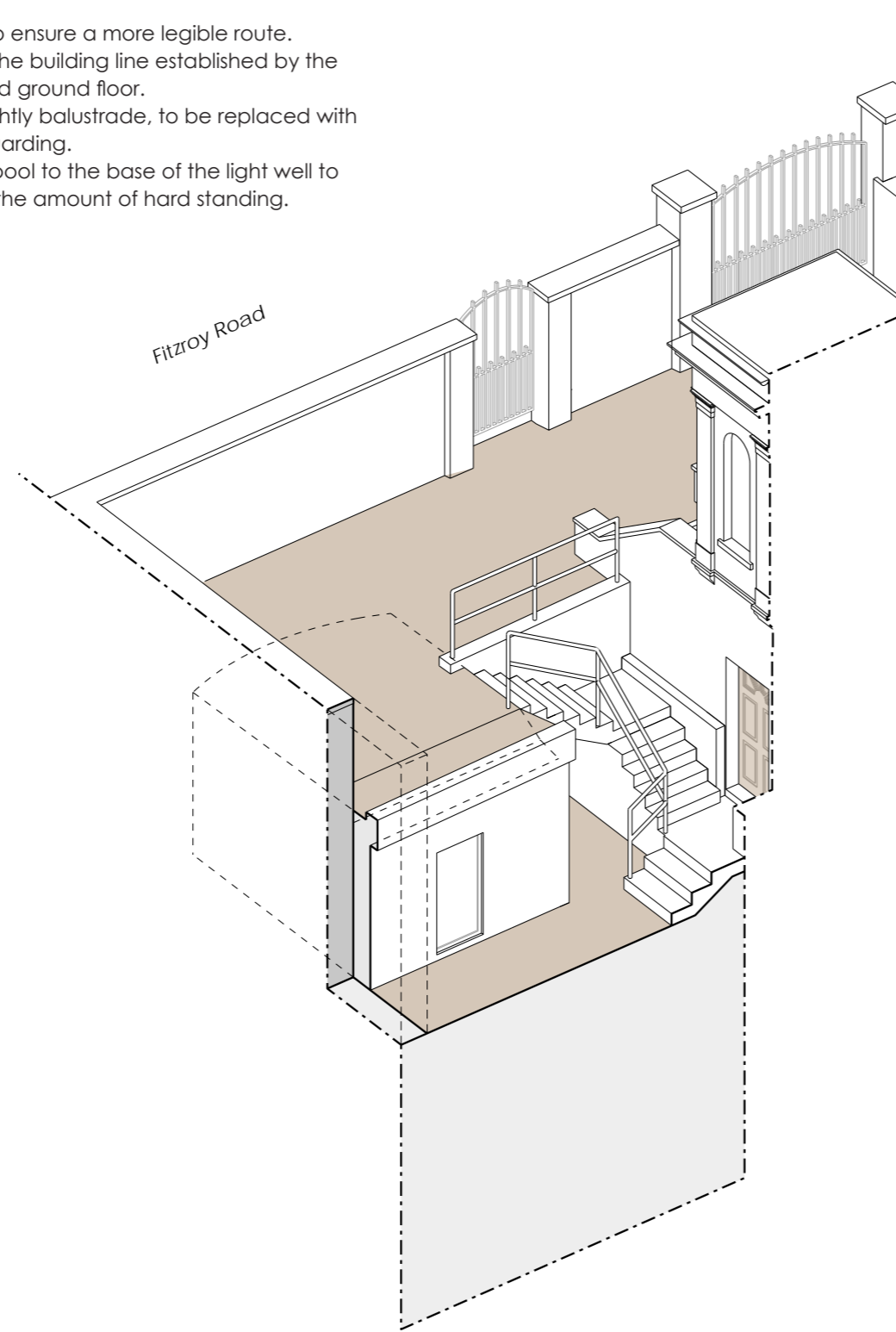


As well as accommodating utilities, the light well to the front of the house also holds an external bin store. This is covered but clearly visible from the front garden and not in keeping with the original appearance of this external entrance.

