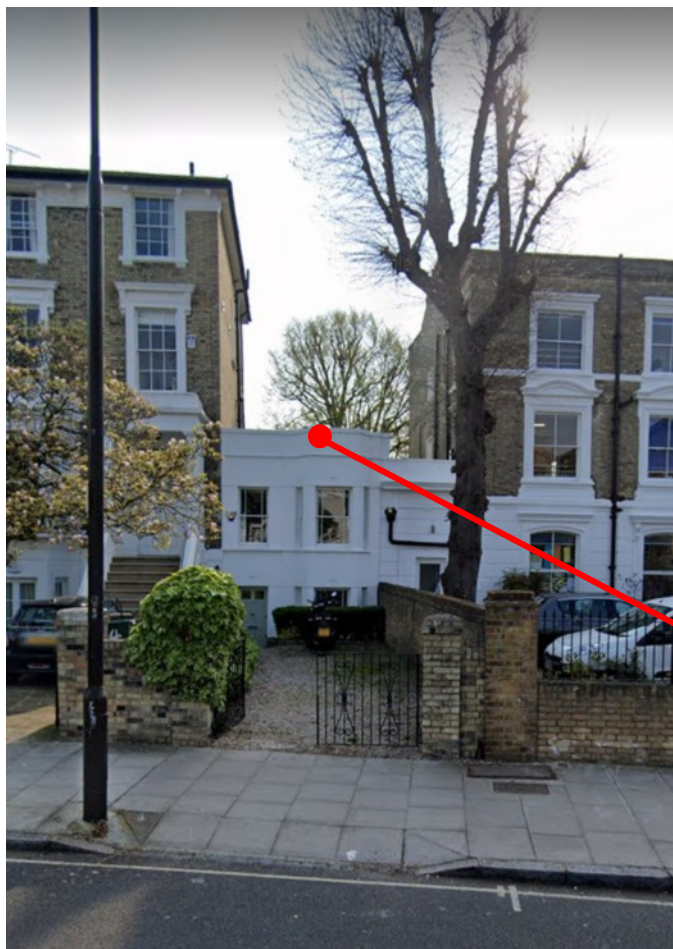


March 2020



4b Parkhill Rd,

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**ANDREW  
COWAN  
ARCHITECTS  
RIBA**

March 2020

## 2.0 Design Statement

### 2.1 Building Analysis & Context

The site lies within the Parkhill conservation area. The existing building is on 3 floors with a roof terrace and a sunken garden.

There is a school at No.2 Parkhill road adjacent to No.4b.

### 2.2 Design Principles of the Proposal

#### 2.2.2

To bring more natural daylight and ventilation into the house and provide more space and better circulation for the family.

#### 2.2.3

The improvement and updating of the bedroom and living areas.

#### 2.2.4 Side Extension :

a) The roof line of the new side extension at the front (street facade ) will be almost at the same height as the existing entrance Porch at 4 Parkhill Rd, and as such complies with current design guidelines and policies.

The front elevation is higher than the side extension to No. 2 Parkhill Rd. School.

**B) Ground floor:** The existing bedrooms are relatively dark as they are sunken down from the surrounding grade levels. The two story No.2/4B Party wall shades the existing sunken garden which receives little sunlight and low daylight levels. Additionally the existing external spiral stairway blocks daylight.

The existing courtyard will be retained and planted.

The front forecourt will slope down gently to allow more light into the front bedroom.

The rear bedroom will be un-obstructed by a spiral stair as is the case now allowing more daylight in.

A new utility room will be built.

The front entry will be more spacious as the stairs will be repositioned.

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**c) 1<sup>st</sup> floor:** There will be new glazing. The existing trellace which offers privacy both to and from NO.4 will be replaced with new obscured glass panels.

**d) 2<sup>nd</sup> floor:** The house will partially extend into the existing roof area, behind the parapet to contain a master bedroom which will have much improved light and ventilation. It occupies the back of the house and as such will not be seen from the public areas from the road. It will be set back from the parapet. See Site Line drwgs P-013,14,15,20,21

The bedroom window is orientated to the existing garden of No.4 and the No.2 school playground.

**Adjacent** to the property is an existing school building which is not occupied during the late evenings and nighttime. The No 4b extension is on the boundary between residential and non residential uses.

### **2.3 Building Layout.**

The proposed layout of the building maintains the overall original building layout with alterations which respond to current needs.

The new plans are a mirror of the existing so that the stair is now on the south side of the building to better suit the new layouts and the needs of the client.

### **2.4 Materials**

In keeping with the existing.

**2.5 Landscaping:** there is little existing soft landscaping. The rear garden is mostly shaded and is covered with paving stones. Extra drainage will be provided in the front courtyard within the new paving system to handle rain water surface drainage.

A substantial amount of new landscaping will be provided in the rear garden. The property is set back substantially from the road with a uniquely long forecourt.

### **2.6 Historic Fabric Statement**

The building is not listed but as it is in the Conservation Area care has been taken to retain original features to the street Elevations. Detailing has been added to the parapet at the front of the house. The

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detailing is consistent with the original detailing of the houses on the street.

## 2.7 Daylight & Sunlight Statement

The proposed construction will allow daylight/sunlight to adjoining properties neighbouring properties. There are existing windows on the south facade of 4 Parkhill Rd which will not be obstructed by the new extension. Behind W1 No.4, is a non-habitable stair and hallway. The other windows are above the height of No.4B No existing windows on the north elevation of No. 2 will be obstructed in any way and comply with current council daylight standards.

**A) Street views-sight lines:** The new skighlights and vertical glazing will not be seen from the street. See site lines V1,V2,V3, Drwgs P-013,14,15,20,21. There is an existing roof shed and mechanical units which will be removed no part of the roof area can be seen from the back of pavement across the street or from down the road.

**2.7.1 New glazing:** New glazing is orientated so as to prevent light spillage to neighbouring properties.

## 2.8 Acoustic Statement

No air conditioning units are included in the proposals.

## 2.9 Site Waste Management Statement

Care will be taken during construction to reduce the impact on the neighbourhood. When appointed, the contractor will produce a site waste management strategy report for the works.

## 3.0 Access Statement

3.1. Access Within the Building:

3.2 The main access remains via the front street level on Parkhill Rd.

## 3.1 Vehicular and Transport Links

Vehicular access to the site is unchanged.

## 4.1 Measures taken to reduce impact on your neighbours considering shadowing/ lighting/ visibility/ proximity/ overbearing/ noise issues

The works are within the guidelines of the policy. See above

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There is no access to the proposed external roof area except for maintenance.

Windows in adjacent properties taken into account.

Specifically:

W1: stairway and hall/non-habitable area

The councils guidelines for daylight have been used to maintain the current level of daylight. The new light gravel on the new roof will reflect more daylight as well.

There will be no issues of privacy, noise or overlooking.

#### **4.2 Relationship to the Existing Building**

The proposed extension is slightly lower than the height of the neighbour's porch extension at No.4

#### **4.3 Impact on the street scene**

The proposed side extension will be smaller than many existing side extensions on the street.

#### **4.4 Sustainability**

All new windows and external doors will be double glazed using low emissivity glass for greater retention of heat. The new openable wall glazing will allow for good cross-ventilation through all the floors.

Much of the existing windows are shaded by existing fences, sunken garden and balcony/stair. The new arrangement will allow more daylight and natural ventilation into the habitable spaces. The rear glazing will benefit by the morning sun which will provide heat to the rooms from early in the day during winter. There is improved cross ventilation for the summer.

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