

Roof proposal as submitted for planning



Revised roof proposal showing decreased pitch and raised parapet

Height of the roof

Officers felt that the current massing of the roof was perhaps too tall in proportion to the building base, leading to inelegance and bulkiness at corner junctions.

The team have reviewed the possibility of reducing the overall massing of the roof in relation to the rest of the building and in particular to the new increase in height of the building's base.

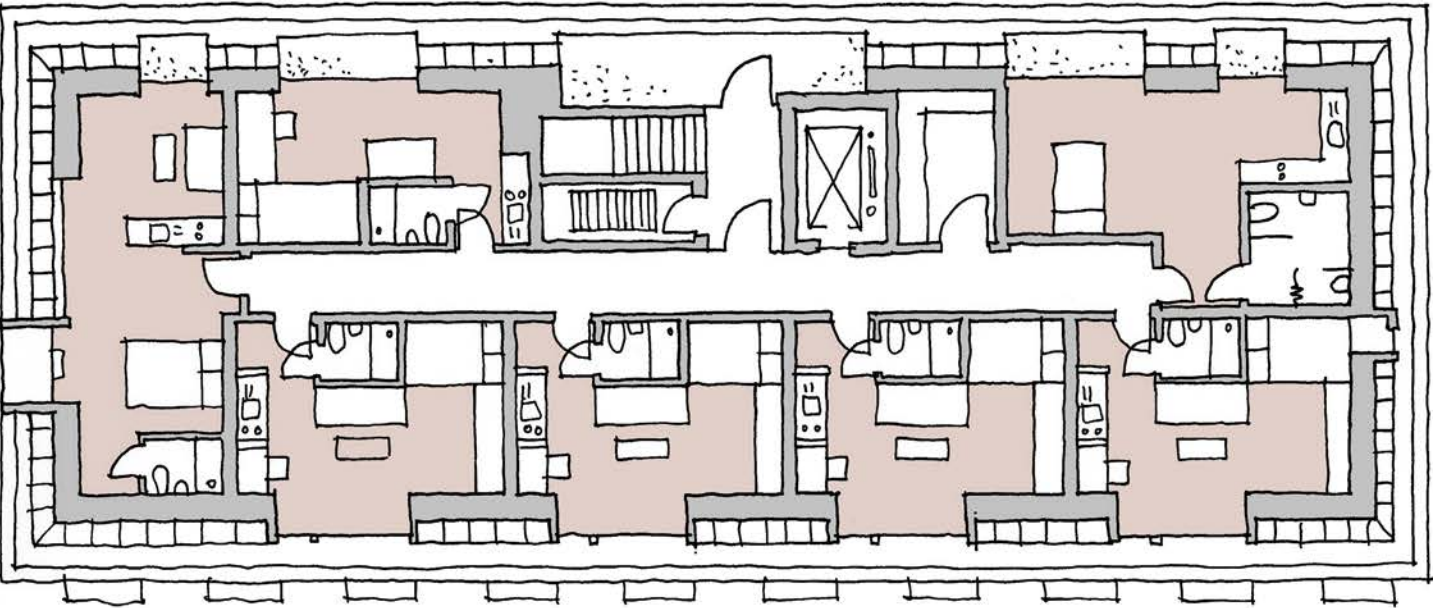
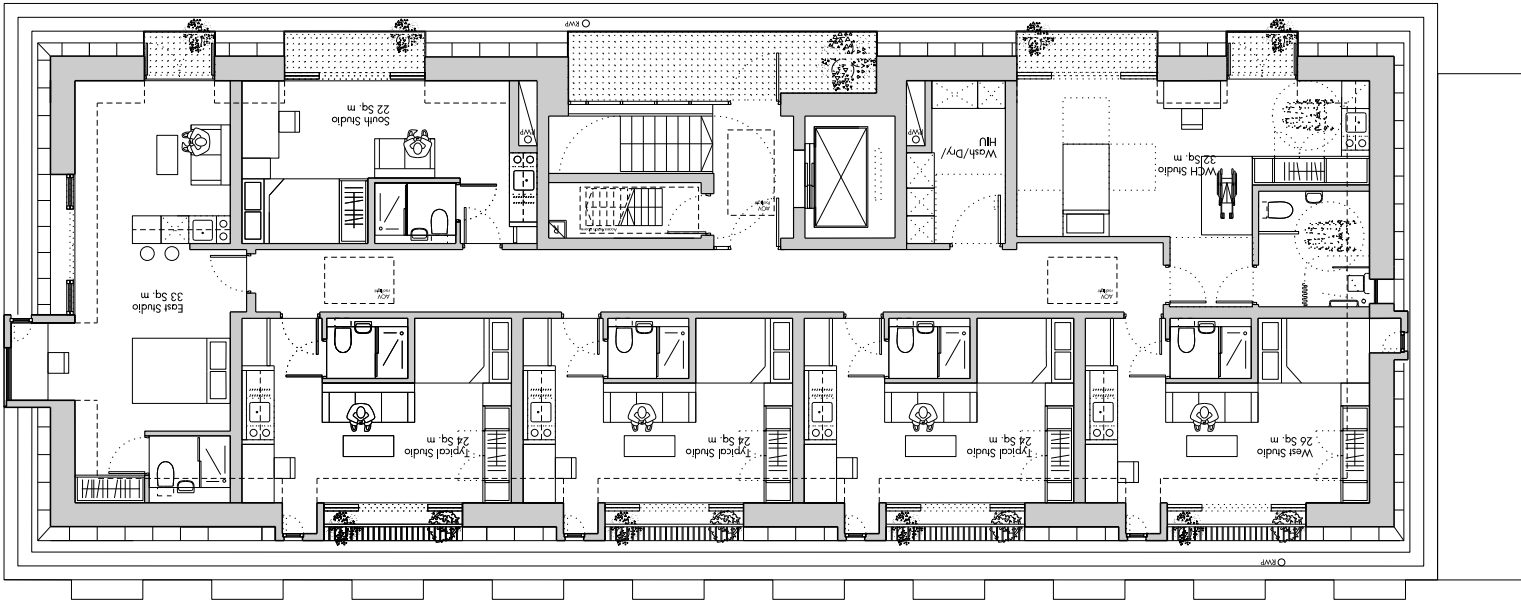
It is proposed that the pitch of the roof is reduced from 75 degrees (as shown in the planning application drawings) to 65 degrees. This shallower roof will be more consistent with roofs existing in the area.

