

30 Glenilla Road Design and Access Statement Addendum

Ben Adams Architects 



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Revision	Date	Description	Editor	Approved By
-	03.05.2018	Design and Access Statement Addendum	LM	FP

Project Lead	Emma Holt
Project Director	Ben Adams
File Location	17-058\Images\Reports Presentation\Stage Reports
Client Contact	Stuart and Suki Swycher



View 01 along Glenilla Road looking North West - Planning view

1.1 Proposed view looking north west along Glenilla Road

Planning Submission View



Existing view along Glenilla Road looking North West



Key Plan



Proposed streetscape view 01 along Glenilla Road looking North West

1.2 Proposed view looking north west along Glenilla Road

Updated View

Comments were made by officers on the orthogonal form of the front elevation. The roof forms of the middle block and porch have been shaped to introduce a more angled appearance. In doing this the bulk at the corners is cut away.

It was felt that the dormers detracted from an otherwise interesting roof form. The dormer length has been decreased, setting it back and reducing its visibility from the street. In addition, the roof of the dormer slopes down so that the silhouette of the main roof line is uninterrupted.



Key Plan



External Townscape view 02 - Planning View

2.1 Proposed view looking across Glenilla Road from Glenloch Road

Planning Submission View



Existing view looking across Glenilla Road from Glenloch Road



Key Plan



Proposed streetscape view 02 from Glenloch Road

2.2 Proposed view looking across Glenilla Road from Glenloch Road

Updated View

As per the view looking NW, a more angled appearance has been introduced to the middle block and porch softening the mass when viewed from the street.

The lift no longer serves the roof space therefore the lift overrun has been removed. A dormer has been introduced in its place, however this would be less visible by sloping it downwards, to prevent disturbance to the line of the main roof ridge.

Precedent images for the treatment to the roof materiality on the middle block and porch are shown on the following page.



