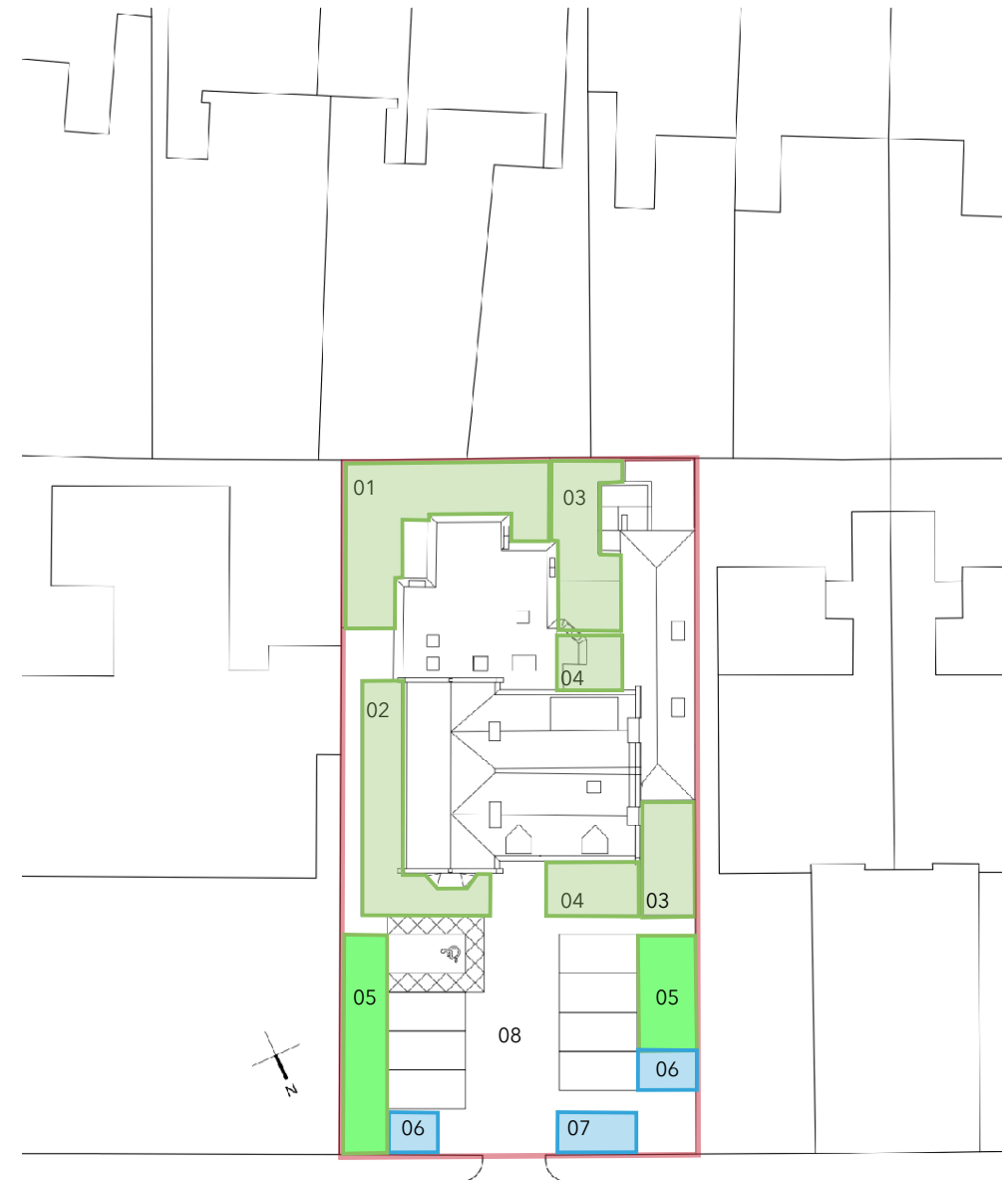


## 05 Design Strategy Proposed - Site Layout

Proposed external modifications to the site layout are to suit the provision of 8x residential units as follows:

