

PROPOSALS

2.1 NEW S73 APPLICATION - EXTERNAL CHANGES

(A) Brick

The approved external facing material for the rear extension is a London stock brick. A material study was carried out in the surrounding area that demonstrated a prevalence of darker bricks in grey and brown tones. This application seeks to alter the approved brick from London stock to a high-quality grey toned brick, namely Ibstock Arden Grey. This will integrate the proposed extension into the immediate surroundings as well as the wider context including Bushy Park.

(B) Second Floor Rear Extension

The approved second storey offers two new 1B1P units of 39 sq.m. and 43 sq.m. The proposals in this S73 application seek to improve the internal accommodation of these flats by extending the building envelope at second floor, over the approved first floor rear extension. As a result, these two second floor flats are more spacious and liveable with larger bedrooms and are now 1B2P, sized at 52 sq.m. and 53 sq.m. For continuity, the roof form of the proposed second floor extension is a Mansard to match that of the approved roof form of the rear elevation. In addition, the roofing material also matches the approved e.g. slate. It is worth noting that there were no design or townscape reason for refusal relating to the roof extension or first floor rear extension in planning application ref: 24/1725/VRC or in planning application ref: 23/3065/VRC.



Figure 05 - Refused S73 rear view architectural CGI ref. 23/3065/VRC



Figure 06 - Amended rear view architectural CGI (subject of this S73 application)

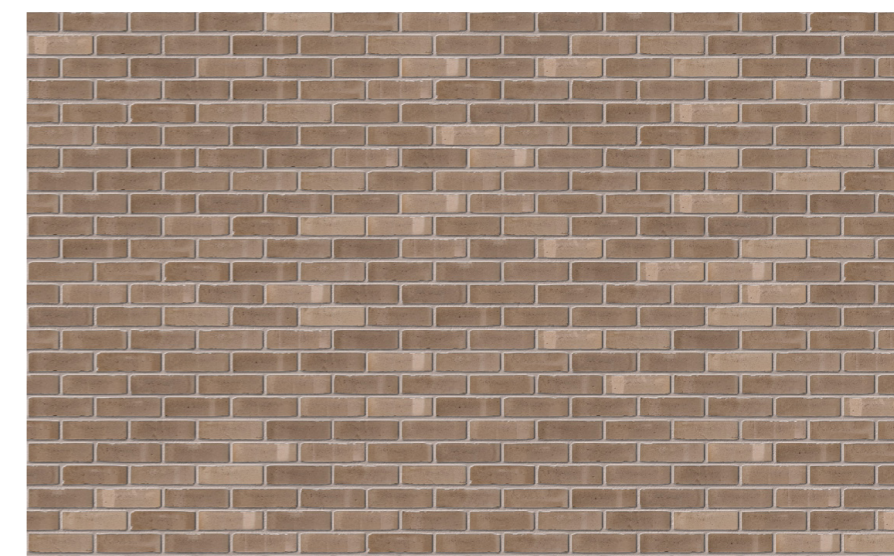


Figure 07 - Proposed Ibstock Arden Grey Brick