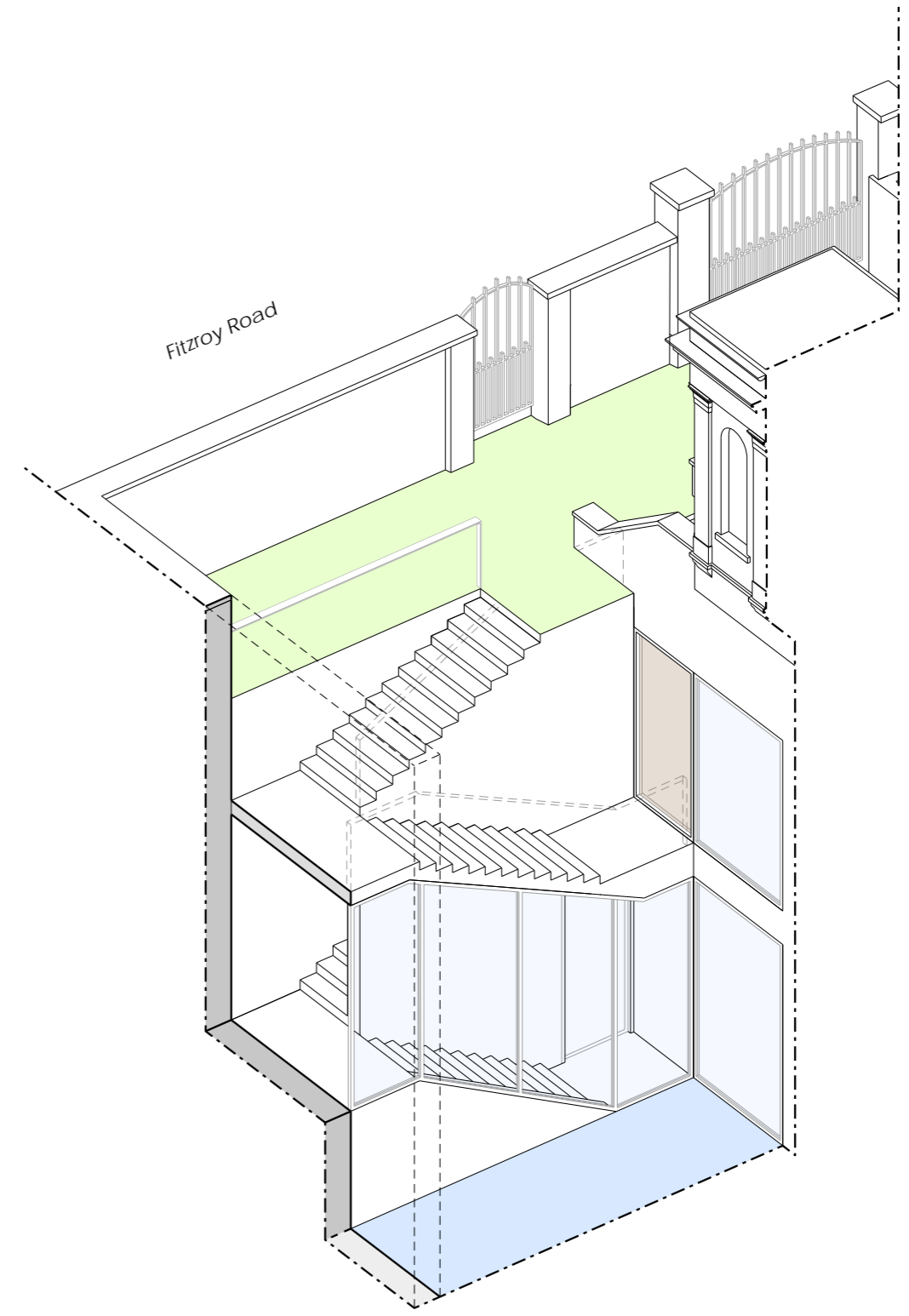
Front Garden Light Well: Proposed

The refurbishment looks to address the unsightly appearance of the front garden light well, proposing the following alterations –

- Reconfiguration of the stair to ensure a more legible route.
- Re located stair that follows the building line established by the existing entrance to the raised ground floor.
- Removal of the existing unsightly balustrade, to be replaced with a more refined and subtle guarding.
- Introduction of landscaped pool to the base of the light well to maximise light levels reduce the amount of hard standing.

