

Ad. 1

Noted

Ad. 2

Please see the amended design following the guidance to make the roof extension compliant. Front of the enclosure is finished in hanging slate tiles, which we have amended in accordance with committee's recommendations. Bringing forward the front wall of the enclosure will not create extended visibility from the street because our plan is to remove pre-existing conservatory which is unsympathetic, non symmetrical and visible from the street level as it is attached to the front parapet wall. Please see visibility splays showed on the drawing 220102/P018 Proposed Section rev A.

Top of the front enclosure is visible only from the pavement across the street. Top of the window and door openings are visible only from the furthest part of the pavement (121mm of window opening visible) and from the side of the pavement close to the street no openings are visible. Roof is not visible from the middle of the street.

Ad. 3

The front fenestration is amended with both external wall gaps designed so they are equal and the middle window now being symmetrical on elevation. We have also amended the colours of the soffit and fascia so it's changed to blend with the roof, in accordance with recommendations

In respect of the amount of glass proposed within the windows, the applicant proposes to significantly reduce the amount of glass currently in use. This will have benefits for the environment and reduced the need for heating in colder winter months and provides (with an internal curtain) to ensure that there will never be any need for air conditioning of any sort at the premises. The applicant proposes to rebuild the wall so that the amount of glass is reduced by well over 79% from that which currently stands on the site. This change will very significantly improve the look of the building and the heat efficiency of the building as compared to simply leaving it as it currently stands. In our view the design is more eco-friendly and more discrete and balanced than all the other houses whilst also being in harmony with the other roof tops on his north side of the street, whilst showing significant design and efficiency improvements. This balances with the other houses within the road.

Please see attached **Illustration 1**. This picture shows the roofs of the north side of Chalcot Road from number 1A to number 30. Of the existing 22 roof terraces, none of the roof top fenestrations and glazing aligns with the stories below, with almost all of these houses having south facing walls which are glazed fully, from floor to ceiling. Given the prevailing roof designs on this side of the road, our approach makes thoughtful and sympathetic changes which are discrete and eco-friendly, whilst being in harmony with the specific historical values of this areas built environment. We believe that the applicant's amended proposal makes a very positive contribution to the road, by virtue of the fact that the applicant is electing not to keep the existing fully glazed south wall but to remove it and to replace it in this revised manner (removing over 79% of the glazing), and also by the applicant's proposal to completely remove the existing glass conservatory and not to rebuild it.

Please also see **Illustration 2** (attached) which shows the existing structure which is to be altered and improved so significantly, this being (a) the current window which is fully glazed and will be replaced with the newly designed wall with windows and (b) the current glass conservatory which is demolished and which pursuant to this proposal will not be replaced, and will not form part of the outside roof terrace.

Ad. 4

The amended front enclosure is finished in hanging slate tiles.

Ad. 5

The amended steel railing is set back behind the internal parapet wall plane and below the visibility line from the pavement from across the street. Railing's colour is grey to blend with the roof.

Ad. 6

The proposed area of glazing is nearly 5 times smaller in relation to the existing glazing. The reduction of the glazing area to prevent the excessive solar gain is about 79%. Additionally the proposed glazing meets the current building regulations and is more energy efficient and the existing is single glazed. Furthermore, the extension roof and the wall would have improved insulation meeting the current building regulations. Both window and door would have internal blackout curtains. Both front and back walls have windows which allows for a passive ventilation helping to regulate internal temperature.

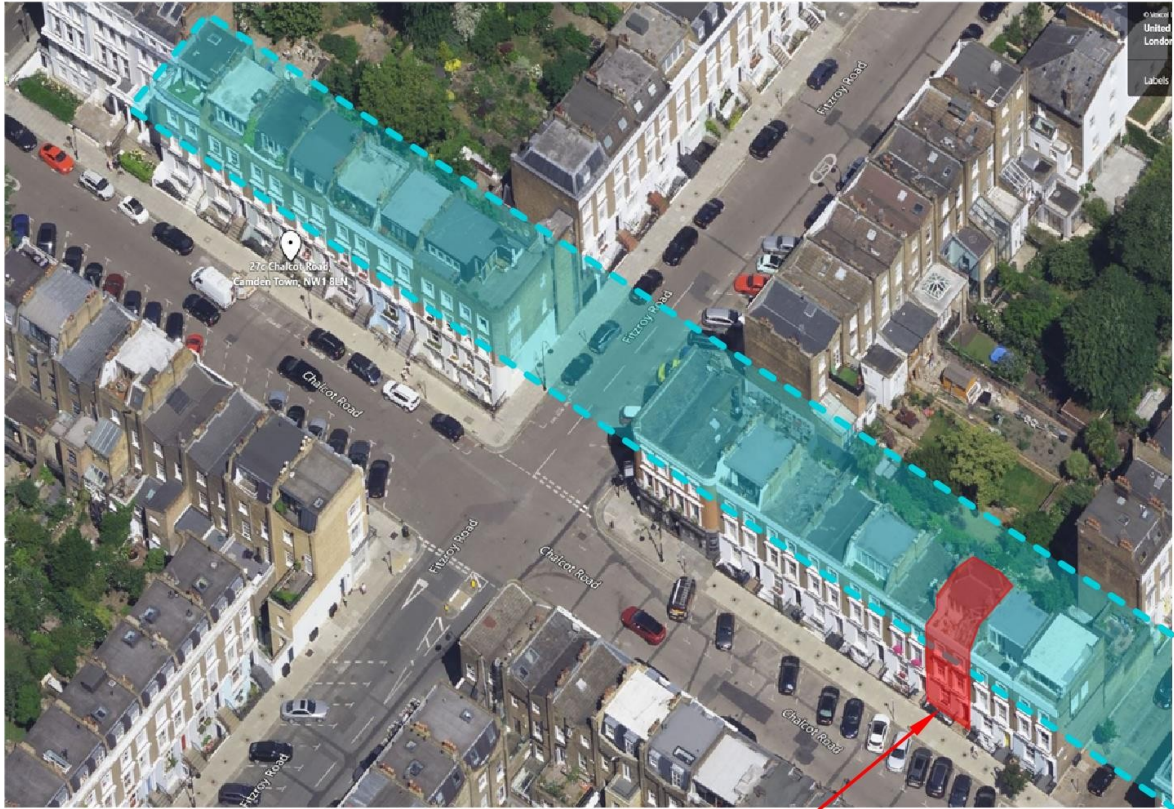
Ad.7

The drainage of the roof terrace is as per existing solution. Drainage pipes goes through the building and connect with the rear elevation drainage pipes.

Ad. 8

We hope that the revised scheme meets the design guidance and is acceptable.





● Chalcot Road No 16 ●



**ILLUSTRATION 1.** CHALCOT ROAD HOUSES FROM NUMBER 1A TO 30





Chalcot Road No 16



**ILLUSTRATION 2.** EXISTING 16 CHALCOT ROAD AS SEEN FROM THE PAVEMENT ACROSS THE STREET