In addition to a reduction in the slope, it is proposed that the overall height of the roof is also reduced such that it is subservient in proportion to the base of the building.

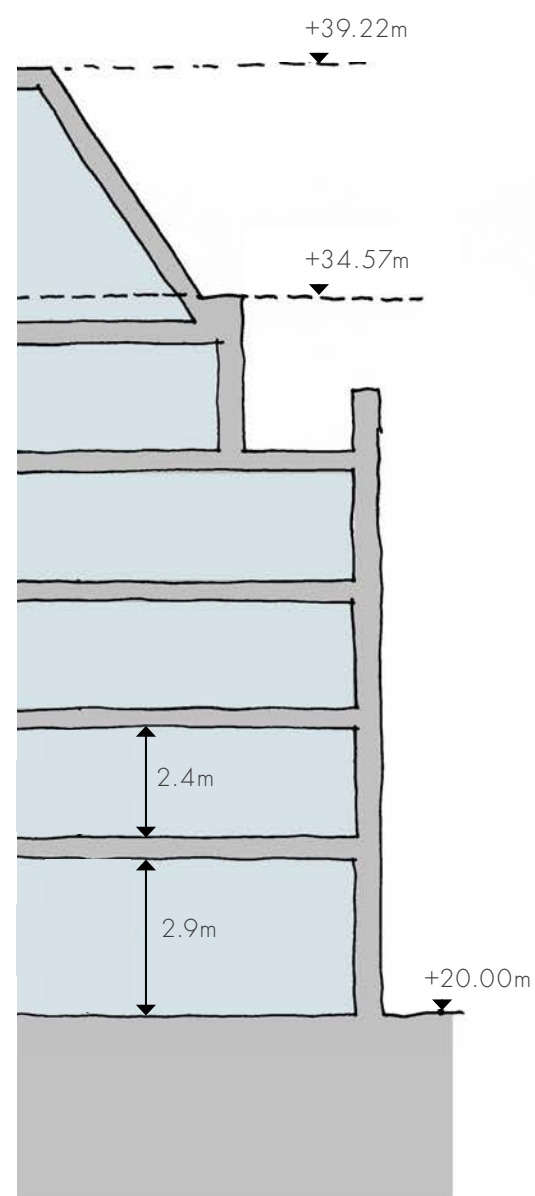
The roof has decreased in height by 800mm from a height of 4125mm to 3325mm when measured from the top of the brick parapet to the top of the roof.

