

## 6.0 DESIGN PROPOSAL

### 6.1 DESIGN OBJECTIVES

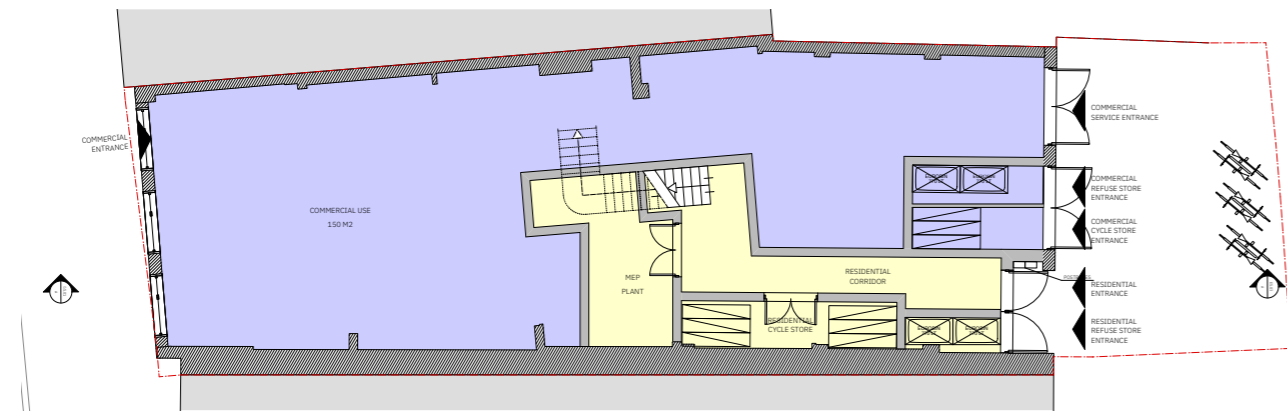
- To prioritize retention of the existing building fabric and minimize environmental impact by re-use.
- To enhance overall energy efficiency by maintaining existing energy-efficient features and optimize the use of sustainable building practices within the extension.
- To re-accommodate the existing commercial use, whilst optimising the footprint and providing new residential accommodation through HMO use (House of Multiple Occupancy).
- To address local constraints, opportunities and needs, through a high-quality designed building that revitalises the street frontage.
- To provide a proposal that matches the scale of development on Upper Wickham Lane of ground + 3 storeys.
- To design with residential quality in mind, focusing on user outlook, overlooking and positive daylight/sunlight.

