

Development Proposal – Ketsoc Lawns, Great Pinley**Project Aim**

This proposal looks to enhance the appearance and functionality of Ketsoc Lawns without any bulk or mass impact to the greenbelt.

Situated on the Pinley/Nunhold Road, Ketsoc Lawns is one of a number of mixed dwellings ranging from bungalows, terraced, semi-detached and detached houses. All properties are set back from the roadside benefitting from private driveways and secluded from general view.

As it stands, Ketsoc Lawns is a developed bungalow, most recently in the 1980's, that has a slightly sprawled and confused appearance. Because of previous development, the property now contains 3 different types of roof design, detracting from the architectural appeal in its original state. Taking into consideration the development regulations in place through Policy H14, the bungalow has now used its full 30% allowance for development within the greenbelt.

By taking the property back to its original footprint, by demolition of the 1980's development, we would look to reuse the volume generated by adding a first floor to the property. Furthermore, by re-working the roof space design to create a more traditional pitched roof with gable ends, we would look to reuse that additional volume created/saved to maximise the height of the new first-floor elevation, ensuring the total developed mass is the same as Ketsoc Lawns stands today.

Calculations****Simplification of roof design**

Volume of current roof (4 gables, hipped and flat roof) = 225.57m³

Volume of proposed pitched roof with gable ends = 130.82m³

Volume Saved/Generated = 94.75m³

Volume of previous extension to be demolished = 130.20m³

Total Volume for development = 94.75m³ + 130.20m³ = 224.95m³

Footprint/area of the original dwelling = 139.38m²

Therefore, height of wall elevation for new first floor = 224.95m³ / 139.38m² = 1.61m

Summary

With the private kerbside appearance the property retains, the addition of 1.61m to the eaves height and increased ridge height of the roof will not pose any impact to the streetscene, nor to neighbouring properties. In addition, it is hoped the simplification of the roof will deliver a more aesthetically pleasing finish from an architectural perspective, thus improving the appearance of Ketsoc Lawns without any overall impact to the greenbelt. Functionally, the property would also then be better equipped to deal with the needs of a growing young family enabling increased areas for bedroom space from its current ground floor plate.

** The detailed calculations for the dimensions used are all available on request