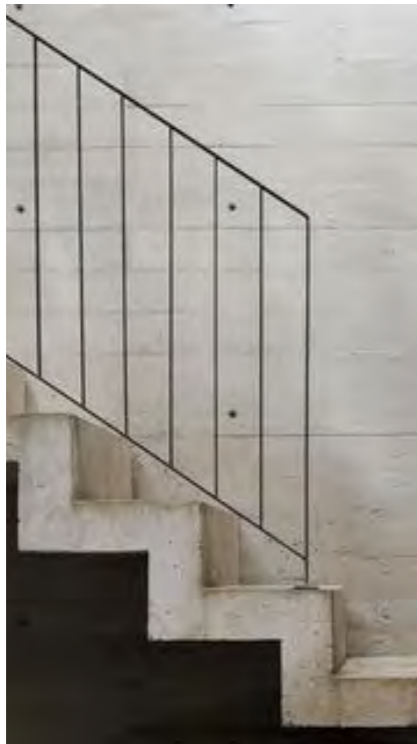


Existing Front Garden Light Well

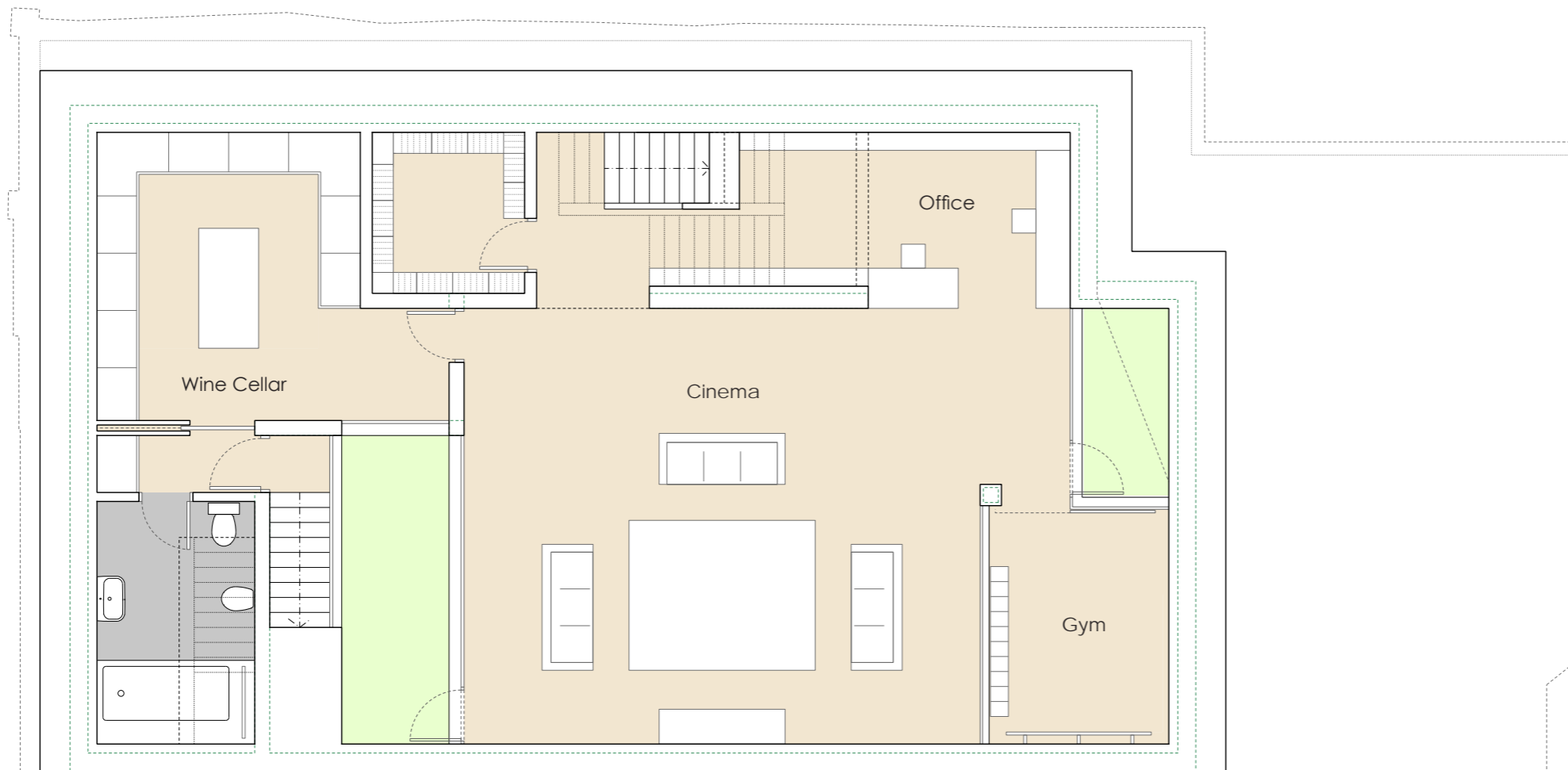


