

9.0 Design Proposals

Proposals include the refurbishment of the existing lower level storage and plant space, and a full width extension underneath the rear garden providing:

- habitable accommodation for a flexible space with showerfacilities;
- a utility room;
- a secondary entrance from the lower car park level;
- and a new internal stair to connect the lower level to the ground floor.

9.1 Use

The current use is C3 residential. The proposed use will remain the same, residential use C3.

9.2 Layout

The existing ground floor has a kitchen and dining space but lacks generosity to include a sizable family living space. The proposals will provide additional habitable space to the property, enabling the first floor living to be retained as the principal formal living area, whilst offering an additional flexible gym / family space at basement level, which could potentially double as a bedroom.

The existing basement plant/storage room will be refurbished to create space for a new entrance door and hallway from the car park, and a new ground to basement spiral stair located within the existing niche in the ground floor kitchen. A fire rated glass wall will separate the stair from the kitchen at ground level whilst maintaining a sense of space and light from the existing rear window. The basement extension will create space for a single habitable room benefitting from natural daylight, and shower wc.

The proposals will improve access to and from and circulation within the property (refer to Access Statement).

No changes are proposed to the front and rear facades. No changes are proposed to the upper levels of the house.

The proposals will be designed in accordance with structural requirements and British Standards for water proofing and tanking, and insulation levels will comply with the Building Regulations. Proposed drainage will connect into existing drainage runs located at basement level.

9.3 Garden Amenity

The proposals will reinstate the same footprint / area of garden amenity as existing.

The existing tall rear boundary wall with Acacia Place will be retained as existing. The existing rear raised planter will be retained or replaced, subject to structural design, to match existing. Any new replacement boundary walls with no.6 and no.8 will be made to match the existing condition. The existing boundary fence between no.7 and no.8 will be replaced by a white rendered masonry wall to match.

The existing decking within the garden will be replaced by new composite decking and fixed frameless walk-on skylights set flush within the terrace.

If required a blue roof system will be installed to ensure rainwater and surface water can be attenuated before release back into the existing surface water drainage system.

Soft landscape and planting can be provided with raised planters similar to the existing situation and those of neighbouring properties.

9.4 Daylight

The proposals will have no impact on the daylight and sunlight to neighbouring properties. Fixed frameless walk-on skylights set flush with the terrace will provide good levels of natural daylight to the basement accommodation.

9.5 Ventilation

Natural ventilation and extract will be provided by mechanical ventilation with heat recovery and purge ventilation. This has been reviewed by the Approved Inspector as acceptable for use as a living /gym space and or bedroom.

9.6 Energy

A new more efficient heating system will be installed, providing under floor heating to the basement level. Insulation within the new and existing lower floor will be in accordance with the building regulations improving the thermal performance of the property.

