

residential standards statement

Proposal

These proposals seek to retain and maintain much of the Building of Townscape merit in its current form where possible. The existing and historic corner building and two-storey extension will be retained and refurbished. The ad-hoc one-storey extension, workshop and garage spaces at the rear portion of the Site will be demolished as shown in red on ref.16.

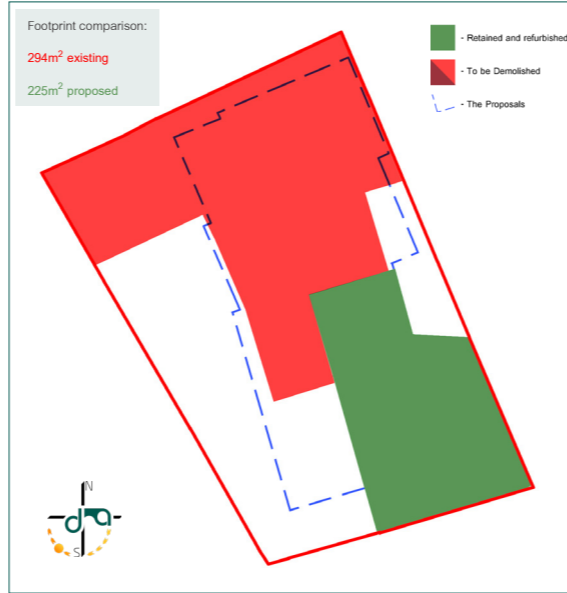
Structural assessments revealed significant structural concerns in the single-story extension, workshop, and garage spaces. It was recommended that these areas be demolished and rebuilt to ensure compliance with current building regulations and enhance material efficiency and energy efficiency. The Corner House (main building) and the two-storey extension along May Road revealed no substantial structural issues.

The frontage facing The Green will undergo alterations which will include removing the rudimentary shop front to create a more active and visually appealing façade that complements the surrounding architecture. Three new dwellings will be constructed, and the existing ground-floor commercial space will be converted into an additional ground-floor apartment.

The design carefully preserves and enhances the significance of the BTM and the wider conservation area through the following measures:

- The proposal addresses the uncharacteristic gap, creating a more cohesive urban fabric at the site's frontage. The proposed hip-roofed extension is a setback from the original corner building, creating a subservient relationship to the existing townscape.
- The continuation of the staggered build line along May Road is reflective of the fine grain and piecemeal/ad hoc appearance of this area.
- The hipped roof form echoes that of the existing and retained Building of Townscape Merit.

- The proposal enhances amenities for neighbouring dwellings by creating separation from No. 2 May Road and maintaining a 45-degree angle between the building's elevation and the perpendicular line at the two-story level.
- The varied void-to-mass proportions harmonise with the distinctive streetscape along May Road. The proposal features variations in height and width, compatible with the dwellings to the north.
- Ridge heights are carefully designed to remain below the existing Building of Townscape Merit, at a maximum of 6.55 metres in line with the 'Small and Medium Housing Sites' SPD.



ref.16: Footprint Comparison showing the retained and refurbished (in green), the proposed building (blue dash) and building that is proposed to be demolished (red).