This reduction of 800mm and the increase in parapet height of 525mm results in a reduction of 275mm in the overall height of the building.

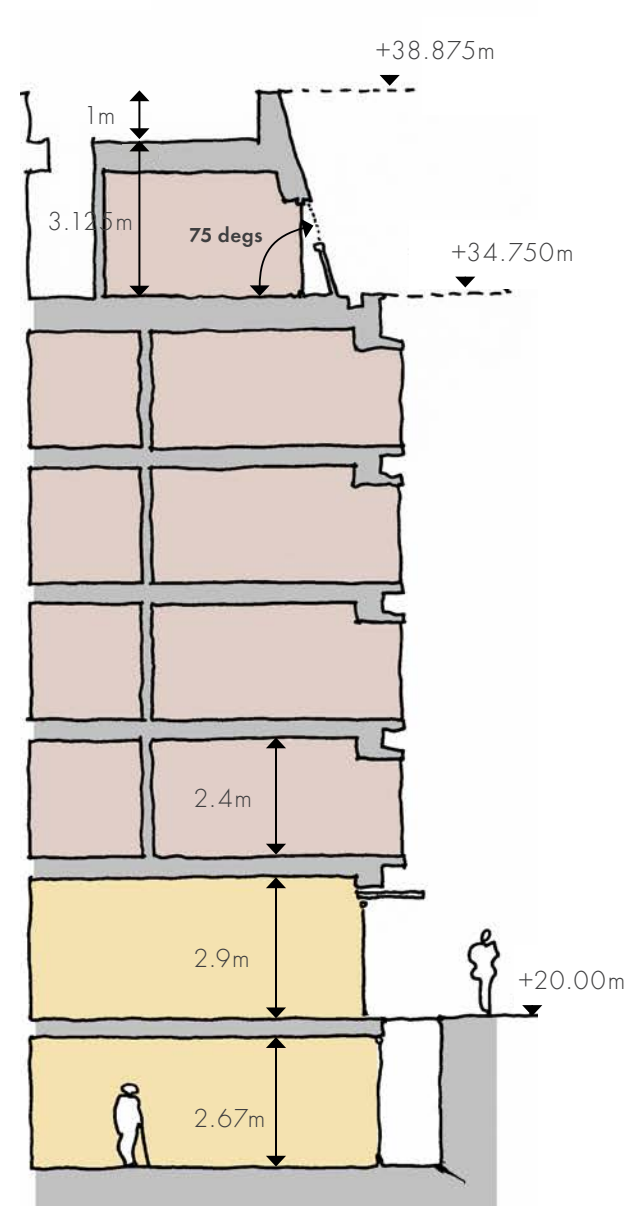
The overall height of the building will now be more than 600mm lower than the height of the adjacent Chalton House.



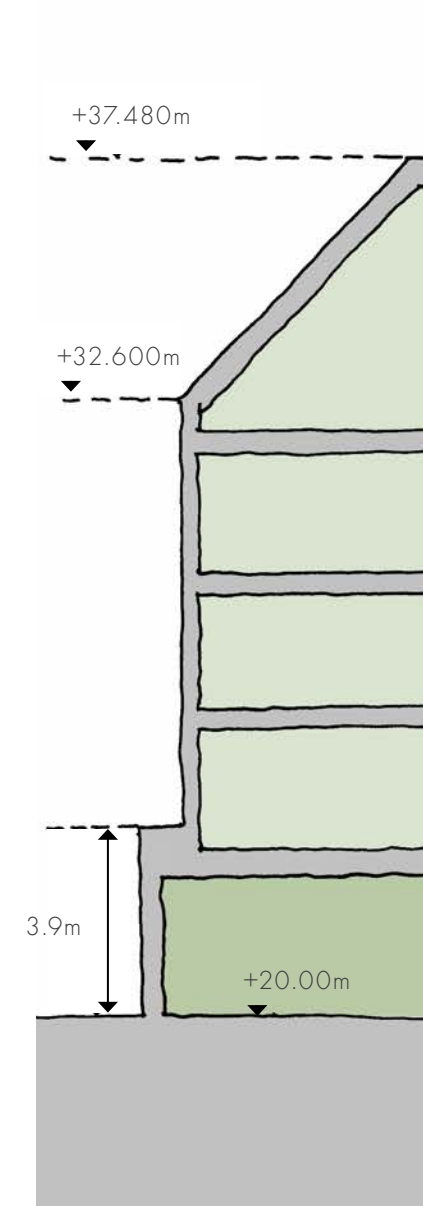
Roof floor plan as submitted for planning (above) and revised floor plan (below)