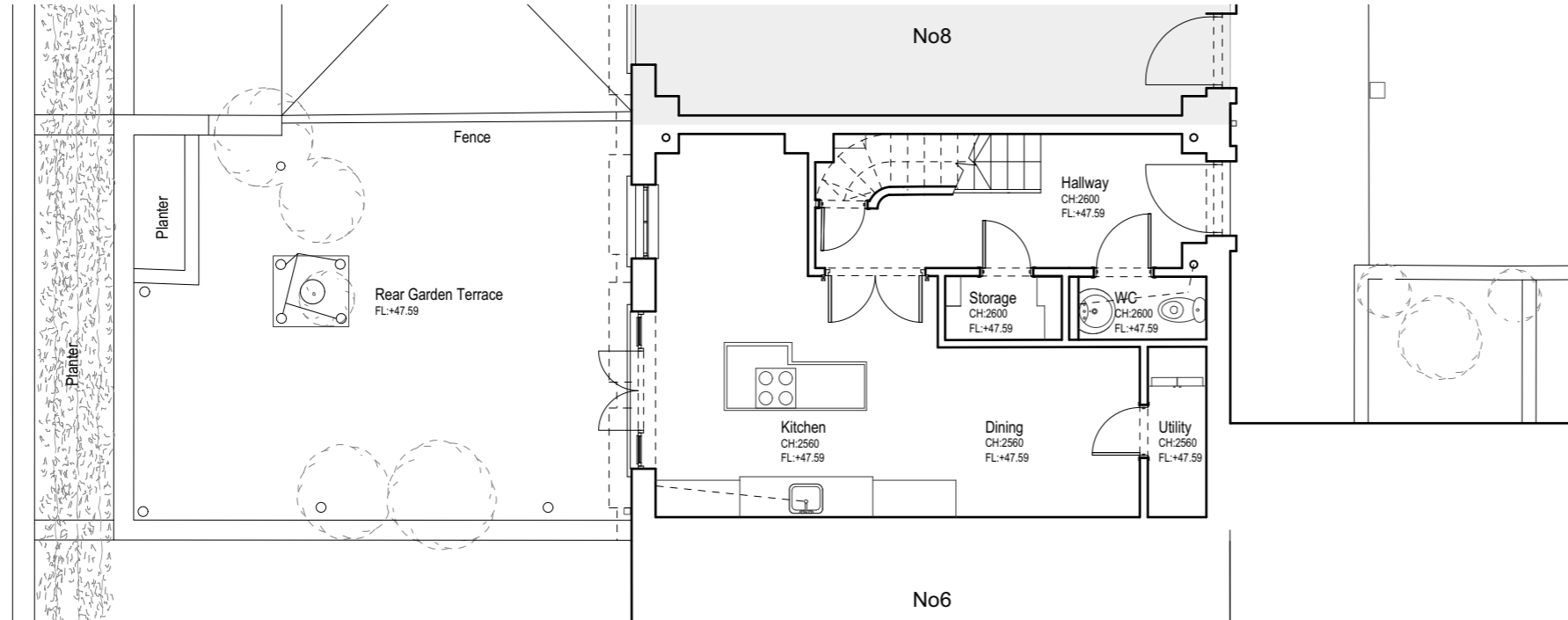
9.7 Overlooking and Privacy

The proposals will not impact on the visual amenity of any neighbouring properties, and a new terrace finish and soft planting will enhance the garden setting.

