

planning & heritage statement

40

elm bank gardens

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1 Introduction

This document has been written to support the planning application for works to No. 40 Elm Bank Gardens.

This document includes the design and access statement and it explains in photographs, drawings and words how the proposals have developed in terms of use, massing, layout, scale and appearance.

The proposed works involve;

1. A replacement ground floor rear extension.
2. Replacement windows with hardwood framed, slimline double glazing with detailing to match existing.
3. Stripping paint, brick cleaning and re-pointing.

2 Site and surroundings

Elm Bank Gardens is a quiet residential street. The property (No. 40) in question is a 3 storey, single family dwelling.

The properties immediately to the South are of a similar type , whereas, to the north is a much larger mansion block.



Aerial Image

3 Case for Improving the Building

Our brief when approaching the initial design was to design a house that is appropriate to its context whilst making use of the unusual plot location.

The proposed design achieves a family home of appropriate size given the plot and location, maintaining a bulk and scale that will sit comfortably with its neighbours, carefully following existing building lines.

4 Design Concept

Our brief when approaching the initial design was to design a house that is appropriate to its context whilst making use of the unusual plot location and maintaining

The proposed extension maximises the unique potential of this plot. The Building lines of neighbouring properties have been maintained so that the proposal responds to both the terrace and mansion block.

The proposed aesthetic draws upon the materials and fenestration present within the original building, to form a modern cohesive addition.

5 Bulk, Scale and Mass

The design will respect the bulk, scale and mass present within this particular site. The taller element of the rear extension will be tucked in next to the mansion block, while the other side steps down to match the scale of No 38 Elm Bank Mansions.



3D Image

6 Materials

The proposed materials match the existing property.

7 Landscaping

No trees will be removed. The landscaping will remain largely unchanged.

8 Daylight and Overlooking

Daylight and overlooking have been carefully considered throughout the design process. The design steps down to make sure that the impact on daylight is reduced.

9 Refuse

There are no proposed changes to the existing refuse arrangement.

10 Access & Transport

No changes proposed to assess or transport.

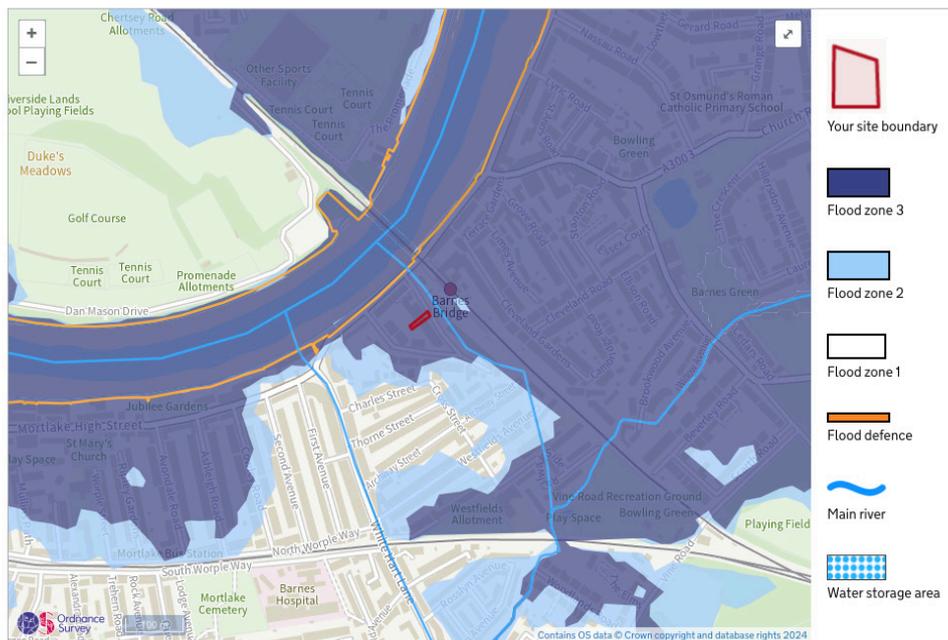
11 Sustainability

The new materials will meet current building regulations, thereby increasing efficiency and improving energy consumption.

12 Flood risk assessment

The site is in Flood Zone 3.

Please see separate Flood Risk Assessment.



▶ [What the flood map shows](#)

Environment Agency Flood Map

13 Summary

The proposal would represent a significant improvement over the existing arrangement and would support planning policy by enhancing the architectural quality and unity of the area.

The location of the property would mean that there would be little impact on anyone.

In light of the significant findings of this statement, we respectfully request that permission is granted.

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