



First Floor Extension between No.69 and 71. (Google Streetview).



First Floor Extension between No. 71 and 73. (Google Streetview).



Gap between No.73 and 75. (Google Streetview).



First Floor Extension to No.75. (Google Streetview).



View from Shepherd's Hill Gardens.

Design of the First Floor Addition.

Following guidance in DM12 the height of the proposed additional storey is set below the eaves height of the original roof, and both the front and rear wall of the extensional set back from the front and rear facades. The walls will be constructed from brick to match the original.

The flat roof will be covered in a dark grey EPDM membrane behind a parapet.

The additional height of the flat roof will enable photovoltaic panels to be installed given that the existing single storey flat roof is too heavily overshadowed by the tall roof forms, and photovoltaic panels to the south roof slope would be visually unattractive.

The proposed window to the Shepherds' Hill elevation will match the existing first floor painted sash windows.

The window to the rear facade will follow the design of the proposed rear extension and be a large triple glazed picture window with a bronze anodised frame.

External Works to Front Garden.

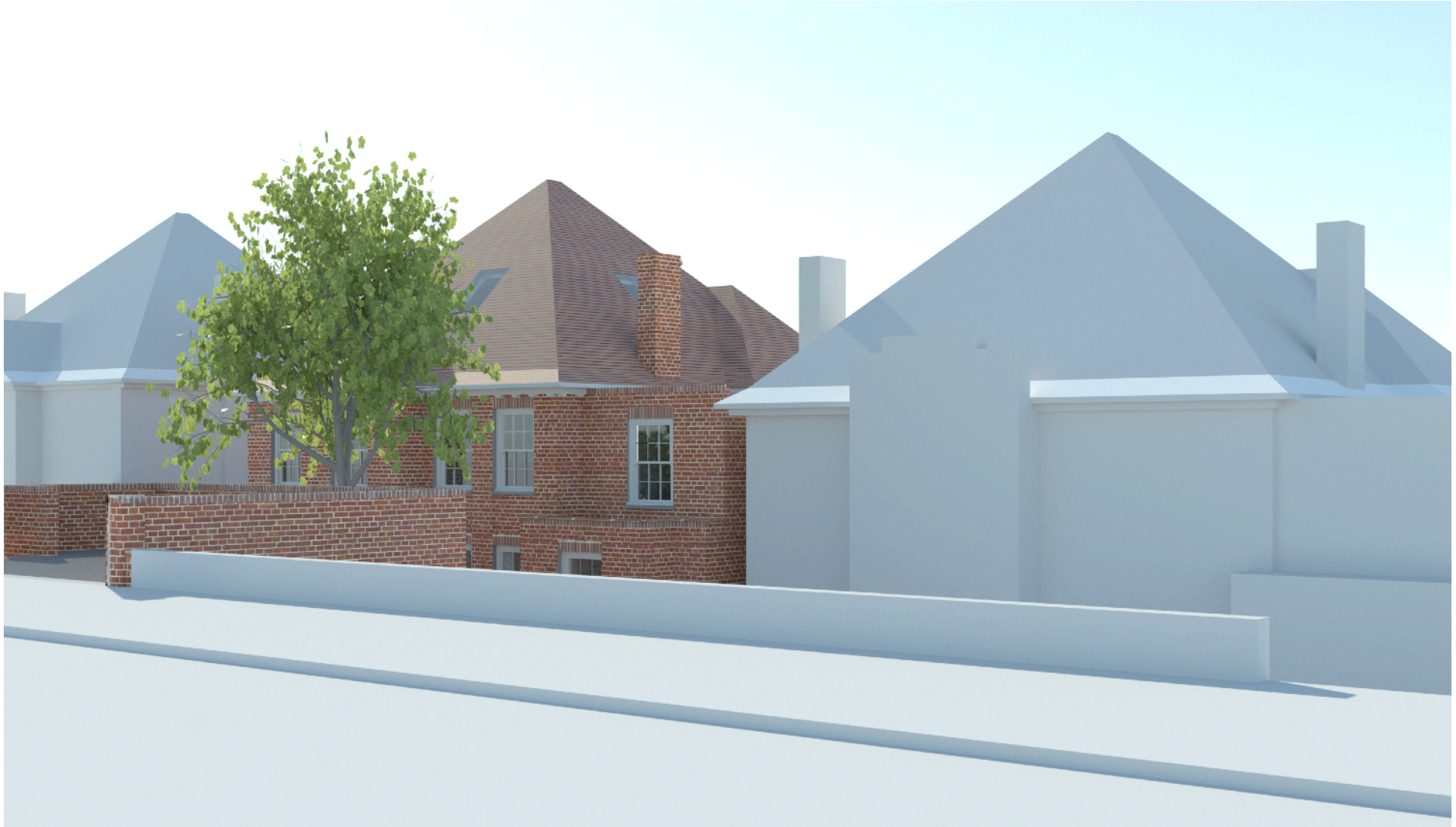
Crazy paving is laid to the existing front garden with areas somewhat neglected flowerbeds. The first half of the garden bordering the street has been flattened to create a level area of garden with space for parking 2 cars on one side formed by an unstable retaining wall, and a paved area with planting on the other, which has a damp storage room beneath.

The change in level between the street and the area outside the front door is 2.8m, and winding and irregular steps have been cut out of the ground in between. At the edge of the levelled area on both sides is a drop of around 1.5m to a lower planter area, with no balustrade which is unsafe. There is a low irregular crazy paved boundary wall to the Shepherd's Hill boundary.