Proposed Front Garden Light Well

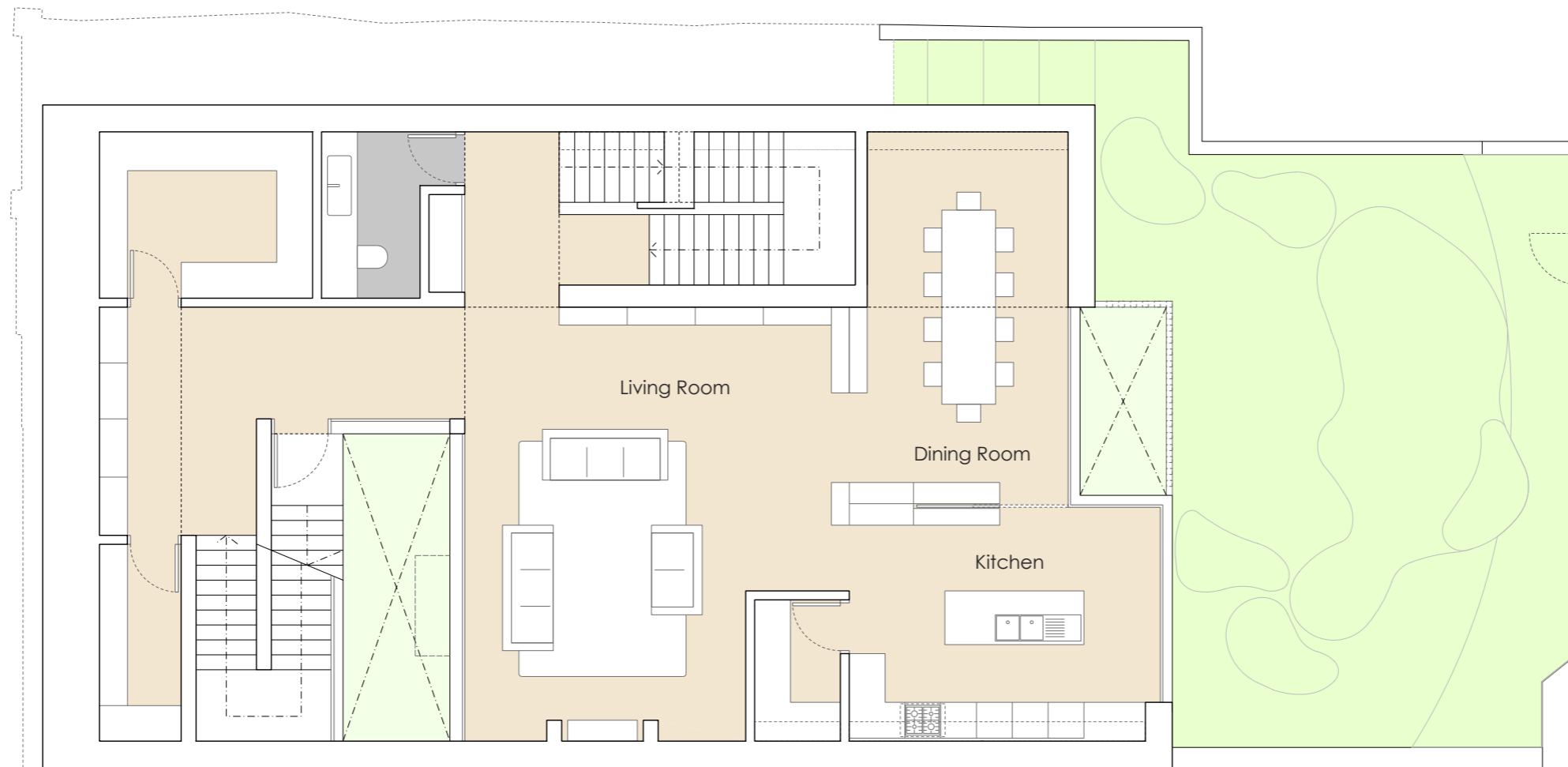
Refined and subtle balustrading



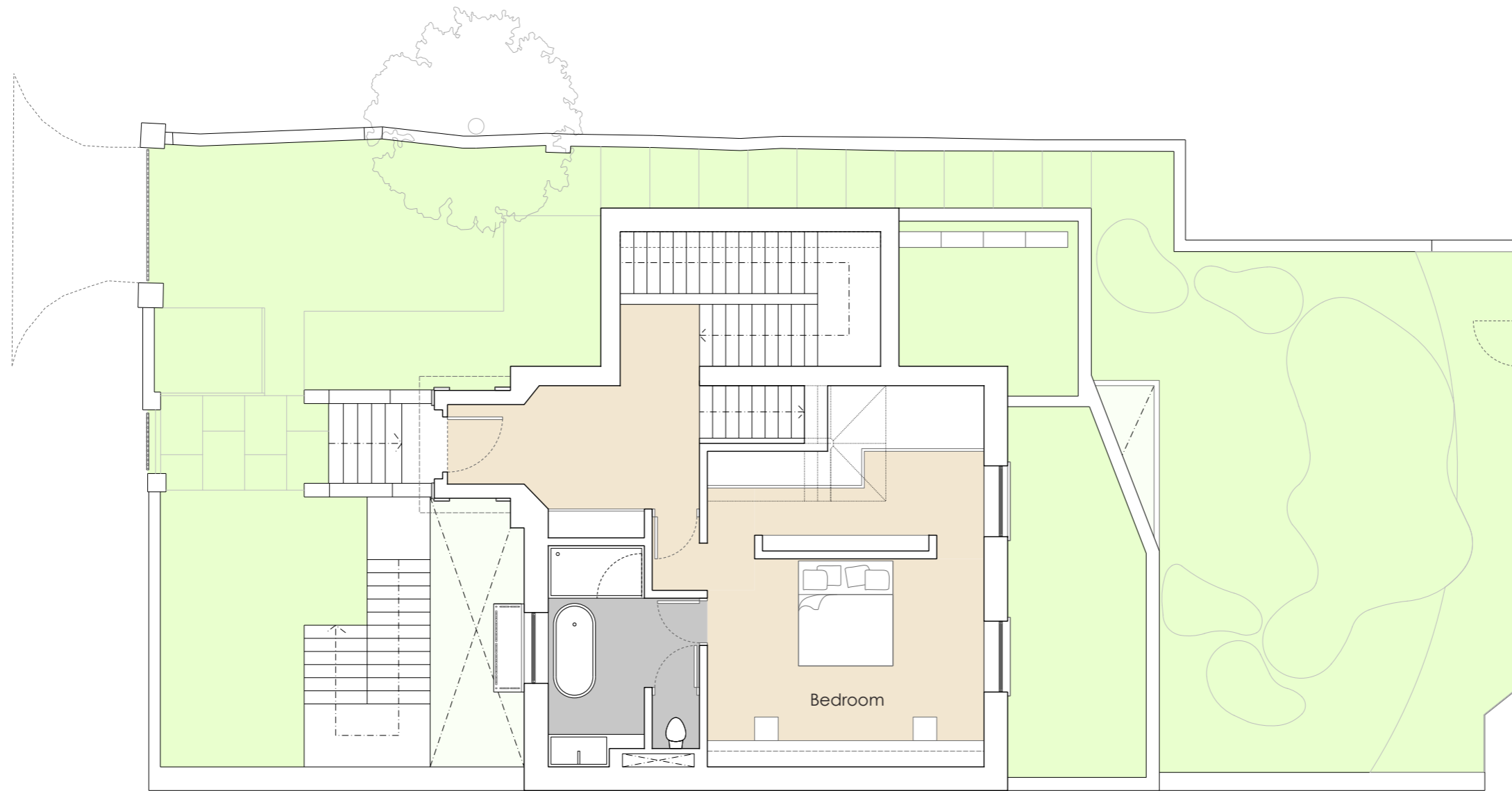