### 6.2 AREA SCHEDULE

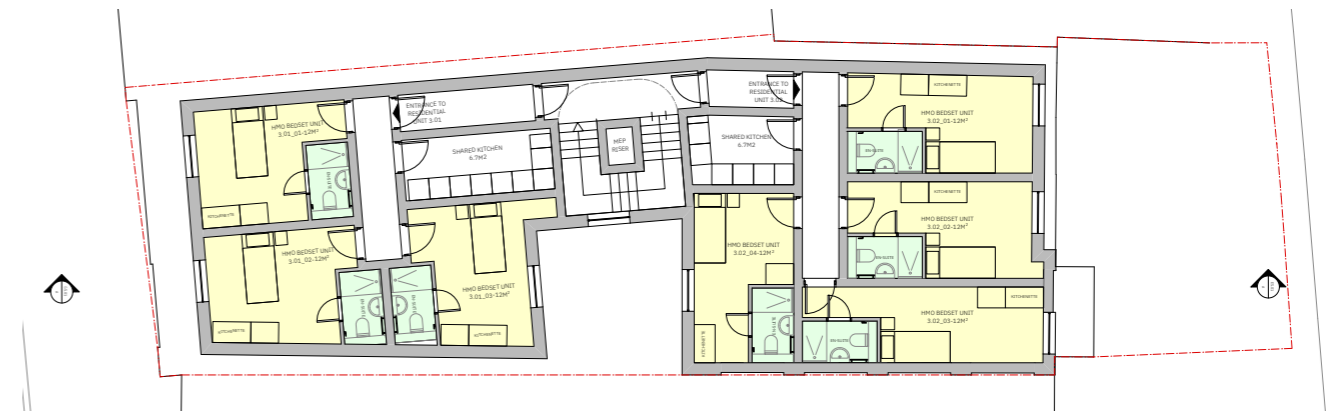
127_PL1_SA_00 - Area Schedule for 35 Upper Wickham Lane										Rev_A 15.01.24
Existing Ground Floor	Unit	Type	Area (NIA) sqm	Area (NIA) sqft	Area (GIA) sqm	Area (GIA) sqft	Area (GEA) sqm	Area (GEA) sqft		
Existing Commercial Ground Floor			208		2239					
Existing Ground Floor	Unit	Type	Area (NIA) sqm	Area (NIA) sqft	Area (GIA) sqm	Area (GIA) sqft	Area (GEA) sqm	Area (GEA) sqft		
Existing Commercial First Floor			185		1991					
Commercial (B1) Total			393		4230					
TOTAL			393		4230					
Proposed Ground Floor	Unit	Type	Area (NIA) sqm	Area (NIA) sqft	Area (GIA) sqm	Area (GIA) sqft	Area (GEA) sqm	Area (GEA) sqft		
		Residential	45	484						
		Commercial	152	1636						
Residential Ground Floor			45	484	45	484	62	667		
Commercial Use Ground Floor			152	1636	152	1636	178	1916		
Ground Floor Sub Total			197	2121	197	2121	240	2583		
Proposed First Floor	Unit	Type	Area (NIA) sqm	Area (NIA) sqft	Area (GIA) sqm	Area (GIA) sqft	Area (GEA) sqm	Area (GEA) sqft		
	1.01	4B/4P	89	861	62	667				
	1.02	4B/4P	87	936	66	710				
