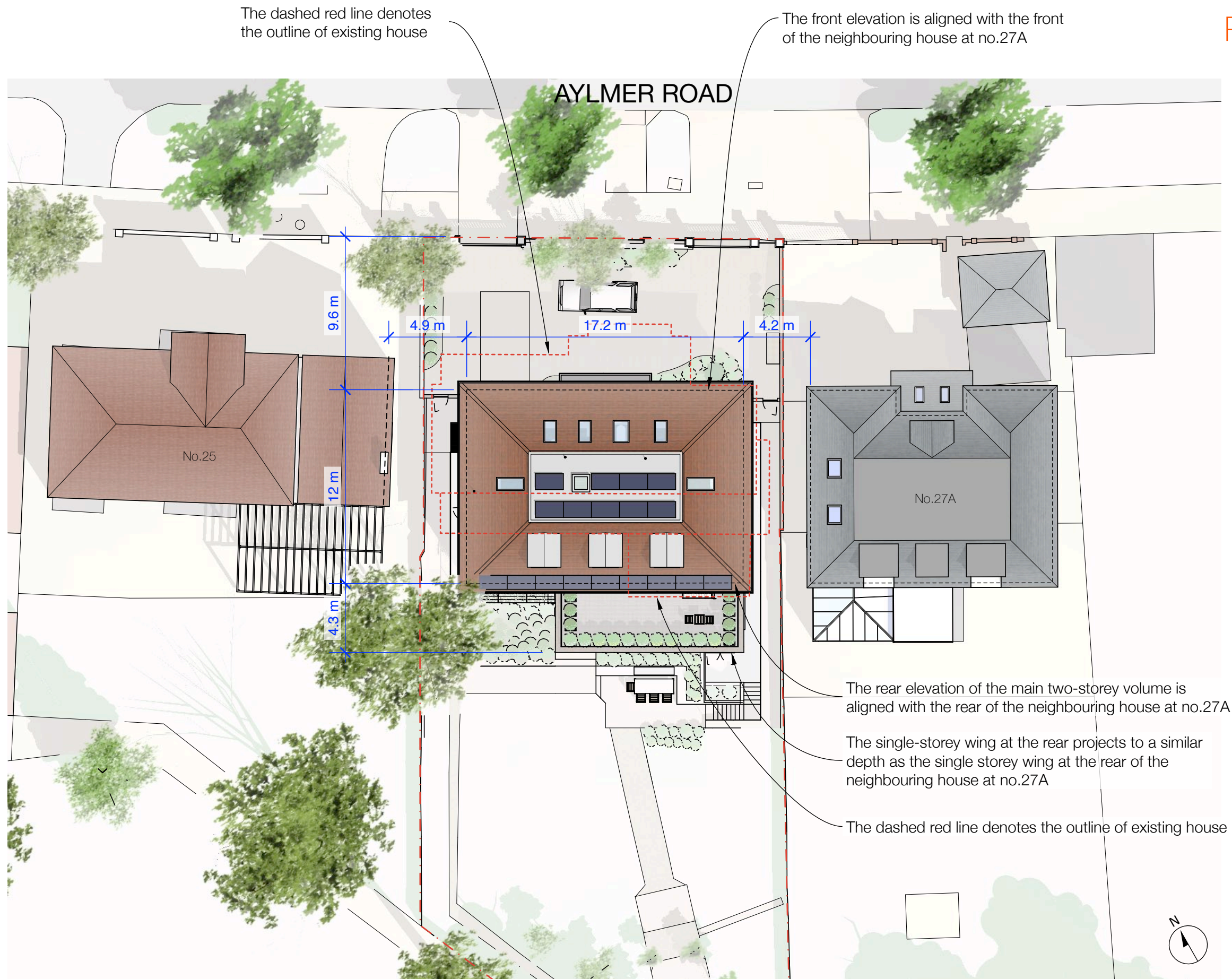




The proposed house is set back slightly further from the front boundary wall than the existing house so that the front elevation will be aligned with the front of the neighbouring house to the east (no.27A). Setting the house back slightly and thereby increasing the depth of the front garden allows space to create planting beds to improve the appearance of the house when viewed from the street, while also allowing for cars to be manoeuvred between the separate entrance and exit gates.