- 01: Private garden - plot 07
- 02: Private garden - plot 01
- 03: Private garden - plot 06
- 04: Private garden - plot 02
- 05: Communal amenity space - plots 03, 04, 05, 08  
(70m<sup>2</sup> proposed/ 40m<sup>2</sup> required)
- 06: Secure cycle store - plots 01, 02, 03, 04, 05, 08
- 07: Refuse & recycling store
- 08: Shared parking forecourt with 8x parking spaces (1x accessible)



## 05 Design Strategy Proposed - Accommodation

Layouts have been devised to make efficient use of the existing building fabric by minimising the extent of demolitions and structural works whilst seeking to provide spacious accommodation with good daylighting, views and privacy. A mix of one, two and three bedroomed accommodation is proposed comprising seven flats (two of which have main door access) and one townhouse. Layouts have been arranged so as to provide the living spaces with the best amenity available for each plot. This varies between views over the spacious aspect to the front, where possible, or outlook onto private gardens to the rear.



## 06 Design Analysis: Front Elevation Existing & Proposed

Only minimal works are proposed to the front elevation including reinstatement of an original style window and door to the existing side (west) extension block, new steel railings & gates on stone footing to demarcate the proposed new front private gardens, and two new traditional style dormers to the roof.

The proposed dormers are carefully aligned with the windows positions below in order to harmonise with the pattern and character of the facade and are located so as to leave a clear band of existing roof visible below and above in accordance with the council's published design guidance.

The guidance also requires the aggregate width of dormers to be less than 50% of the width of the visible expanse of roof in which they are located. The dormers are 1.45m wide and so their aggregate width is 2.9m which equates to only 29% of the average 10.0m width of the roof plane in which they are situated.

Precedent for the introduction of new front facing roof dormers is considered separately below.



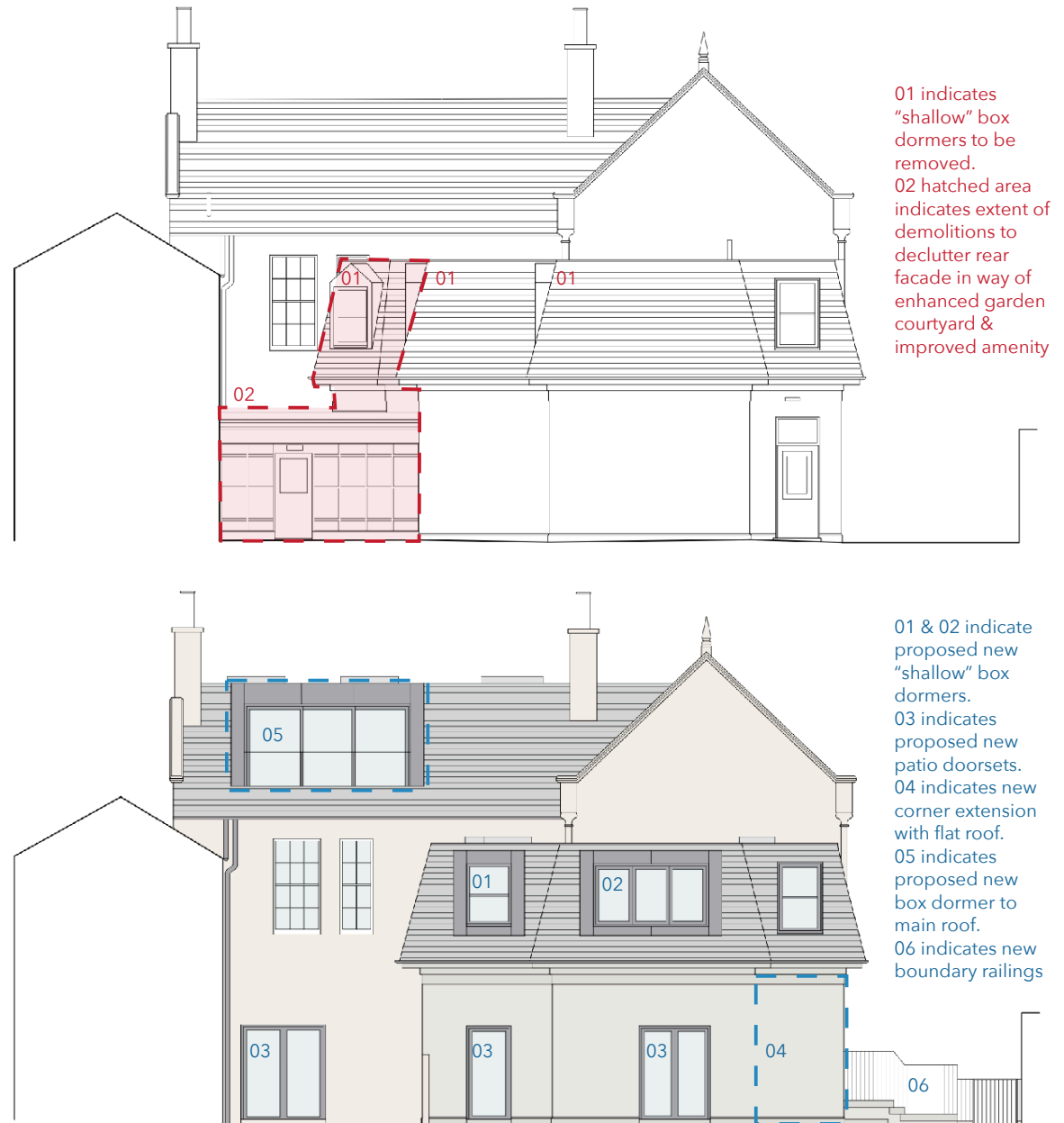
## 07 Design Analysis: Rear Elevation Existing & Proposed

