

3 Description of the Proposal

Overview

Sarah Curl, the owner of the building at 80 Lamble Street, plans to convert the existing building to a three bedroom house with a garden. The existing building was built in the late 40's or early 50's as an Express Dairy depot for electric vehicles delivering dairy products to houses and flats in the neighbourhood. In the 80's the depot was converted to an office.

The application asks for approval to change the building's use from office to residential and for approval to construction the project described on drawing SC 01, the application form replies and further information provided in the submitted document SC 02. It is the owner's intention to retain as much of the character of the existing building as possible in the conversion's interior and to maintain the industrial appearance of the building to the street.

Demolition of the small rooms adjacent to 33 Oak Village is required to form the garden and the new entrance spaces. The boundary walls remain unchanged to each boundary except for a minor alteration to the garden boundary wall.

9 Materials

Walls

The existing brickwork is to be maintained and the parapet wall re-constructed to meet current industry roofing standards. It will be about 125mm higher than the existing and built in matching brick.

Roof

On the gable roof, the corrugated asbestos cement roofing will be removed and replaced with sinusoidal shaped aluminium roof covering intended to continue the existing industrial appearance. The flat roof asphalt cover will be repaired or replaced. Modern energy efficient skylights will replace most of the existing skylights in the gable roof. Aluminium sunscreens covering the existing skylights may, or may not, be re-used depending on further detailed investigation. New skylights will be inserted into the flat roof.

Windows

Except for the existing window on the east side of the mezzanine bedroom, all the upper windows in the upper space will remain. Existing windows will be replaced by energy efficient frames and, to ventilate the high space efficiently, equipped with remote opening control.

Windows overlooking the garden at 30 Oak Village at a high level have provided the existing building with both light and ventilation. It is proposed to maintain the ventilation use of the existing windows for the new bedrooms. Window and skylight security will meet Secure by Design standards.

The large steel window facing the street is to remain unchanged and will continue to be protected by a roller shutter door. The other front façade window is to be enlarged from 1000mmx300mm to 1000mmx800mm.

Doors

The existing steel glazed entrance door will be replaced with a high security solid timber entrance door. Other doors relate to the house plan. Security for external doors will meet Secure by Design standards.

Boundary Treatments

The boundary conditions remain unchanged except for a short section of lowered wall at the boundary of the new garden with house 33 Oak Village.

Vehicle Access

There is no existing or proposed vehicle access.

Lighting

There is no existing lighting on the street façade and none is proposed.