

17 APRIL 2023

15A AVENUE SOUTH, KT5 8PJ

DESIGN NOTE

Most of Berrylands comprises interwar detached houses some linked at ground floor, though this end of Avenue South and The Avenue is varied with some larger blocks of flats, both older and more recent, and a 3 storey terrace.

15A is a narrow infill site between two older subdivided blocks, and is currently occupied by a garage and shed.

In this proposal, the side access to the flats of no 15 is rearranged with the side passage repositioned to The Avenue and a new external stair for the upper flats. This allows a wider house footprint than the previous scheme and thus suitably proportioned habitable rooms on two floors, and the new entrance better suits pedestrian routes from the station.

The amenity space of 15A is distributed between the internal courtyard, a front light well and front garden, as well as an off street parking space and bin/bike store provision. The parking and bin/bike store arrangement of no 15 is also addressed in this scheme, providing 4 car spaces and space for 8 bins, 2 per flat and bike store for 9 bikes by the new entrance. Two landscaped garden areas are provided for the flat residents of no 15.

The arrangement of 15A provides an internal courtyard so the adjacent rooms do not need external windows to the boundary walls of the property where privacy precludes them, and is a full two storey height on only two sides, see sections drawing 09. The full height glazing onto it perceptively enlarges the adjacent rooms and allows an additional area for planting. The kitchen/dining space roof is sloped to avoid affecting daylight to the habitable rooms of no 17 and is glazed to light the kitchen.

The form of the front of the building picks up the shape of the bays on both 15 and 17, including their hipped roofs, but is formed in timber louvres instead of brickwork and tiles, with the enclosing glazed wall of the house set back orthogonally. Sliding doors allow access to a Juliet balcony on the upper ground floor and the light well on the lower ground. The louvred screen provides privacy at night and shading throughout the day, and the softer appearance of timber blends in with the trees whilst the gaps between render the shape less substantial or intrusive. Detailed design will determine the optimum shading angle as well as timber selection and treatment. The areas of flat roof remaining will have sedum topping so that views from any adjacent windows will be improved, and biodiversity continuation will be allowed for.