Proposed Floor Plans: Basement



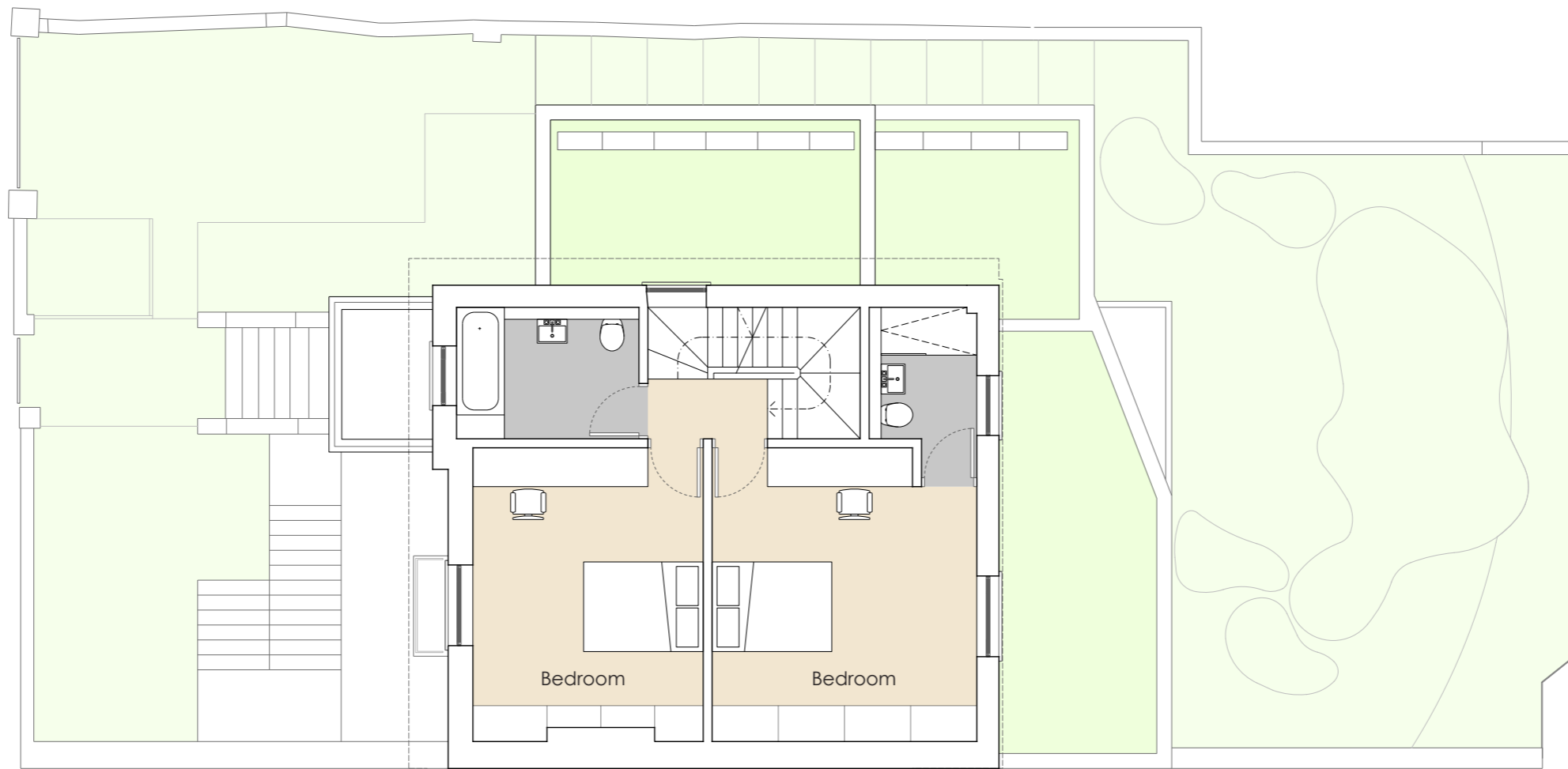
Proposed Floor Plans: Lower Ground Floor