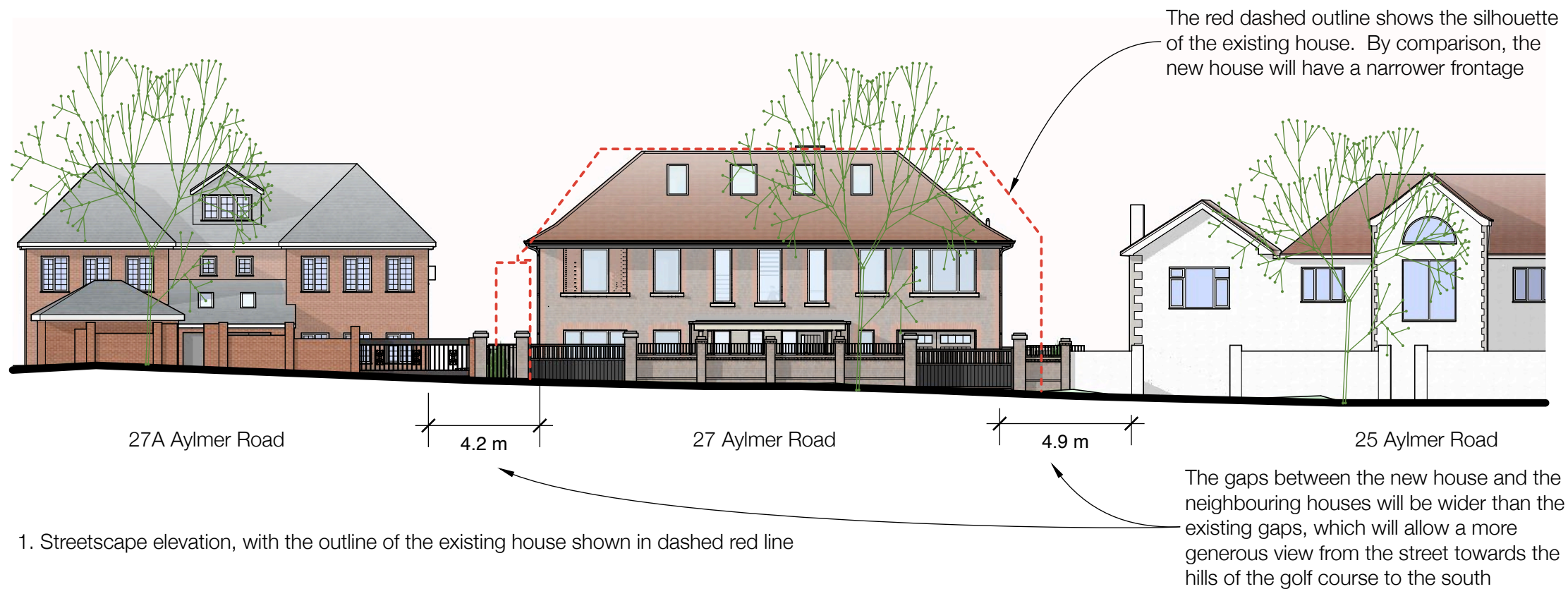
The existing house has an integrated garage large enough to accommodate one car and the proposed house is to have an integrated garage. In addition, the new house is to have a car lift that will take a car down to a second garage at basement level. The car lift will be paved with the same stone paving as the rest of the forecourt and hence will be almost invisible when viewed from the street.

The integrated garage and car lift/ basement garage, in addition to providing secure storage for the family's cars, will reduce the presence of cars cluttering the driveway.

The footprint area of the proposed house is similar to the footprint area of the existing house. The depth of the two-storey main volume of the house matches the depth of the main two-storey volume of the house next door at no.27A.

The gaps between the side elevations and the neighbouring houses on both sides is increased when compared to the existing house, which will allow more generous views from the street between the houses to the treetops behind.

Whereas the refused proposal from 2021 included lightwells at the front of the house, in this new design there are no lightwells at the front. The new design includes lightwells placed discretely along each side of the house in positions where they will be concealed from view from the street behind the garden gates.



1. Streetscape elevation, with the outline of the existing house shown in dashed red line



2. 3D view of the streetscape showing that the new house will sit well between the neighbouring houses

The proposed house has a narrower frontage than the existing house, giving wider gaps between the side walls of the house and neighbouring houses on both sides.

The design of the proposed house respects the scale, form, height and massing of other houses on the street: it is two-storeys high with a pitched roof.

The composition of the street facade follows classical principles of order and proportion. The overall composition of windows and door openings follows a general symmetry, although there are subtle asymmetries resulting from the size required for the door to the integrated garage.

The roof is in red-brown clay tiles and the external elevations are in brown brick with a slightly more reddish brick used for dressings around the window openings and at the external corners and is very similar in character to the palette of materials used on other houses on the street, such as no.15 and no.21.

Several houses nearby have dormer windows set into the front-facing slopes of their roofs. However, to maintain the simplicity of the roof form for the new house at no.27 it will have rooflights rather than dormers.

The resulting house will be a graceful presence on the street, in keeping with the character of the Conservation Area.

The proposal includes the replacement of the existing rendered boundary wall with a new brick wall topped with metal railings. The new brick boundary wall is in the same brick as the house, creating a harmonious appearance. New replacement sliding gates are proposed. The heights of the replacement walls, railings and gates match the heights of the existing ones.



1. Front (North) Elevation - Existing



2. Front (North) Elevation - Proposed

Front Elevation (North)

The proposed house retains a similar scale and massing to the existing building. The height of the ridge to the roof remains the same

The front elevation has a general overall symmetry and uses classical principles to order the composition of window openings. The three taller windows set at the centre of the upper floor serve the double-height entrance hall and staircase. The pitched roof has swept eaves and subtle stepping at the soffit to the eaves.