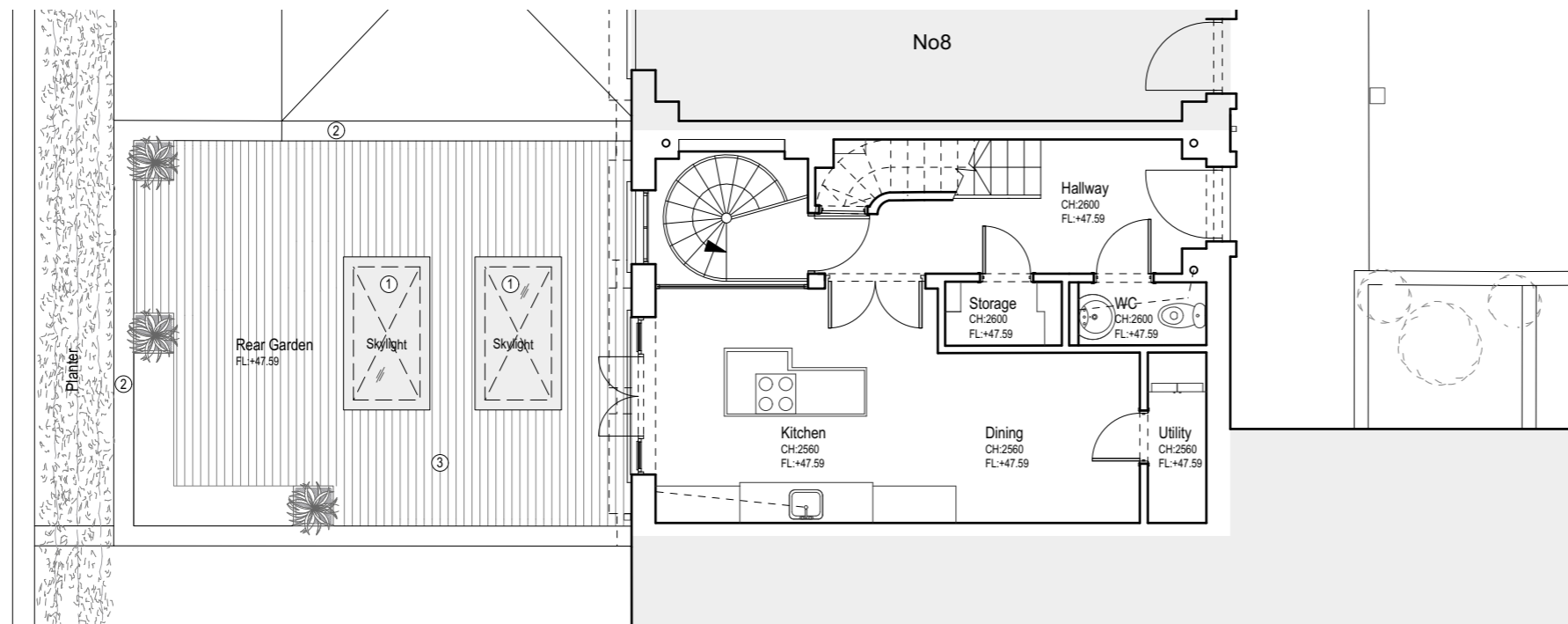
9.8 Impact on Conservation Area

The proposals will not be visible from the wider conservation area and will not impact on the character of the area.

