

From: Joe Bradley
Sent: 08 April 2021 08:47
To: Young, Tony
Cc: Ben Mayfield
Subject: Re: Householder application - 2021/0873/P - 3 Holford Road

Dear Tony,

Many thanks for forwarding the consultation response. We'd like to address this response and your other points below. We highlight our response to your comments, in red:

1. Section drawing (1:50) – through the proposed extension/lift enclosure;

Please see the attached drawing showing proposed section through the relevant part of the house, with material levels/heights annotated.

2. Amend annotation – the existing '1st and 2nd Floor Plans' drawing (ref. PR 2063-NMA-00-ZZ-DR-B-00101) has annotation which indicates that the floor plans are 'proposed.' Please could you correct this.

Please see the attached drawing to supersede the one issued to the Council via Planning Portal - apologies for missing this in the initial submission.

3. Lift location – in support of the proposal, I'd be grateful if you could provide any information or analysis that you may have undertaken concerning considerations for locating the lift internally within the property.

Please see the attached 3no. sketch drawings, ref: P446-NMA-00-ZZ-SK-A-(00001, 00002, 00003). The numerical title of these drawings follows the chronology in which they were made, thus allowing you to see the design development.

[P446-NMA-00-ZZ-SK-A-00001](#)

We considered 3 internal locations initially (A, B, C), all located around the existing stair area so that the lift would all the rooms in the house. Position A was rejected as it resulted in the effective loss of 2 bedrooms (at 1st & second floors) . Position B was not viable as the available space between stair flight & bedroom door at first & second floors was inadequate.

Position C was not preferred as the lift position at upper & lower ground and third floor levels was unappealing, as it 'arrived' in the middle of room spaces.

[P446-NMA-00-ZZ-SK-A-00002](#)

We considered the option of enlarging the stairwell to accommodate the lift. However, this solution would also result in a significant loss of habitable space across all floors.

[P446-NMA-00-ZZ-SK-A-00003](#)

This option, with a reconfigured stair & external lift shaft was determined to be preferable as it positioned the lift off the existing stair area & did not result in loss of habitable space.

4. Consultation Response

We had previously considered enlivening the lift enclosure elevation with blanked, timber framed windows to match the windows in the existing building frontage; an arrangement that may read as a

staircase from the street. Is this something that the Council would think appropriate? If so, we'd be very happy to provide an amended proposal for your consideration.

We hope our response in regards to points 1 to 3 is satisfactory to the Council and look forward to hearing your thoughts regarding the elevational treatment of the lift enclosure.

Many thanks

Joe

Kind regards

Joe Bradley

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