Residential First Floor			2	167	1798	128	1378	218	2347	
First Floor Sub Total			2	167	1798	128	1378	218	2347	
Proposed Second Floor	Unit	Type	Area (NIA) sqm	Area (NIA) sqft	Area (GIA) sqm	Area (GIA) sqft	Area (GEA) sqm	Area (GEA) sqft		
	2.01	4B/4P	79	850	62	667				
	2.02	4B/4P	87	936	66	710				
Residential Second Floor Sub Total			2	166	1787	128	1378	218	2347	
Second Floor Sub Total			2	166	1787	128	1378	218	2347	
Proposed Third Floor	Unit	Type	Area (NIA) sqm	Area (NIA) sqft	Area (GIA) sqm	Area (GIA) sqft	Area (GEA) sqm	Area (GEA) sqft		
	3.01	3B/3P	63	678	47	506				
	3.02	4B/4P	79	850	62	667				
Residential Third Floor Sub Total			2	142	1528	109	1173	192	2067	
Third Floor Sub Total			2	142	1528	109	1173	192	2067	
Commercial (B1) Total			152	1636	152	1636	178	1916		
Residential (C3) Total			520	5597	410	4413	690	7427		
TOTAL (B & C3)			672	7233	562	6049	868	9343		
Housing Mix - Total										
	3 Bed	4 Bed	Total							
	1	5	6							
	17%	83%	100.0%							

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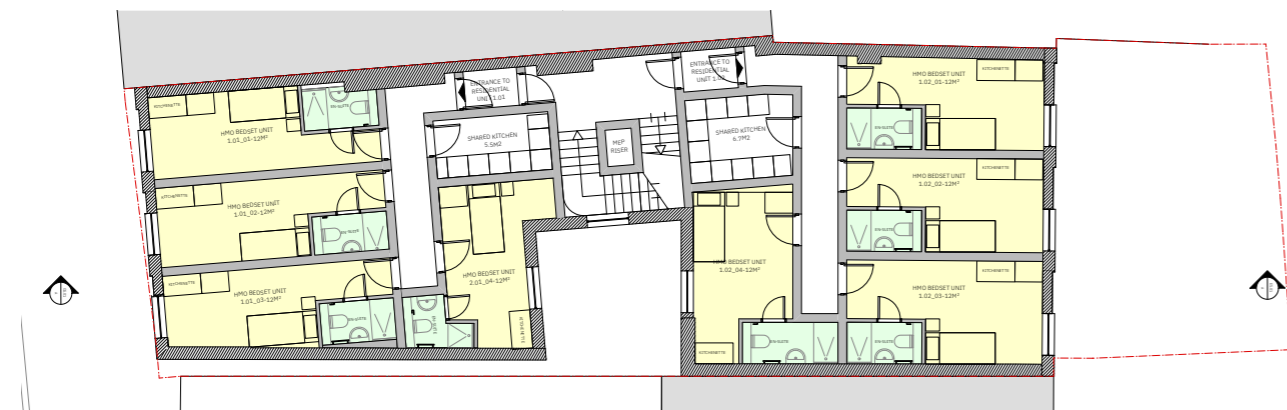
### 6.3 PROPOSED PLANS