It is proposed to rebuild the retaining wall with a brick facing to the parking area, and reconstruct the steps to the front door on axis with the entrance to the house, which will be more secure with a line of sight to the front door, similar to that of No.71.

It is also proposed to plant quite tall hedges along the boundary, again similar to Nos. 69 and 71, which will provide some privacy given the pavement level is only 400mm lower than the first floor bedrooms on the street side.

The new garden will follow the natural line of the sloping ground, terraced into flower beds to both sides of the entrance steps, each with a change in level less than 600mm and as such deemed to be a safe drop not requiring any form of guarding under building regulations. The greater area of planting vs hard standing will improve rainwater drainage and it is proposed to use small granite setts to the parking area with a permeable jointing compound to allow rainwater absorption.



View of Proposed Side Extension from Shepherd's Hill.

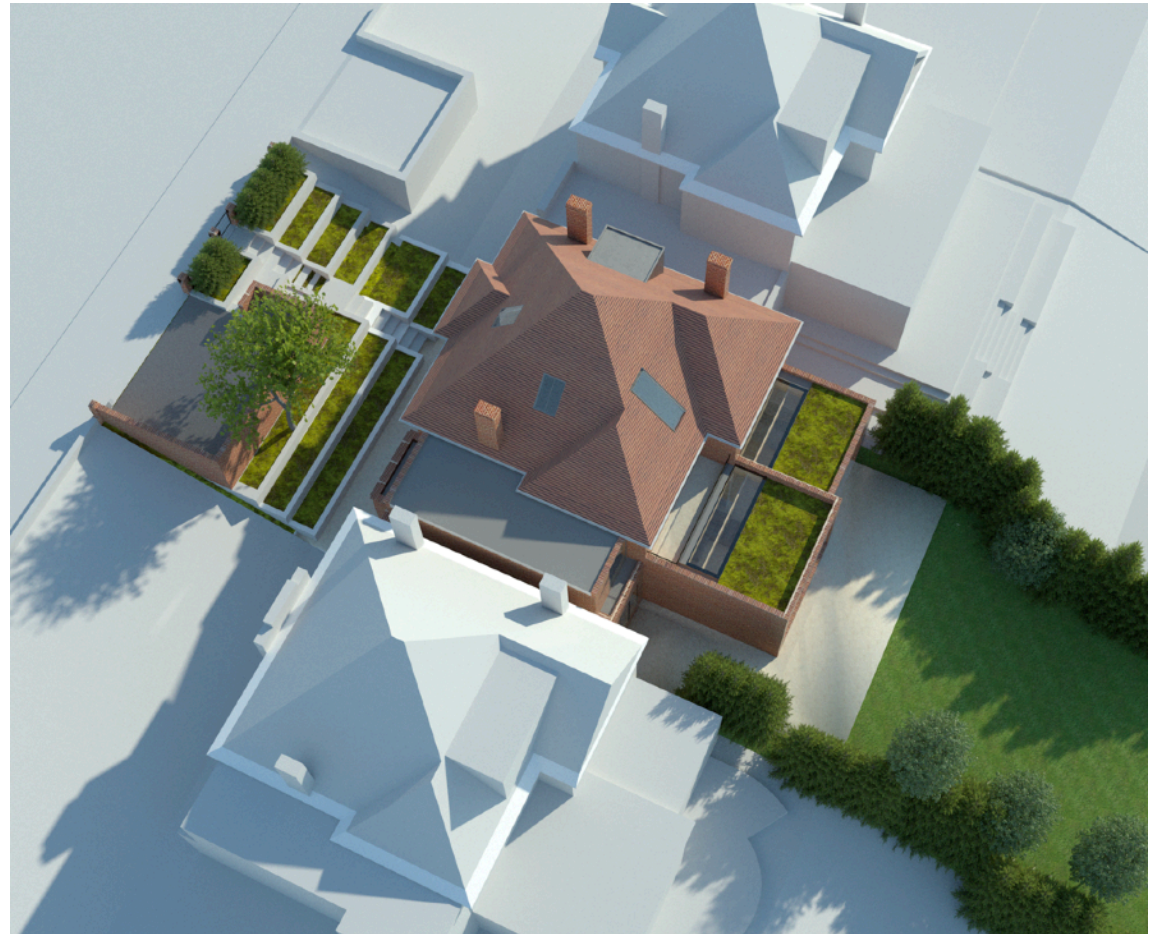
Conclusion.

The proposal aims to sensitively modernise and upgrade and adapt a 1930's house to modern standards with high quality and sustainable materials.

The client has engaged a Passivhaus Consultant as part of the design team, to push the possibilities of making a house almost 100 years old into an exemplar of energy efficiency.

The contemporary aspects of the house are focused on the interior and the rear extension, keeping the street facade almost as original, improving the front garden to enhance the streetscape as well as the conservation area in general by the retention of the characteristic form of the roof which will be the most visible element of the house when viewed from distance from the north.

During the pre-application discussion, the only potential issue raised was the loss of the gap between No.67 and 69. By demonstrating that the view is anyway impaired by the existing mature cypress tree, and that the symmetry and cohesiveness of the group will be improved by the addition of the first floor extension to No.67 to rationalise the appearance of the group, we hope that the Planning Authority will appreciate the positive impact that the proposals will have to Shepherd's Hill, and grant approval for the proposals.



Appendix: Site Photographs.



No.67 Shepherd's Hill.



No.67 Front Garden.



No.67 Car Parking Area and Steps.



Conservatory Roof and View of No.65's Extension.



Existing Balcony.



Roof of Existing Flat Roof to Side of No.67 and Flank Wall of No.69 with Window to Stairwell.



Tall Hedging between No.69 and No.67.



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