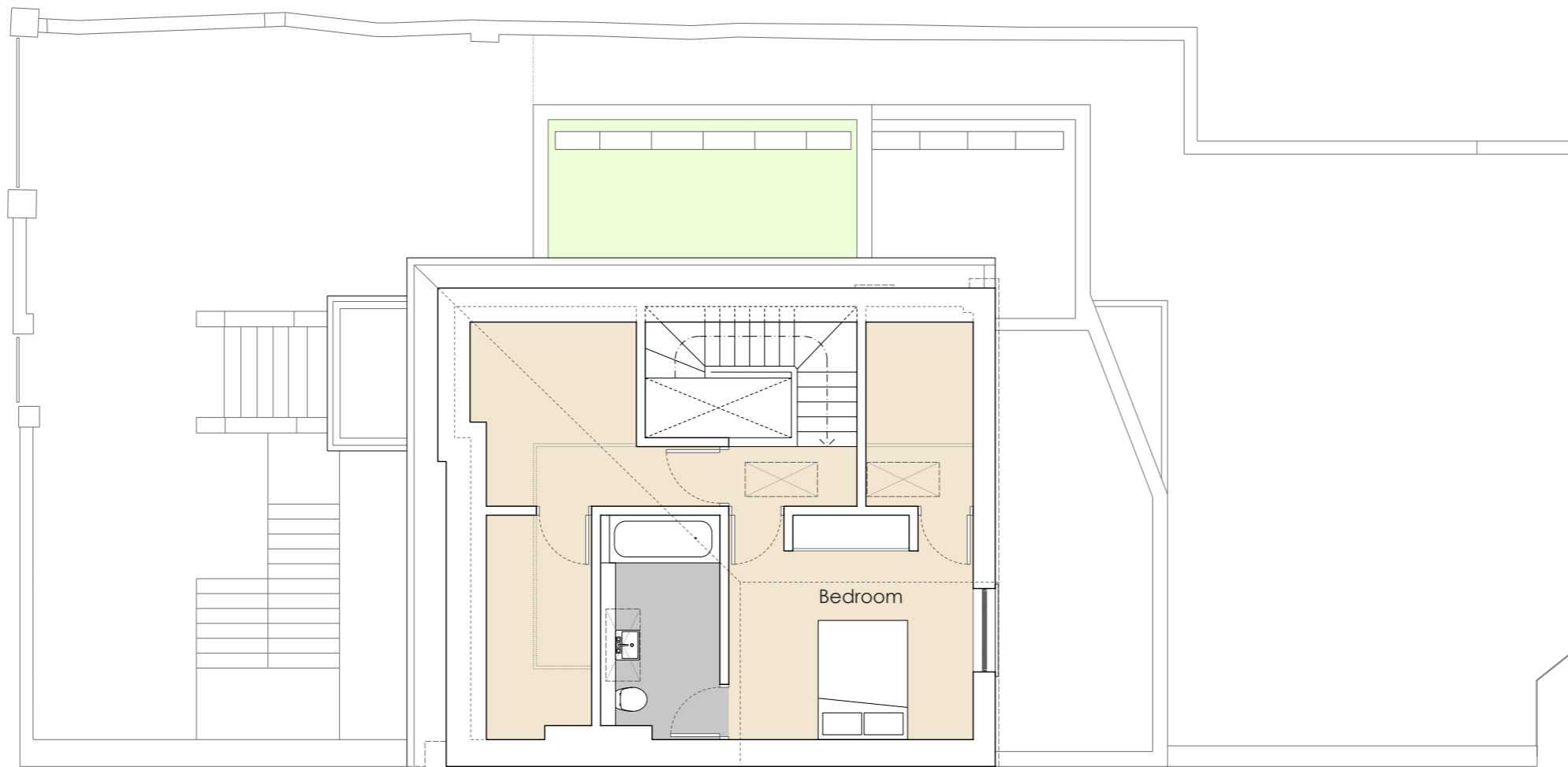
Proposed Floor Plans: Ground Floor



Proposed Floor Plans: First Floor



Proposed Floor Plans: Second Floor



Amenity Space

The proposed development has the following amenity space breakdown –

1. Front garden	60m ²
2. Back garden	80m ²
3. Courtyards	19m ²
Total	159m ²

There is a redistribution of amenity space due to the fact that the scheme proposes the removal of the existing garage and marginal extension to the rear building footprint. The basement level is reliant on internal courtyards and light wells providing natural light to these lower rooms. It is proposed that these courtyards are landscaped and in turn provide additional amenity space.

Privacy

Privacy is an important issue and has been carefully considered in the development of the design. The views of the site have been explained in section 2.5 in more detail. Principally two areas of privacy have been looked at:

Privacy towards the front of the proposal from Fitzroy Road (A) –

1. This has been addressed by maintaining the current building line which ensures a degree of privacy owing to the fact that it is set back from the street.
2. No windows to the front and side elevation onto the stairway and related circulation space.
3. Bedrooms at first floor level are located to the rear of the scheme. The bathroom at this level to the front elevation has frosted glass.
4. Bedrooms to the upper floors are located as per the existing arrangement.

Privacy towards the rear of the proposal (B) –

1. Crucially no windows are located along the north elevation of the proposed extension.
2. Any views taken out through openings in the rear southeastern elevation look out across the garden and are screened by extensive trees and planting from the houses running along Gloucester Avenue .
3. Full length fenestration at lower basement level is sunken and partially concealed by the proposed landscaping and planting to the perimeter.

Overlooking

The neighbouring terraces No.119 – 127 Gloucester Avenue, have windows located on their rear elevations that overlook the application site. The windows in question on No.123- 127 look into the flank wall of the proposed extension in which no windows are located. No.119 - 221 has windows which face on to the rear elevation of the proposal but it is important to note that the proposed living space opens onto the garden at lower ground floor level in this location. It is proposed that the sunken nature of this space and proposed landscaping will prevent substantial overlooking.



4.0 Access

Statement

The proposals have been developed with a view to compliance with Part M of the Building Regulations and conform to The Equality Act 2010 (formally DDA) requirements. Despite the existing set of parameters established within the design, the scheme has aimed to meet Lifetime Homes Standards throughout. An assessment is included on the opposite page of this report.

Access to the House

Currently there is a single means of access directly off Fitzroy Road via a driveway. The house is then accessed via a single stepped entrance to a raised ground floor level, an existing condition that is common throughout the Conservation Area. Due to existing site level constraints the proposed refurbishment and extension will maintain the stepped access throughout.

There is car parking provision for at least one car in the proposed driveway with direct access to the house via existing steps to the covered main entrance porch or a secondary door situated in a courtyard to the front of the house at lower ground floor level.

Refuse/Delivery

The refuse strategy has been developed in accordance with LBC Waste Recycling and Storage Guidance. Provision has been based on a weekly collection with recyclable material accounting for 60% of projected output. The scheme proposes the following waste storage provision –

- 2no. 120L Wheelie bin for storage of comingled recycling.
- 1no. 120L Wheelie bin for storage of refuse.
- 1no. 23L Kitchen waste caddy.

The strategy ensures that waste collection operatives do not travel more than 15m during the prescribed waste collection days.

Service/Maintenance

The proposed design has been developed to ensure a high standard of servicing and maintenance throughout.

All windows can be cleaned from within the building.

The main plant room is located at lower ground floor level which is accessed via two sets of steps or a ramped walkway that runs to the side of the house.



Internal Layout and Inclusive Design

The design takes into account the following legislation and design guidance –

The Equality Act 2010 (formerly DDA)
Building Regs.2000 (as amended) – Part M
BS8300:2009 Design of Buildings and their approaches to meet the needs of disabled people.