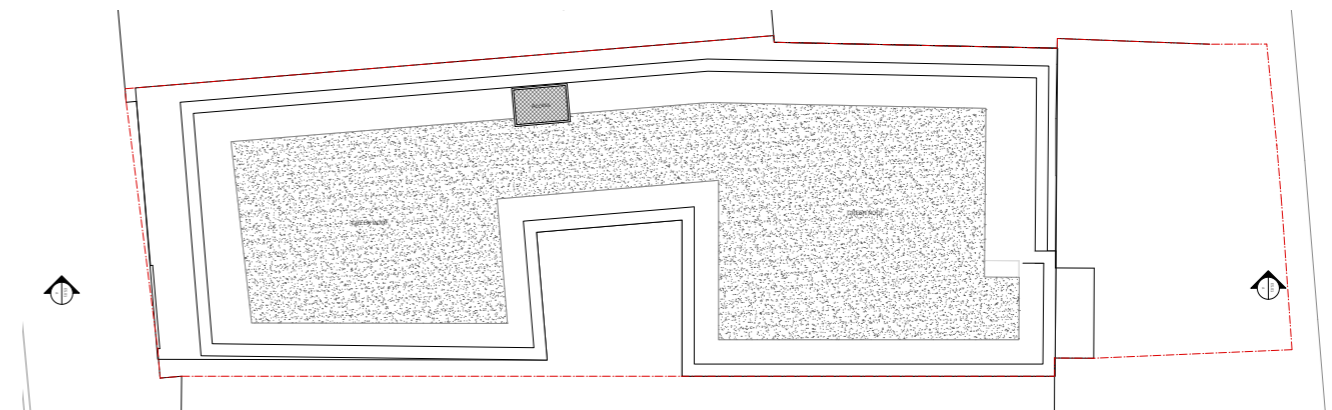
Ground Floor Plan



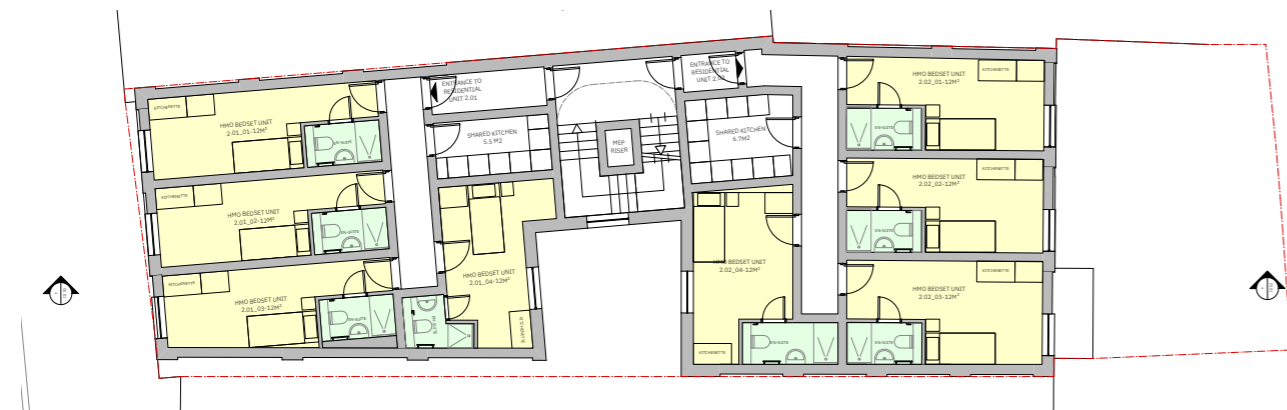
Third Floor Plan



First Floor Plan



Roof Plan



Second Floor Plan

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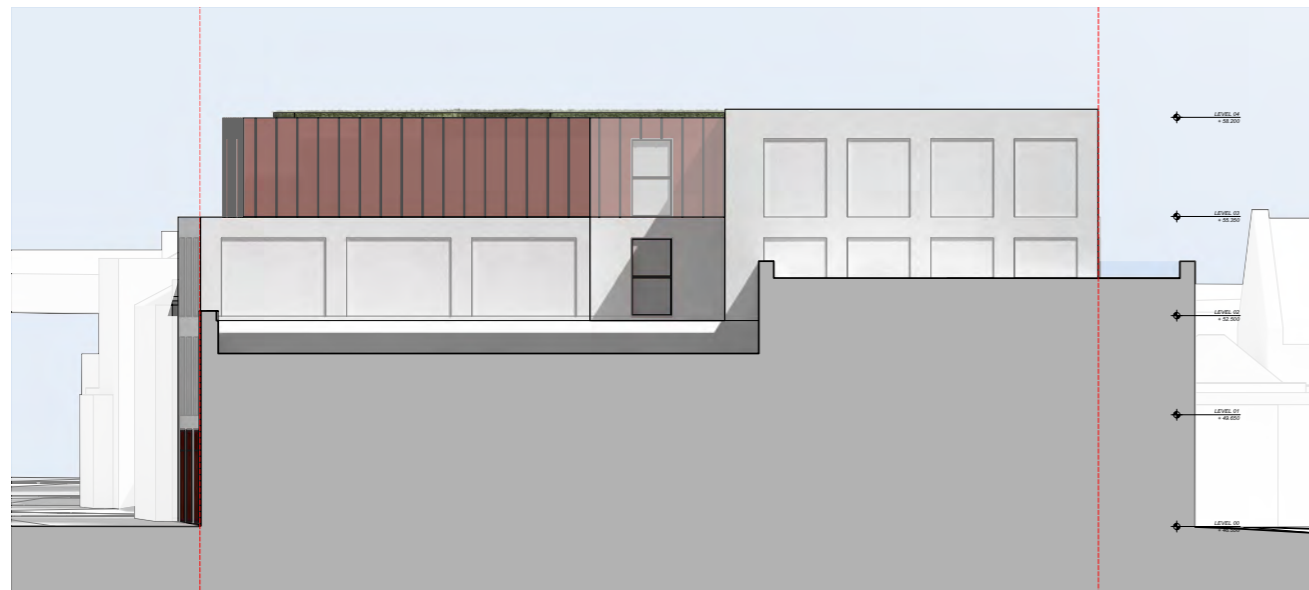
### 6.4 PROPOSED ELEVATIONS