10.0 Existing and Proposed Drawings

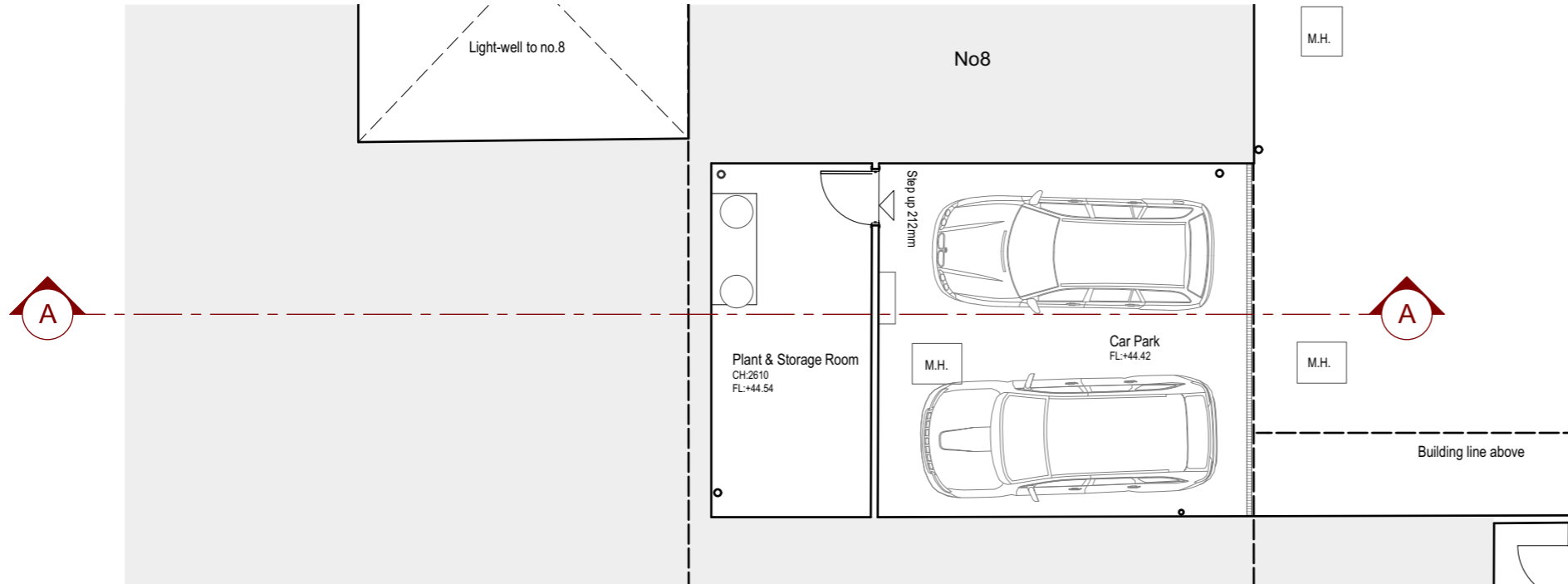


Existing Ground Floor Plan
Scale 1:100

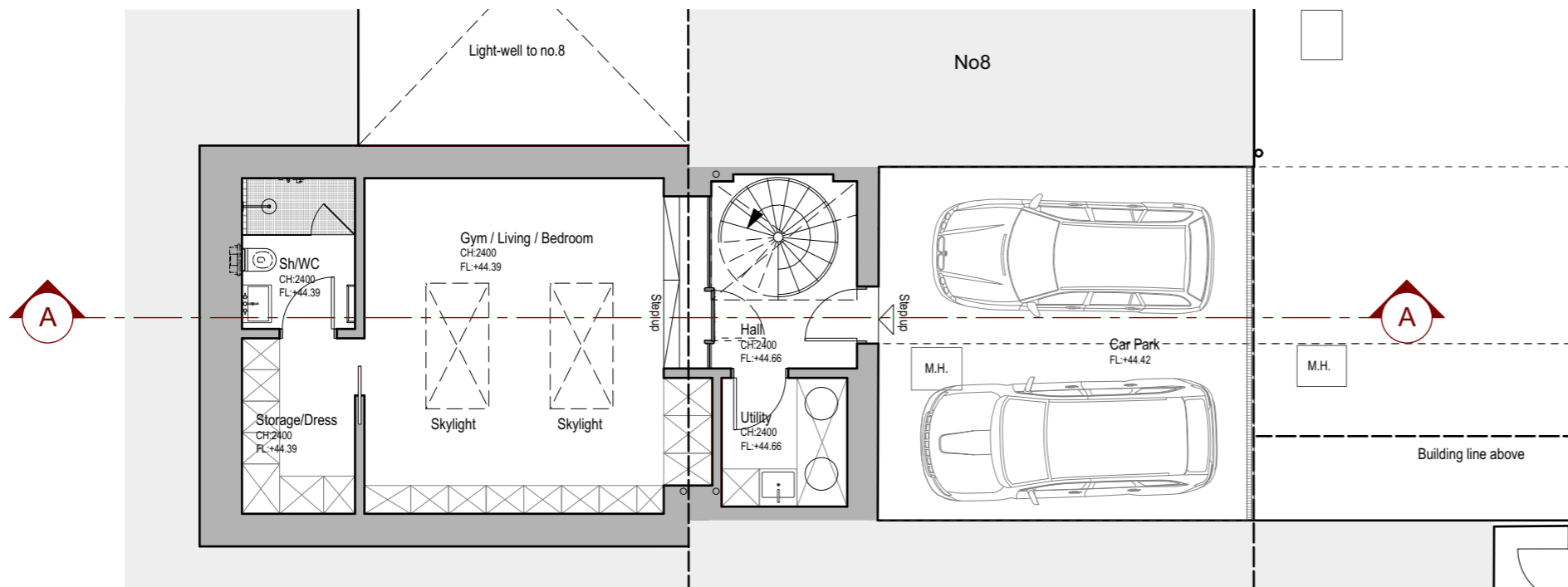


Proposed Ground Floor Plan