The design of thresholds, door and corridor widths, stair widths and lift size is designed in accordance with the requirements of Part M of the Building Regulations.

The development will be served by stairs that are 1200mm wide in accordance with Part K of the Building Regulations.

Please also refer to the included Lifetime Homes assessment schedule. The design includes a partial refurbishment and has therefore sought to ensure Lifetime Homes compliance as far as practicable.

Lifetime Homes

<i>Criterion 1</i>	Parking (width or widening capacity)	✓
<i>Criterion 2</i>	Approach to dwelling from parking	✓
<i>Criterion 3</i>	Approach to all entrances	✓
<i>Criterion 4</i>	Entrances	✓
<i>Criterion 5</i>	Communal stairs and lifts	✓
<i>Criterion 6</i>	Internal doorways and hallways	✓
<i>Criterion 7</i>	Circulation space	✓
<i>Criterion 8</i>	Entrance level living space	✓
<i>Criterion 9</i>	Potential for entrance level bed-space	✓
<i>Criterion 10</i>	Entrance level WC and shower drainage	✓
<i>Criterion 11</i>	WC and bathroom walls	✓
<i>Criterion 12</i>	Stairs and potential-through floor lift	✓
<i>Criterion 13</i>	Potential for fitting of hoists	✓
<i>Criterion 14</i>	Bathrooms	✓
<i>Criterion 15</i>	Glazing and window handle heights	✓
<i>Criterion 16</i>	Location of service controls	✓

Transportation

The scheme proposes car parking provision as follows and illustrated in the diagram overleaf –

1 no. in cartilage car parking spaces.

The scheme proposes cycle storage provision above that recommended by TfL Cycle Parking Standards (storage for 2 cycles per residential unit of 3beds+), accommodating the following number of bikes to be stored within the dwelling at basement level.

4 no. cycles

5.0 Landscape

Proposed Garden

The garden surrounds the house with as green a landscape as is possible, including the flat roofs of the new extension. The result is a considerable increase in greenspace from the existing arrangement, and a more diverse habitat.

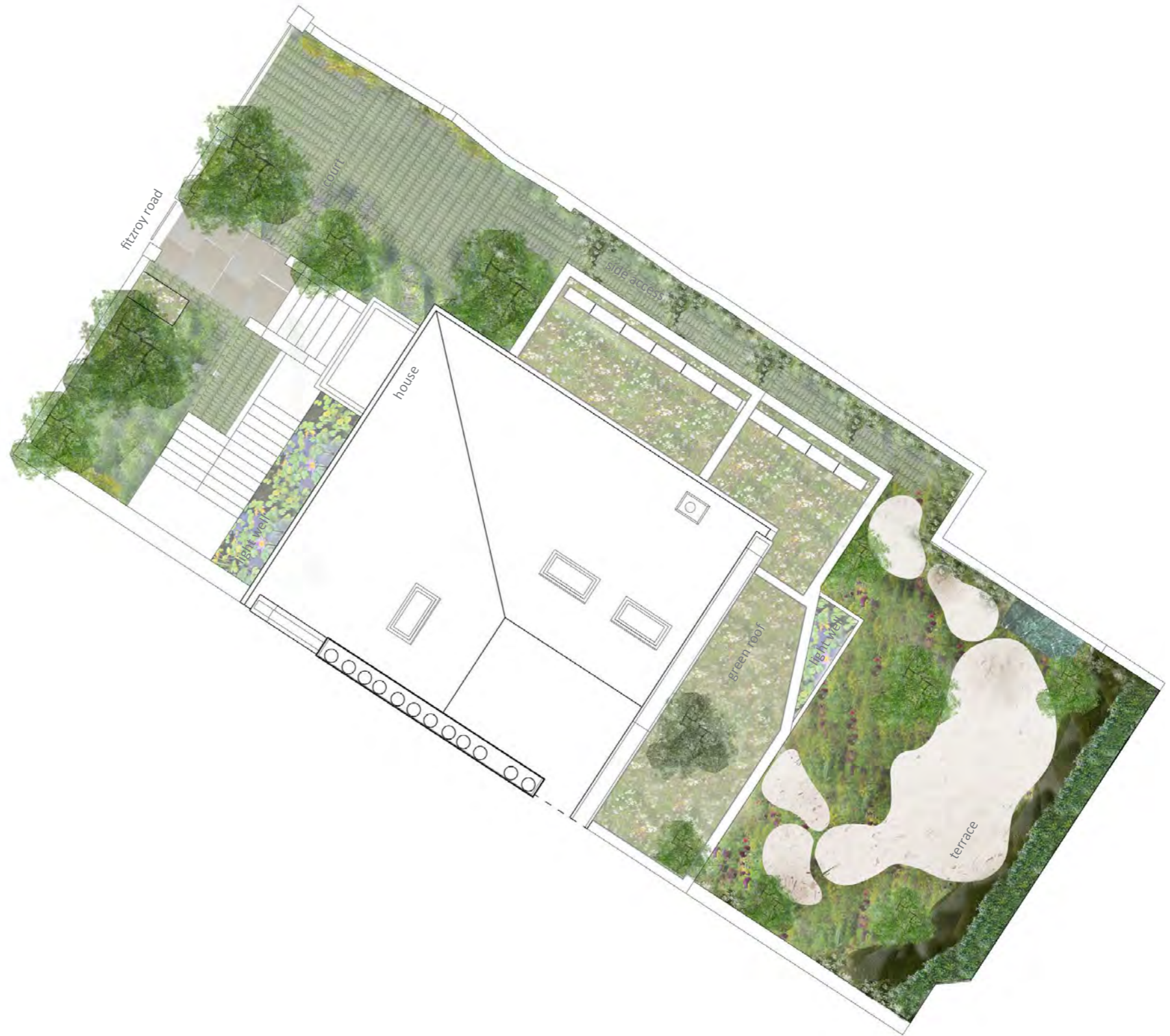
The front garden has a simple, soft, natural treatment: Multistem hazel trees (a nuttery), with a field layer of bluebells, wild garlic, wood anemones, and ferns below. Climbing over the walls and amongst the hazels are honeysuckles, and clematis.

