

5.0 Development Proposal (Apartments)

DESIGN APPROACH:

The scheme is to create a new building to match character of the surrounding area. The new build will be similar to the house that previously occupied the site with the alterations as marked on the adjacent drawings.

New accommodation at lower ground level allows larger 2-storey duplex apartments between lower ground and ground, two bedroom flats at first floor level and one bedroom flat at second floor (roof) level.

Access to all apartments is via the existing main entrance hall facing Kingston Road. The only exceptions are unit numbers 3 and 4, which have separate access from the rear via stairs down to a private courtyard terrace.

External amenity and daylighting is provided to the lower ground by way of a rear courtyard and lightwells.

Building mass has been reduced from previous proposal.

Existing rear façade has been cut back.

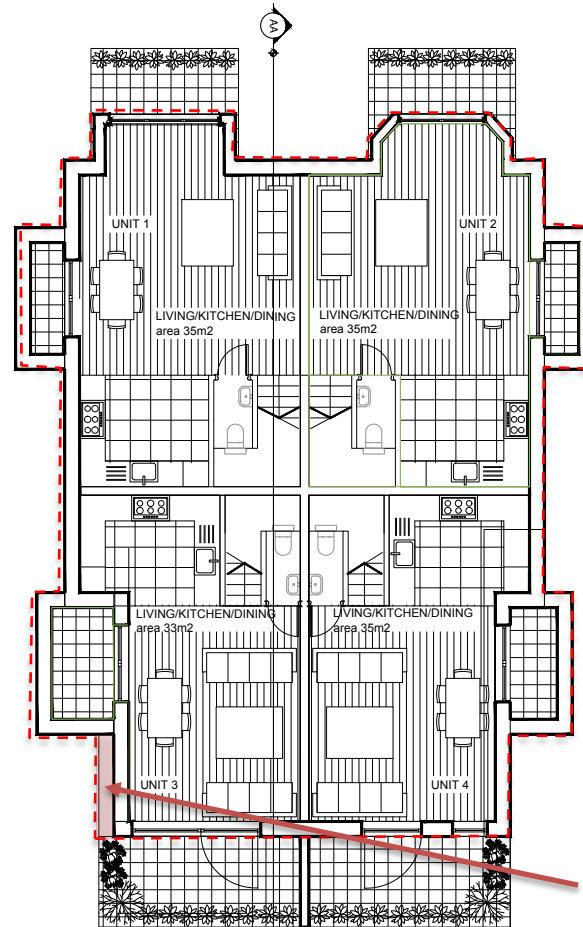
PROPOSED GIAs:

Lower ground to ground:

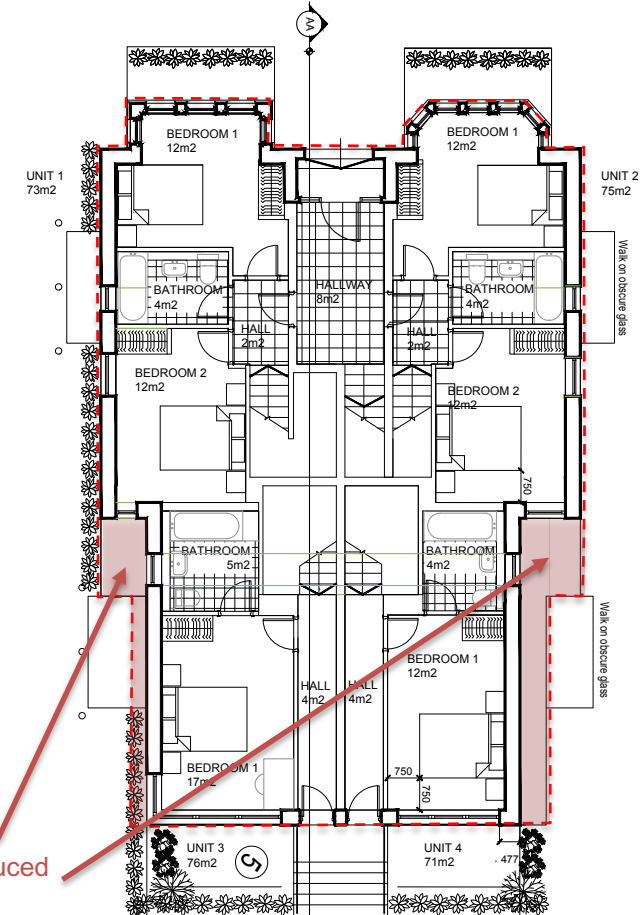
- UNIT 1 (2 beds) = 73 Sqm
- UNIT 2 (2 beds) = 75 Sqm
- UNIT 3 (1 bed) = 76 Sqm
- UNIT 4 (1 bed) = 71 Sqm

EXISTING GIAs:

- Ground Floor = 107 Sqm
- First = 111 Sqm



LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN

Reduced Bulk

- Previous proposal outline
- Mass reduced comparing previous and current proposal