Alterations at the rear of the property include demolition of an excess portion of the existing modern extension to free up valuable amenity space and improve daylighting to the building interior.

New south facing patio doors are proposed at ground level and new south facing windows are proposed at first floor level. The latter are technically dormer box type windows which only project a small extent from the near vertical pitch of the roof and so are termed "shallow" box dormers for clarity.

A small single storey extension with flat roof is proposed to the south east corner of the existing extension and will be finished in textured render to match the existing. All render finished walls, existing and new, are to be repainted in a light grey colour or as otherwise agreed by the planning department.

A box type roof dormer with external terrace is proposed in the main south facing roof. This will provide valuable daylighting and outdoor amenity space for the proposed new attic storey flat. As this is located to the rear of the property and is not visible from public space, the size and form of the dormer is in accordance with the council's published guidance. A variety of roof forms and extensions, built up over time, are evident to the rear of properties in the immediate vicinity which are now characteristic of the area. Protection of privacy to neighbouring gardens is considered separately below.



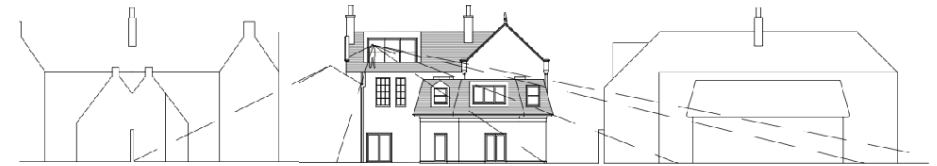
## 08 Design Analysis - Roof Terrace to Rear as Proposed

A modest external terrace is proposed to the rear of the new attic storey flat which will provide valuable amenity space as an enhancement to the lounge accommodation within. The terrace is accessed from a proposed new dormer extension built into the south (rear) pitch of the roof.

The size and form of the dormer are clearly subordinate to the main expanse of roofscape and, being sited to the rear of the property, it is not visible to public view from surrounding streets.