West Elevation



East Elevation



South Elevation



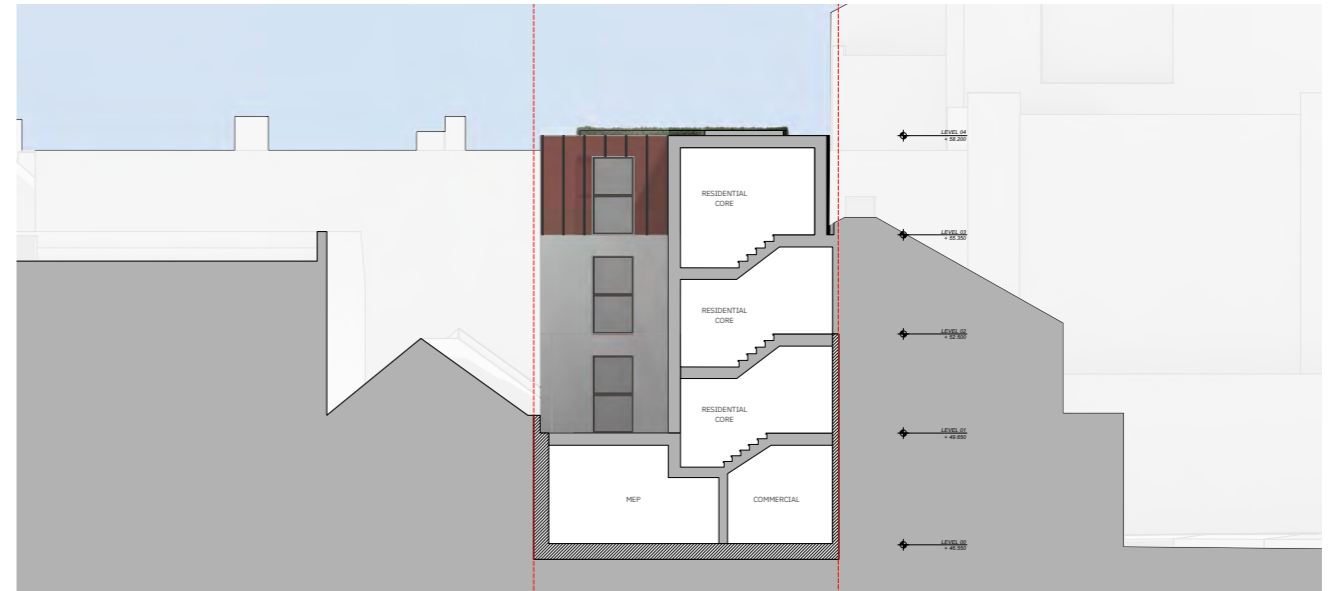
North Elevation

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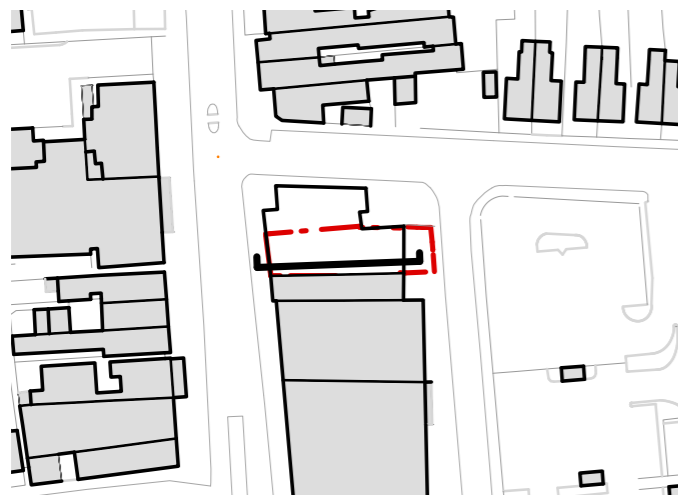
### 6.5 PROPOSED SECTIONS