Key Plan

3.0 Brick Roof Precedents



Pennycroft by Napier Clark architects



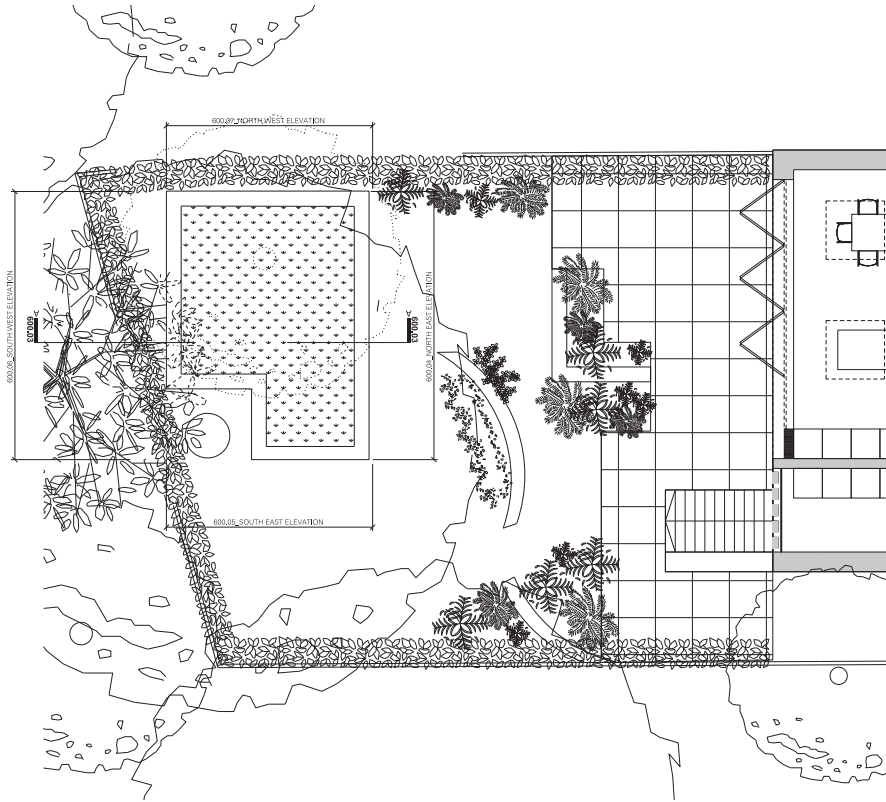
Hargood Close, Proctor and Matthews



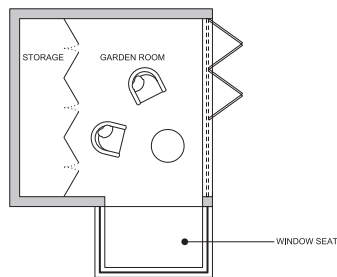
House Olmen, Pascal François Architects



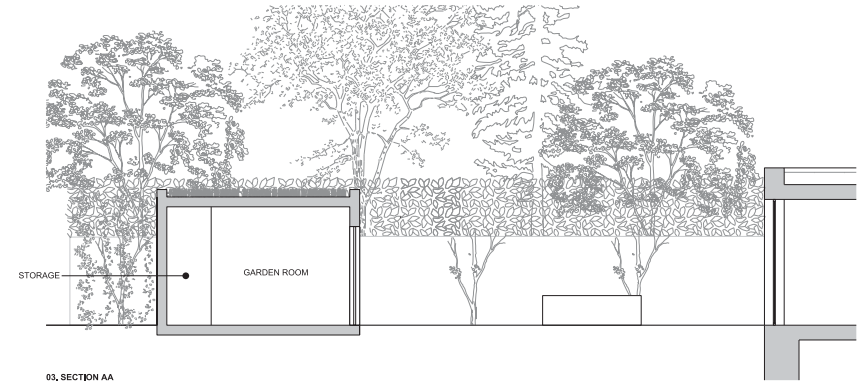
Stéphane Beel Architect



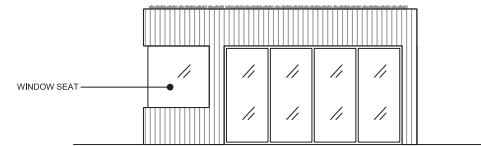
01. SITE PLAN



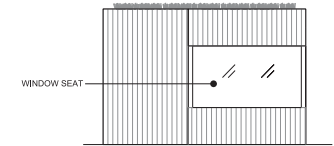
02. GROUND FLOOR PLAN



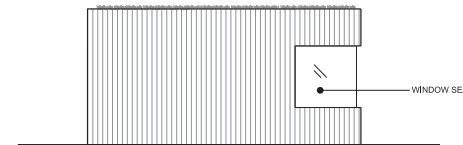
03. SECTION AA



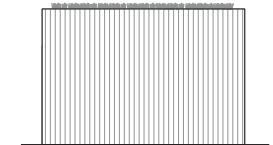
04. NORTH EAST ELEVATION



05. SOUTH EAST ELEVATION



06. SOUTH WEST ELEVATION



07. NORTH WEST ELEVATION



4.1 Garden Room Precedents



Window Seat (Platform 5 Architects)



Glazing to external floor detail (Mikhail Riches)



Glazing to vertical timber slate detail (Fraher Architects)

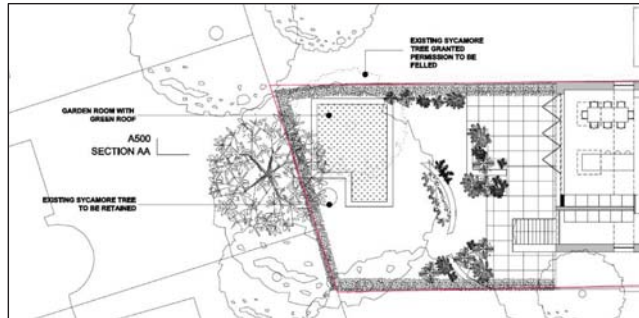


Timber detail (O'Sullivan Skoufoglou Architects)



Green roof (Fraher Architects)

16-50 Glenilla Road
Proposed Foundations for Garden Room
April 2018



The garden room at Glenilla Road is situated at the rear of the garden, beneath a large Sycamore tree, which is to be retained. The building is expected to be a lightweight frame and will bear on footings which are located within the root radius of the tree.

According to NHBC Part 4, the required depth of foundations to prevent excessive settlement is approximately 2.35m, with a medium water demand tree is high shrinkage soil. If a strip footing were used, the depth of excavation would likely cause damage to the roots of the tree. Therefore, a mini-piled foundation system will be utilised, to transfer the loads to the required depths. A ground beam will be cast at the top of the perimeter piles, with a suspended ground floor slab spanning between.

The figure below shows a typical arrangement for the foundations. The mini-piles can either be a bored concrete mini-pile, expected to be 300mm diameter, or a helical steel micro-pile, shown in the typical section. Either option involves limited intrusion into the soil, and ensures the bearing is at an adequate depth beneath the tree.

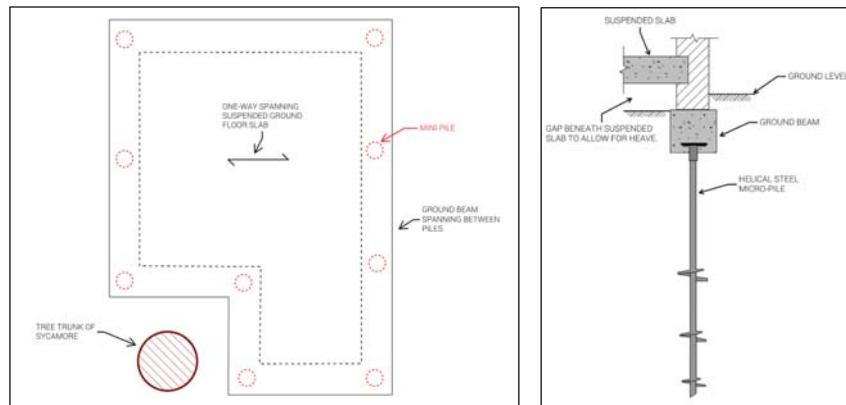


Figure 1. Typical Plan and Section

4.2 Garden Room Foundations