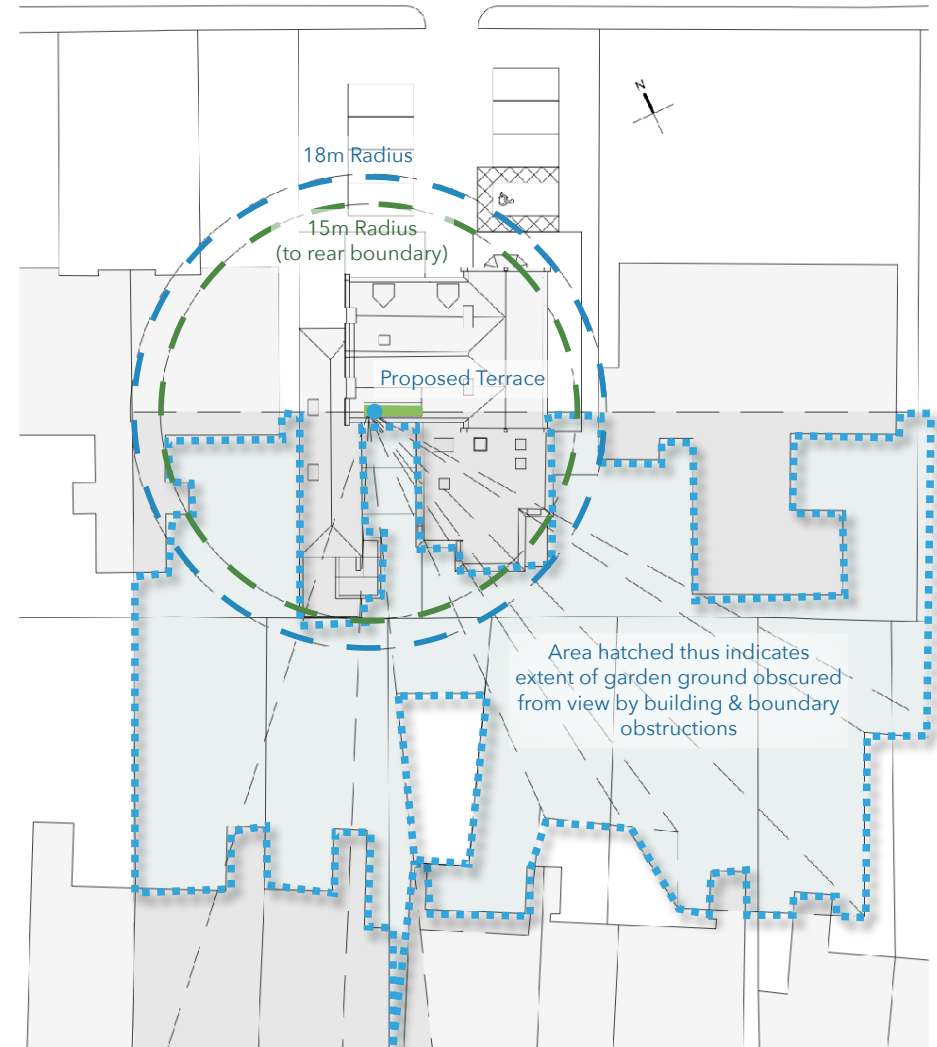
As a minor addition to the roofscape, the proposed dormer fits in with the established character of development to the rear of properties in the area with a variety of extensions, outbuildings and roof dormers which have accumulated over time in sharp contrast to the more uniform character of the front facades.

The image opposite illustrates the minimal effect the proposed terrace would have on privacy to neighbouring gardens, as it is 15m distant from the rear facing boundary wall and only just higher than the roof ridges and hips of the existing rear extensions on site which are to remain. The effect on sight lines of these existing extensions, combined with the existing boundary garden walls (typically circa 2.4m high) is to obscure from view the vast majority of the neighbouring garden ground from any standing position on the proposed terrace. 18m is considered to be the distance at which features of the human face become sufficiently indistinguishable to provide privacy and this distance is commonly required by planning authorities between facing windows in proposed development. As shown in the illustration, all areas of garden ground within an 18m radius are obscured from view, as is the vast majority of adjacent garden ground well in excess of this distance.



Rear Elevation View

Plan View





## 09 Precedent \_Front Facing Dormers

The proposed design includes modifications to the roof to create an attic storey flat. In order to capture the good daylighting and views available at this elevation, a pair of new traditional style dormers are proposed to the front facing roof. These are intended to blend with the variety of existing dormers already present in the row of properties along Abercorn Terrace as highlighted in the illustration below. Although not included in the original building design at 11 Abercorn Terrace, front facing roof dormers are emblematic of Victorian era domestic architecture, as is shown by the considerable number of these features along Abercorn Terrace (highlighted yellow) as well as in similar period properties in the surrounding area. The introduction of the proposed new front facing dormers, therefore, is characteristic

both of the the style of Victorian architecture and of the established pattern of development in the immediate vicinity of the conservation area.





10 Photographs as Existing

North Elevation (main building)



North Elevation (townhouse)



Paved area & timber screens (west)



Ramp, handrail & timber shed (south)



External stair (west)



Two storey extension (south)



Single storey extension (east)



One & half storeys extension (east)



Single & two storey extensions (south)