The front path to the house is picked out in sawn York stone, whilst a modest court formed of reclaimed cobbles with grass joints relates to the larger entrance gate.

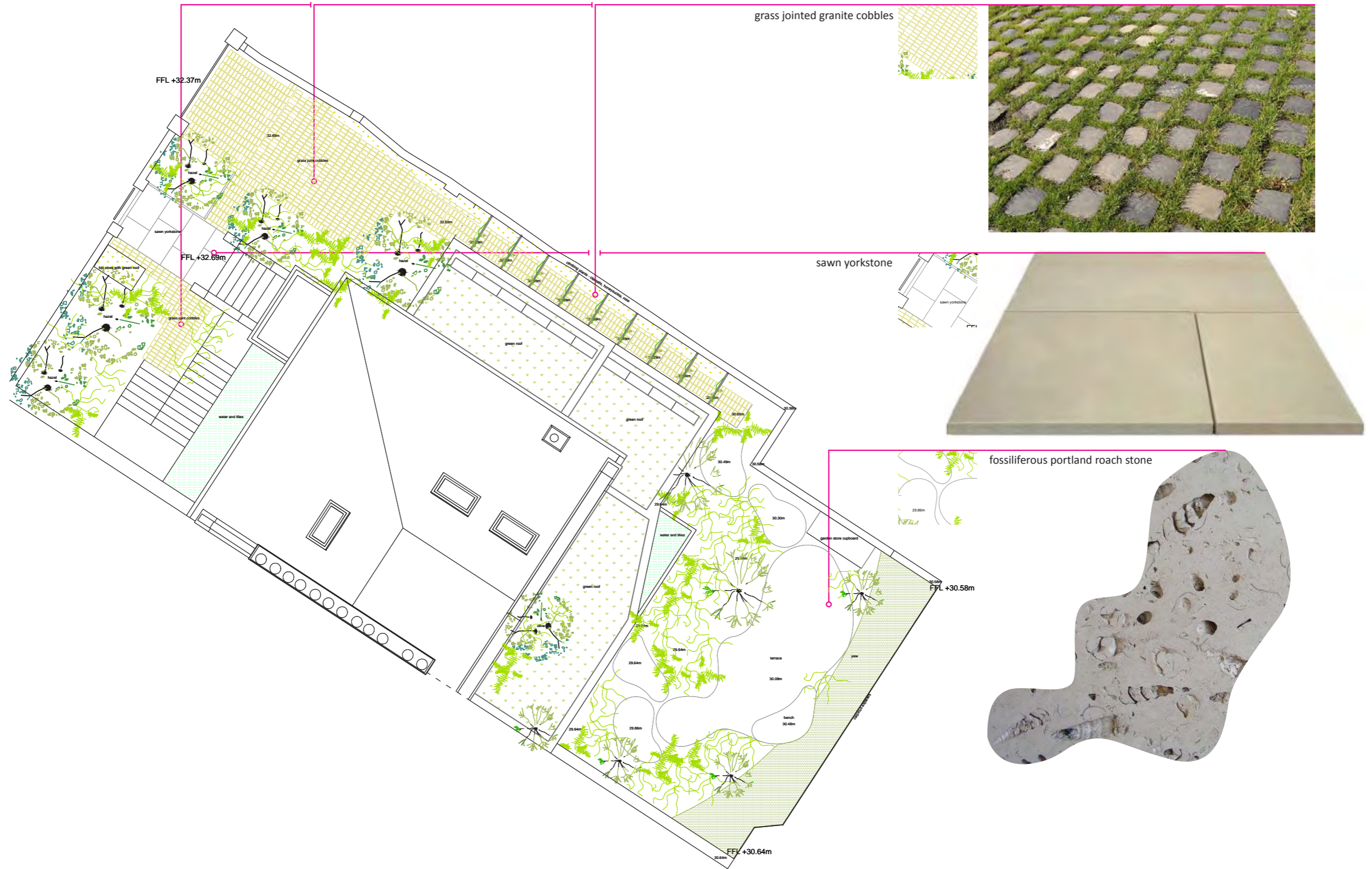
A stepped ramp (stramp) formed from the same grass jointed reclaimed cobbles runs down the side of the house with a planting bed alongside providing for climbing plants at the base of the boundary wall; again clematis, but also rambling roses and pileostegia.

To the rear of the house the garden is designed as a set piece to be viewed from the extension. Espalier hornbeams cover the blank rear wall of the warehouse building to the south, with yew below. A small terrace of fossiliferous Portland stone is set amongst flowers.

The roofs of the new extension will be turfed with a wild flower meadow turf. We believe that turf is more effective than plug planting, and of more habitat value than sedum mat.



Hard Landscaping



Planting: Front Garden