Chalton House



Phoenix Road



The Ossulston Estate

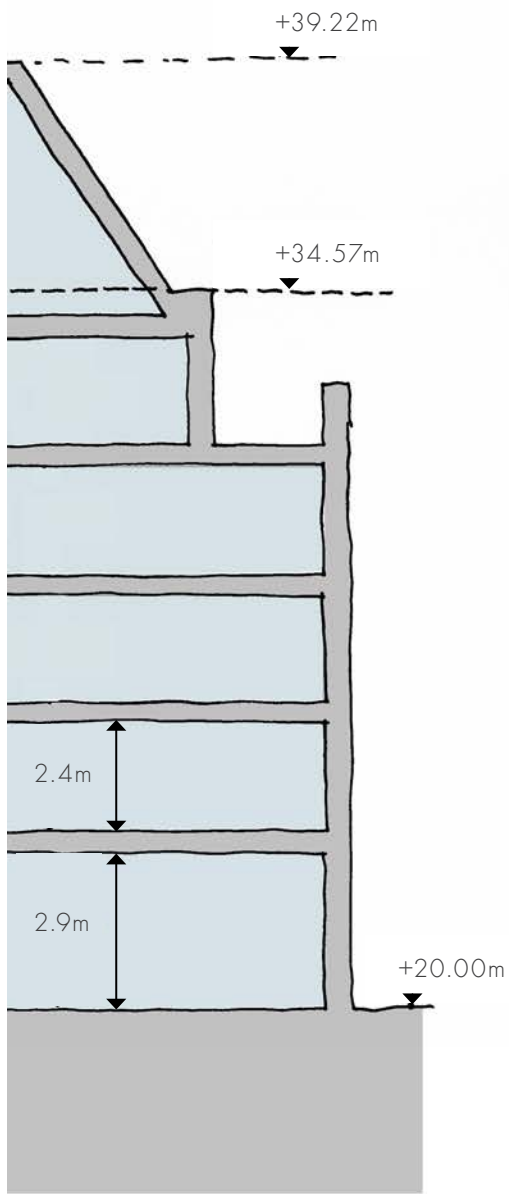
Height of the planning proposal in relation to adjacent buildings