Scale 1:100

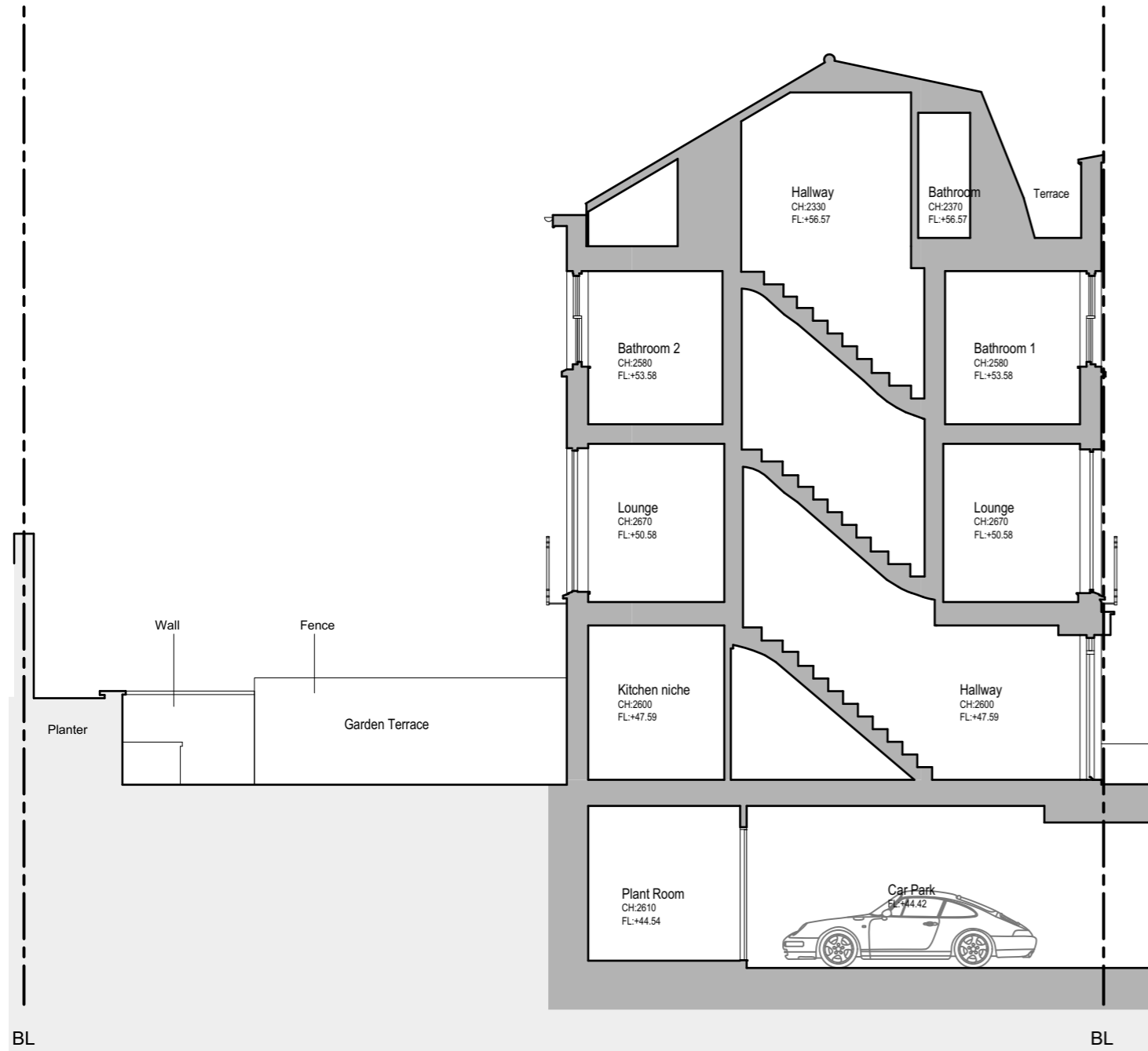
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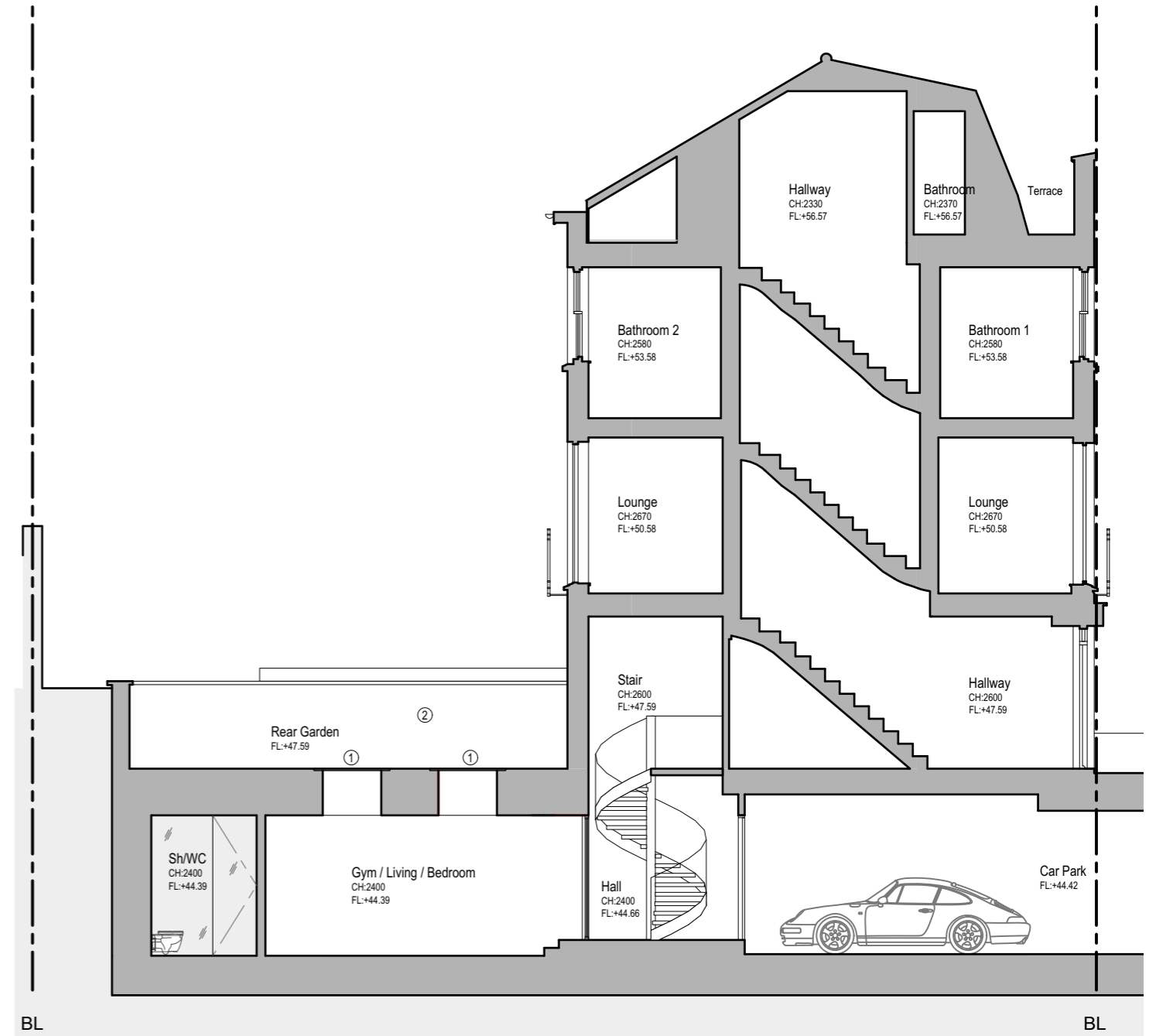
Existing Basement Floor Plan
Scale 1:100



