

# 04 Site Analysis

The adjacent diagram identifies key features or influences which have impacted on the proposal. The main considerations as identified by this review are as follows:

## 4.1 CONSTRAINTS

1. Existing development footprint utilises 85% of the application site.
2. Mature trees to the North of the site have potential to restrict development opportunities.
3. The close proximity of Burghley Court to neighbouring properties must be considered due to potential overlooking and disturbance of privacy; this will impact the scale and position of the proposed design.
4. An additional storey may cause issues with daylight to Wardlow Court & adjacent properties on Burghley Road. A daylight/sunlight survey has been undertaken.
5. Existing access cores will need to be reconstructed to allow for additional accommodation to be added above the existing building.

## 4.2 OPPORTUNITIES

1. There is an opportunity to create further amenity space within the site, upon the proposed roof terrace level.
2. With an additional storey, Burghley Court shall become a four storey building from street level, with a ridge level in-line with adjacent properties located on Burghley Road.
3. The principle building is on a prominent corner of Burghley Road/Ingestre Road, appropriate extension of the block will create a more substantial focal corner in the streetscape.
4. The site has very good connections to public transport, with Turnell Park Station and bus stops on Dartmouth Park Hill 400m away.



Figure 03: Site Analysis, Constraints and Opportunities



# 05 Appearance

- INTRODUCTION
- CONTEXT
- EVALUATION
- DESIGN**
- ACCESS

## 5.1 PRECEDENT STUDIES

A selection of buildings with similar 'mansard' rooftop extensions, to provide a sense of feel and materiality to the proposal.



Figure 04 - 15: Zinc Clad Rooftop Extensions, Precedents

## 6.1 DESIGN & ACCESS STATEMENT

This Design & Access Statement, illustrates how the proposed development can be completed without causing significant adverse impact to the detriment of the neighbouring properties and wider locality.

### USE

No proposed change of use, remains as existing C3 Residential.

### AMOUNT

- **Existing**  
4no. storey apartment block containing 9no. self-contained flats, seven of which are duplex flats and two are single level dwellings. There are 7no. two bedroom units and 2no. three bedroom units. Two existing entrances to the building are located within the Ingestre Road frontage, each providing access to a stair core. There is no associated communal amenity space or vehicular parking within the site.

### - Proposed

The proposal seeks to achieve planning approval for the development of an additional storey to Burghley Court, providing 2no. two bedroom single level dwelling units with gross internal floor areas of 65sqm (2B3P) and 70sqm (2B4P) respectively, with self contained amenity space.

### Total Area of Proposed Development - 135sqm (GIA)

### LAYOUT

- Proposed design set back from existing facade/ parapet wall to reduce impact on street scene and negate affect upon adjacent buildings' right to light. See attached Right of Light Report compiled by Point 2 Surveyors.

- Outlook from the proposed new units will be orientated to avoid over-looking of adjacent properties, with primary views looking towards the East of the site and secondary views to the North-West.

- Refuse/ recycling and secure cycle storage space retained as

existing.

- Amenity space is designed to include proposed terraces, equating to a minimum of 5sqm per unit.

- Existing stair cores retained and extended to provide (Building Regulations Part M compliant) access to proposed additional floor.

- New wet services (bathrooms and kitchens) designed in-line with existing layout of floor below, to reduce impact of new public health.

### SCALE

The scale of the proposed development is in keeping with the character of the host building; storey heights and window sizes have been designed to mirror, and enhance the style and rhythm of the overall existing architecture.

All internal dimensions in keeping with Building Regulations Part M (Lifetime Homes Standards), as well as minimum size room standards set out in the London Housing Design Guide within the Mayor's London Plan.

### LANDSCAPING

No proposed new landscaping. All development to be undertaken at third floor level, ten metres above local ground level at Ingestre Road.

### APPEARANCE

See drawing 'Proposed Elevations PL300,' inclusive of the attached planning application documentation.

The intended materiality of the proposal is a cladding system in grey colour, with vertical fastening details. Glazing will be recessed towards the internal edge of the window reveal to prevent solar gain; casements will be set within darker grey reveals to minimise the appearance of a frame in order to appear seamless between glass and cladding.

### ACCESS

#### - Vehicular Access

Retained as existing with no vehicle access or parking.

#### - Inclusive Access

Internal access within the building is dealt with under Building Regulations Part M: Lifetime Homes Standards (LTHS), and has been considered from the planning stage to make sure that the proposed design is inclusive to all. The submission has addressed the maximum possible quantity of LTHS, to achieve inclusivity of design within all aspects of the proposed rooftop extension, as far as reasonably possible considering the existing building was constructed in 2004, prior to current regulations.

### ACHIEVING SUSTAINABLE DEVELOPMENT

The proposed development will be constructed to meet all of the Approved Building Regulations. Measures of reducing the use of energy, water and materials will be undertaken in order to achieve the sustainable design and construction of the proposed development, minimising the affect on the local environment; such measures include:

- Photovoltaic Panels,
- Highly Insulated Glazing,
- Highly Insulated Building Envelope,
- Heat Recovery and Ventilation Systems,
- Possible OSB Proposal To Be Reviewed,
- Low Water Usage,
- Solar Heating,
- Water Recycling To Be Reviewed,

etc. will be utilised as provision of sustainable amenity within the construction of the proposed rooftop extension.

# Saunders

## Architecture + Urban Design

---

London	Manchester	Bristol	Welwyn Garden City
24 Greville Street Farringdon London EC1N 8SS T: 0207 167 5659	Clarence House Clarence Street Manchester M2 4DW T: 01618 307 680	13-14 Orchard Street Bristol BS1 5EH T: 01179 340 970	Studio Four 37 Broadwater Road Welwyn Garden City AL7 3AX T: 01707 385 300