Height in context

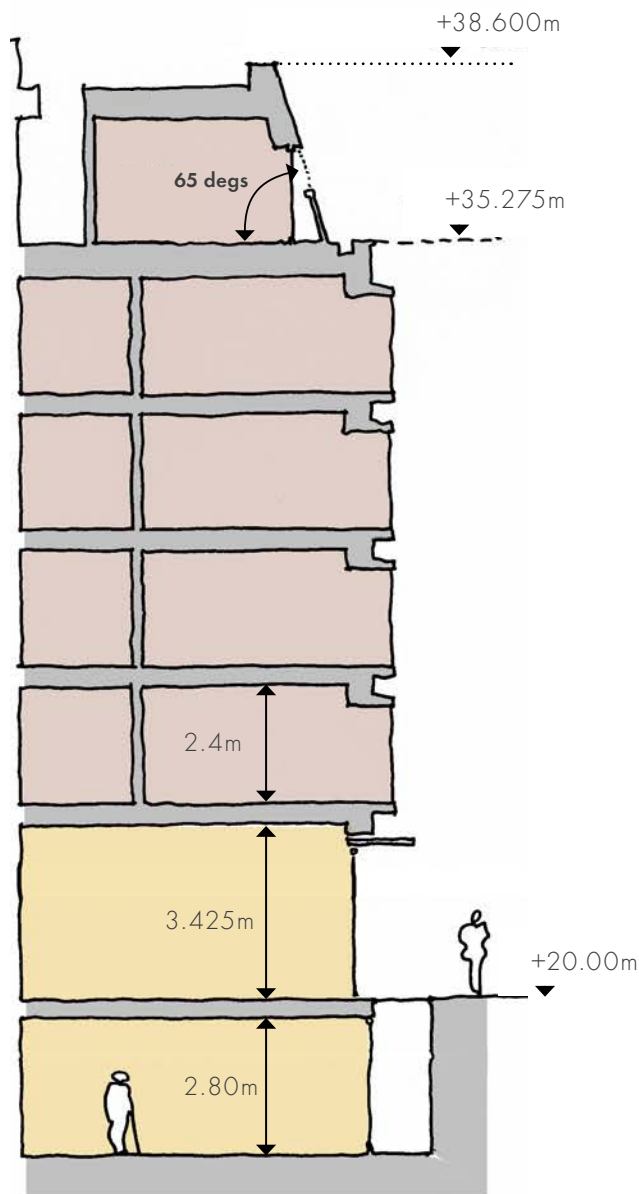
COMPARISON WITH SURROUNDING BUILDINGS

The adjacent section drawings summarise the amendments proposed in this document and set these changes in context with nearby existing buildings.

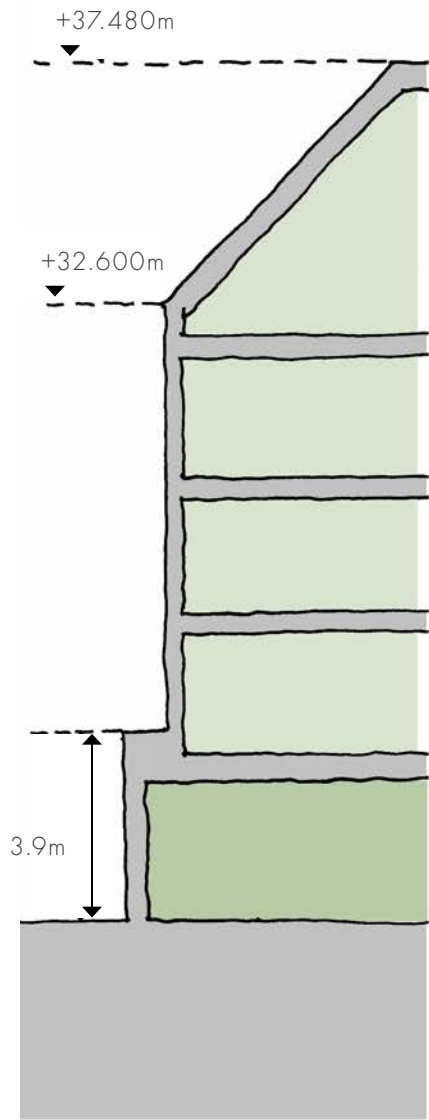
These small changes have been made to improve the proportional appearance of the building and its relationship to important surrounding buildings.