Section A



Section B

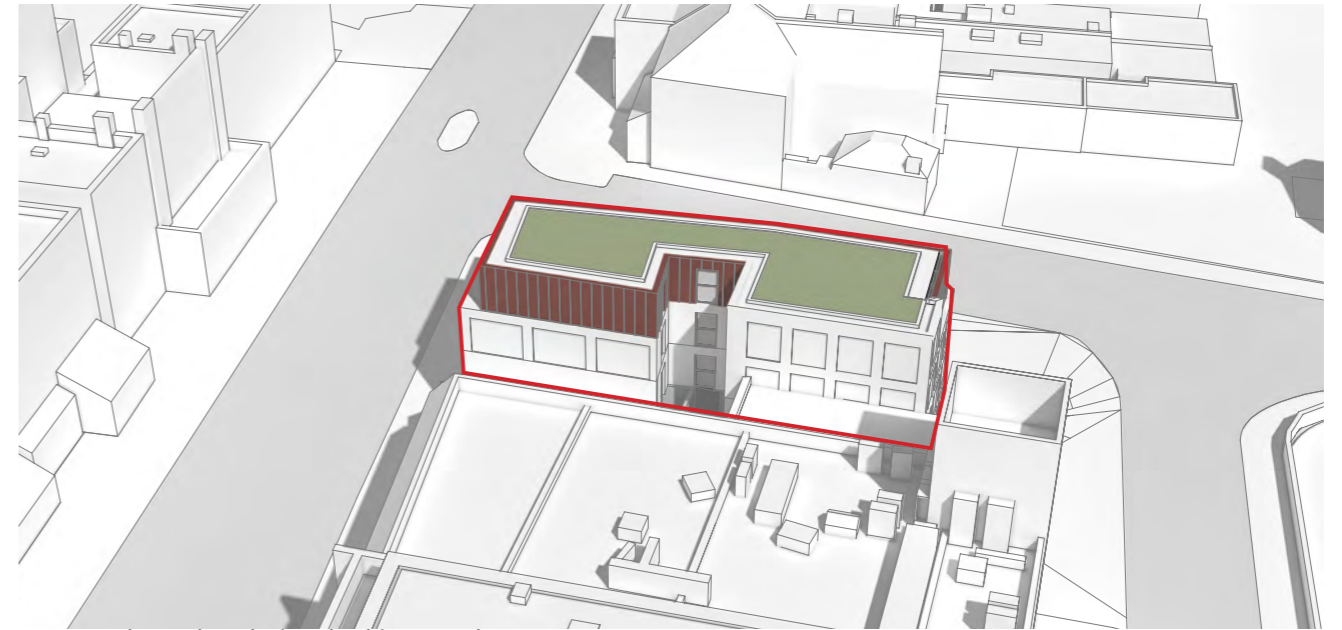


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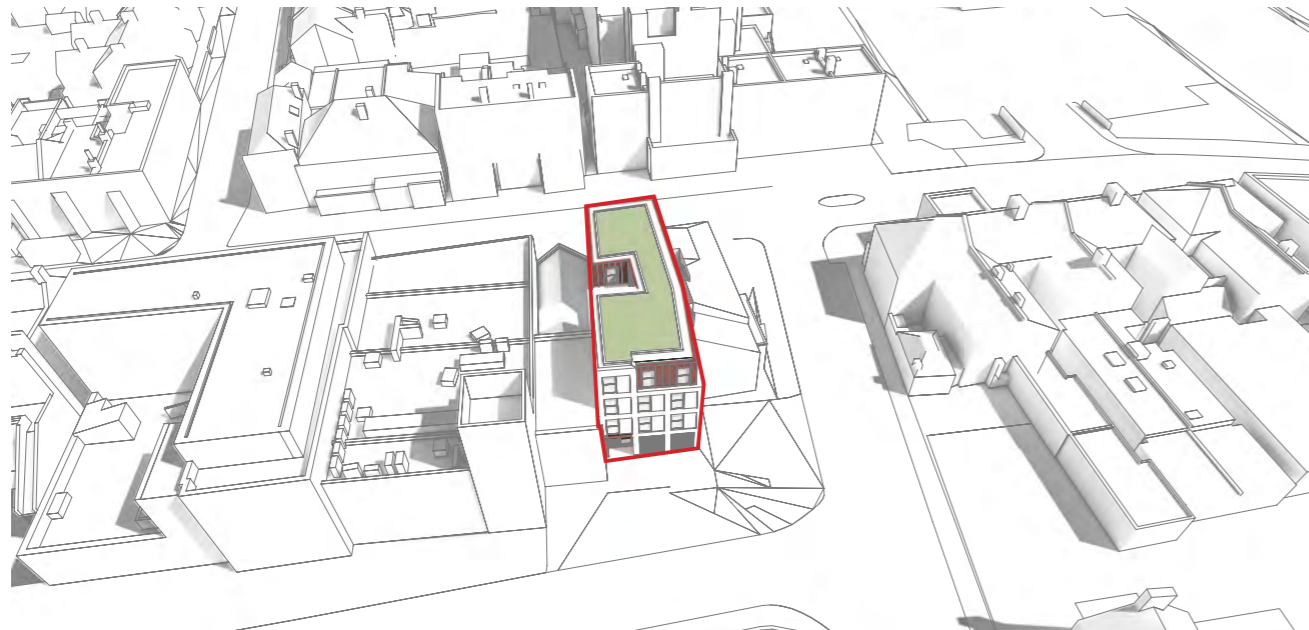
### 6.6 PROPOSED OVERHEAD VIEWS



Proposed Overhead View looking East



Proposed Overhead View looking North



Proposed Overhead View looking West



Proposed Overhead View looking South