Proposed Basement Floor Plan
Scale 1:100



Existing Longitudinal Section
Scale 1:100



Proposed Longitudinal Section
Scale 1:100

11.0 Access Statement

Existing vehicular and pedestrian access to and from the site is via a gated entrance on Acacia Road.

Pedestrian access to the property is via a ground floor open ended courtyard leading to the front door of no.7. A shared communal stair located within the northeast corner of Tatham Place provides access from the basement car park to the ground level courtyard.

A ramp located close to the entrance of the development provides vehicular access to and from a basement level car park. The property benefits from two parking spaces at lower level.

The designs do not propose any changes to the provision of off-street parking, or any changes to vehicular access or circulation within the development.

Proposals will include a new entrance into the property at basement level, from within the demise of no.7, and a new internal ground to basement stair. The new entrance and internal stair will improve access to and from the property from the basement car park. The secondary entrance will provide an alternative means of egress from the proposed basement accommodation, mitigating a requirement for a stair located within the rear garden.

Designs have been developed in coordination with an Approved Inspector and will be built in full compliance of the Building Regulations, in particular Part M Accessibility and Part B Fire, ensuring the new access within the basement is safe.

12.0 Existing and Proposed Areas

Existing Floor Areas

14.5 m2	Existing Basement Plant / Storage Room
47m2	Existing Ground Floor
46.5 m2	Existing First Floor
47.5 m2	Existing Second Floor
30 m2	Existing Third Floor
185.5 m2	Total Existing Area
52.5 m2	Existing Garden Amenity

Proposed Floor Areas

51 m2	Proposed Basement
47 m2	Ground Floor
46.5 m2	First Floor
47.5 m2	Second Floor
30 m2	Third Floor
222 m2	Total Proposed Area
52.5 m2	Proposed Garden Amenity