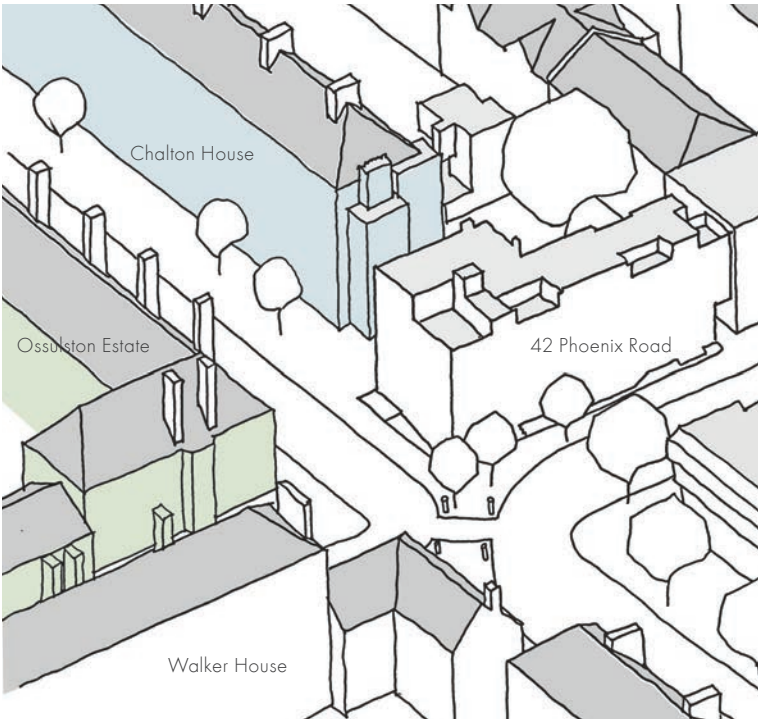
Chalton House



Phoenix Road

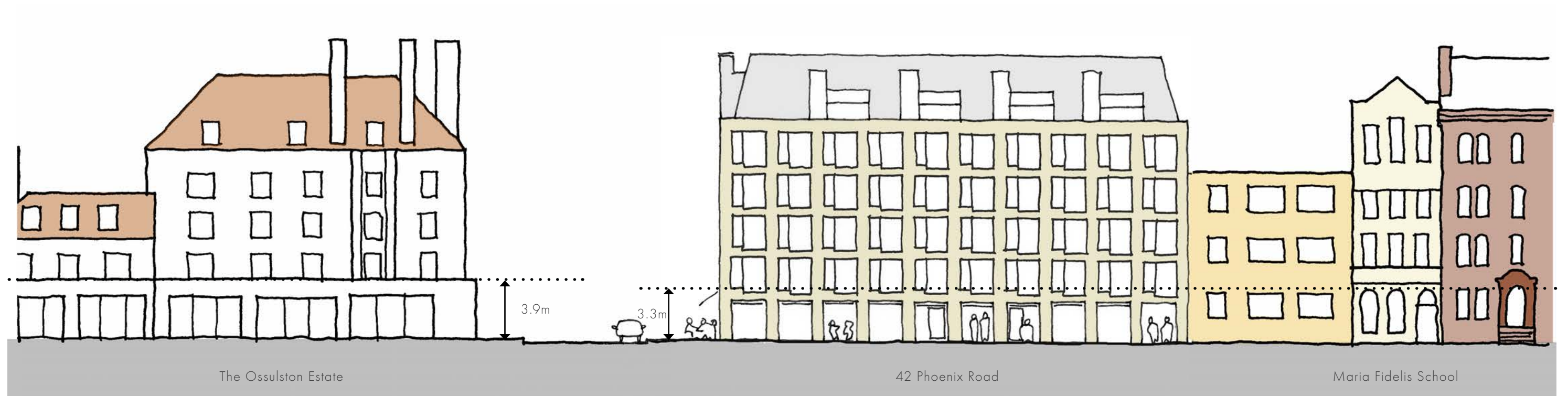


The Ossulston Estate



Site plan showing the location of 42 Phoenix Road and surrounding buildings

Height of the revised proposal in relation to adjacent buildings



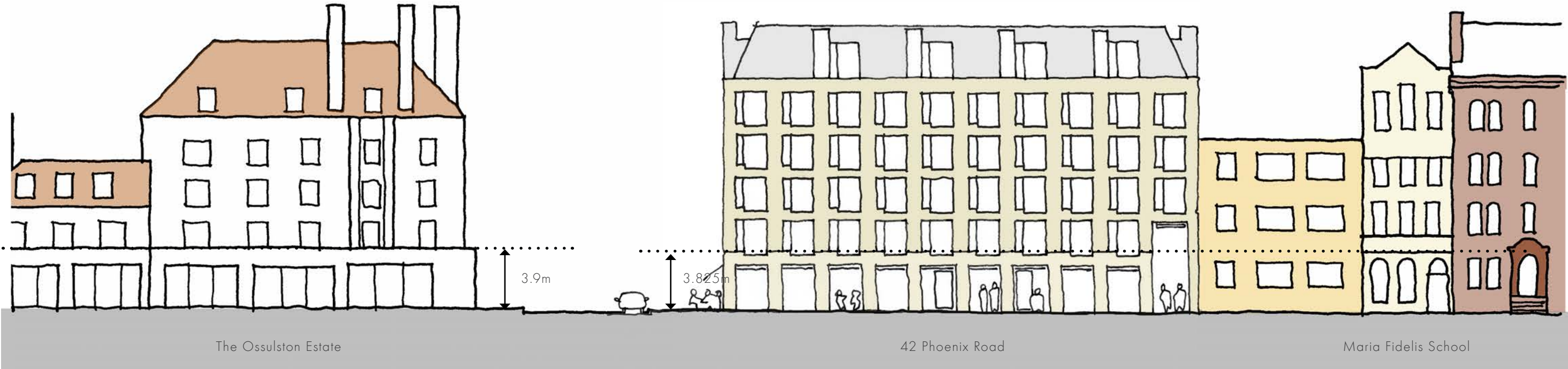
Proportions

BEFORE AND AFTER COMPARISON

The changes suggested within this document have sought to improve the proportions of the building with a clearer distinction between base, middle and top.

The revised proposal gives an identity to the D1 use at ground floor and sets it apart from the student residential accommodation above. The raised height of the ground floor results in a streetscape which has more in common with the existing buildings in the immediate context.

The height of the roof has been reduced which has had the effect of reducing the overall mass of the building and making the roof more subservient to the projecting boxes on the main facade.



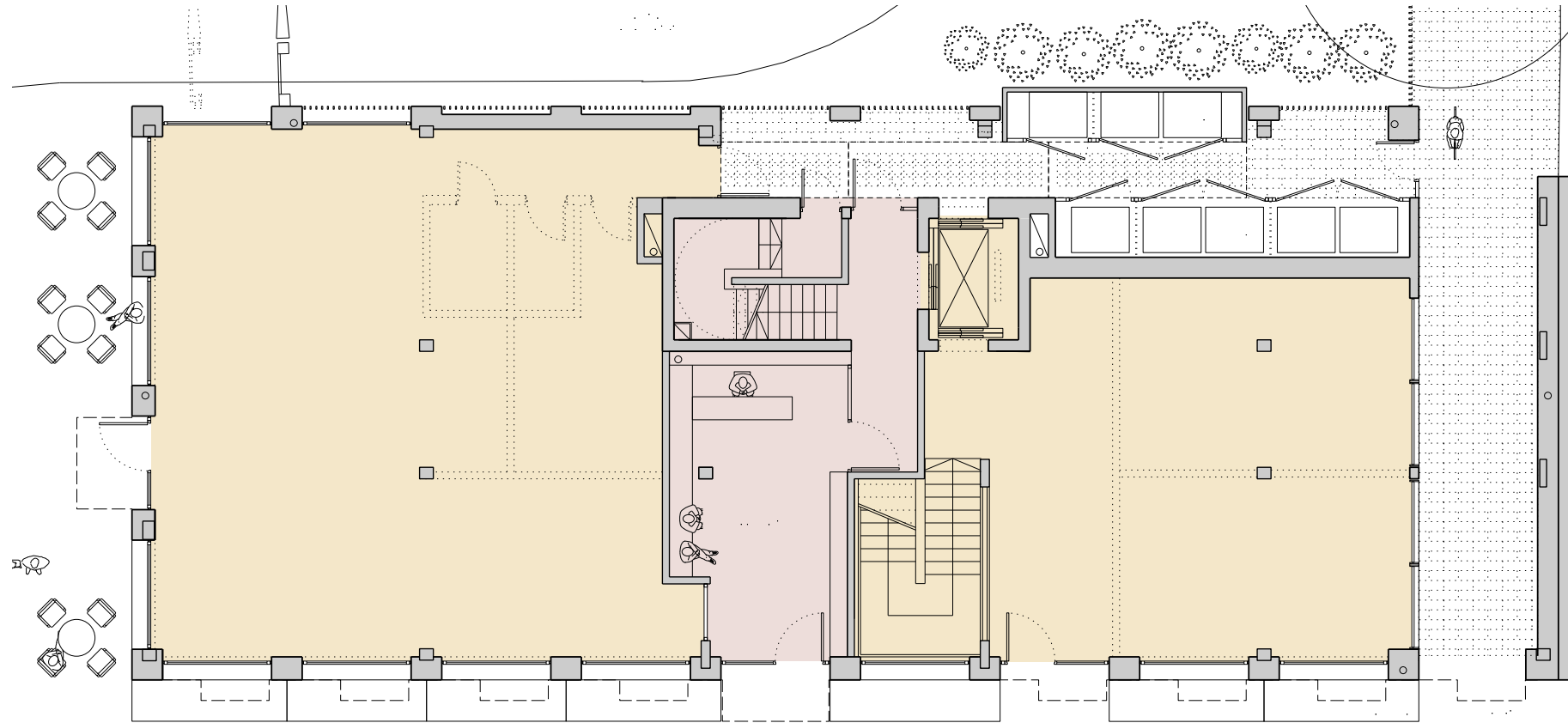
Phoenix Road South - As revised



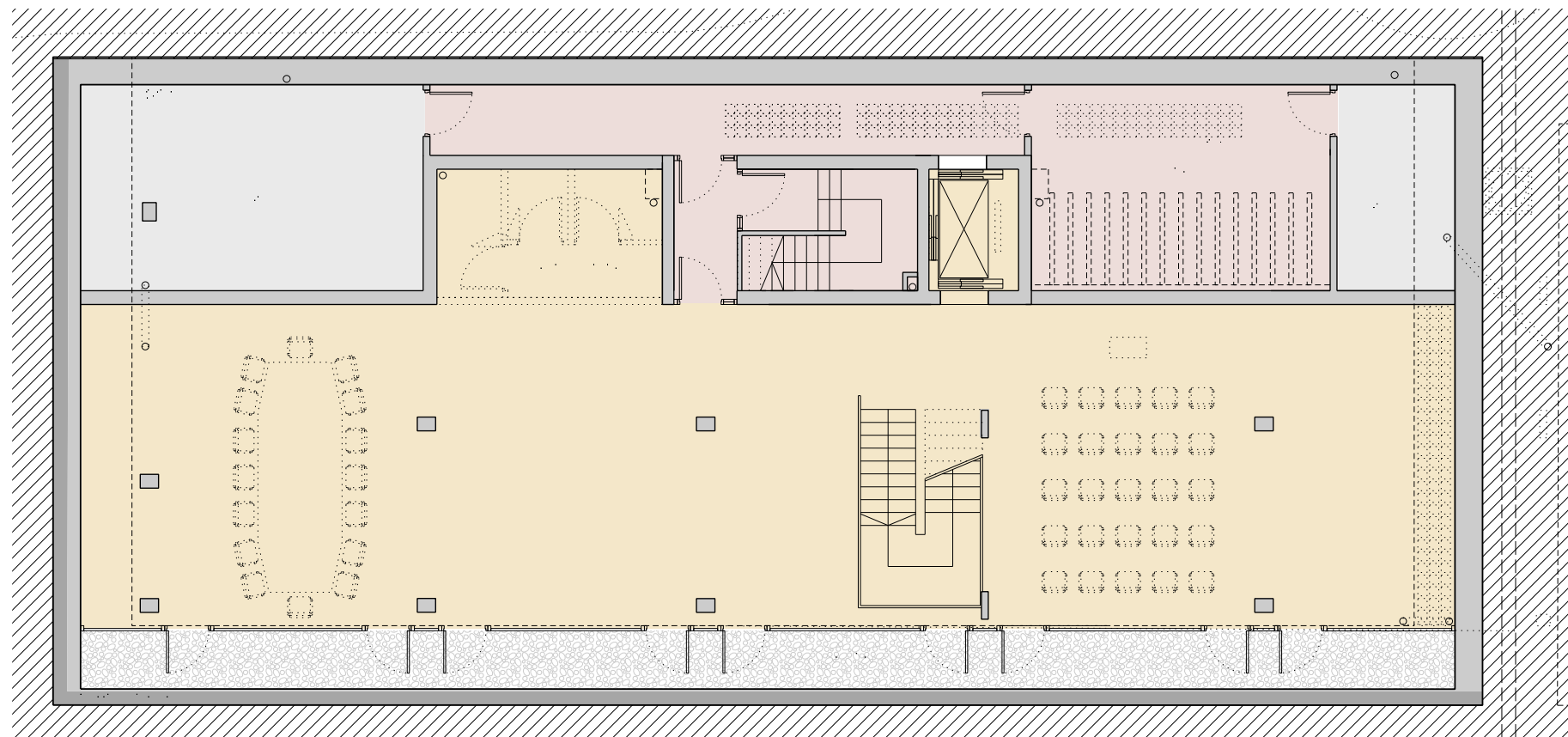
Image of the building as submitted for planning



Image of the building as revised proposals



Ground Floor Plan as drawn in the planning application



Basement Floor Plan as drawn in the planning application

- Student Residential Accommodation
- D1 use