The material palette of clay tiles to the roof and brown brick to the external walls, with red brick dressings at the external corners and around the window openings matches the materials of other houses in the neighbourhood.

The details are quietly modern, featuring thin aluminium framed windows, and stone around window sills and porch.

The porch is set at the centre of the elevation, with the flat roof of the porch canopy supported on a pair of columns at each corner.

Rear Elevation (South)

The proposed rear elevation, like that of the existing house, is slightly freer in its composition, where the priority is to serve the rooms with plenty of natural light and provide expansive views to the rear garden and golf course beyond. The full-height sliding glazed doors serve the kitchen/dining/living room and open to allow access onto the terrace and into the garden.

Three dormer windows are arranged symmetrically on the rear slope of the roof to serve the bedrooms on the second floor. On the portion of roof below the dormers there is an array of solar panels, visible only from the rear of the house.



3. Rear (South) Elevation - Existing



4. Rear (South) Elevation - Proposed



1. Side (West) Elevation - Existing



2. Side (West) Elevation - Proposed



3. Side (East) Elevation - Existing



4. Side (East) Elevation - Proposed

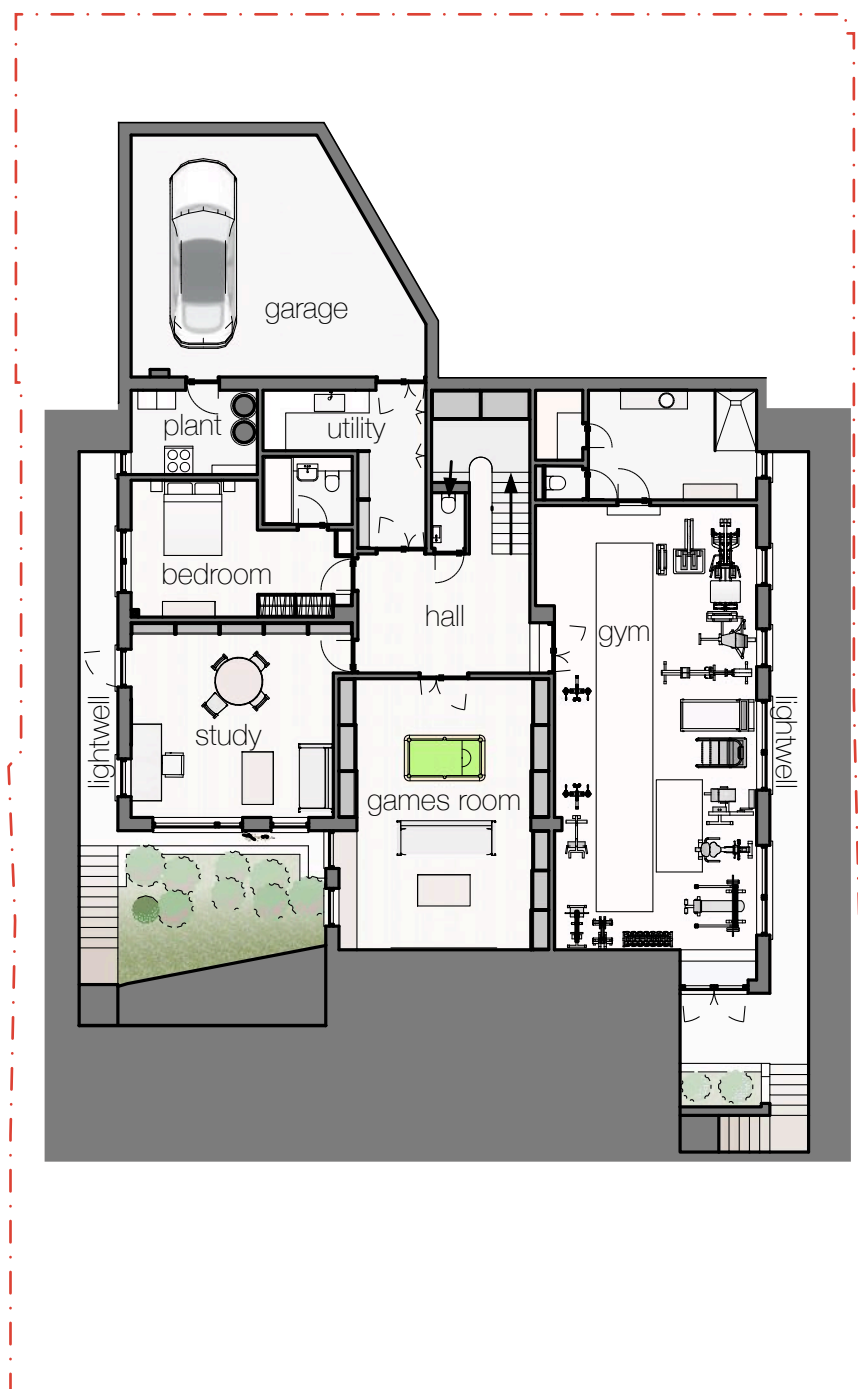
Side Elevations

The side elevations face directly towards the side walls of the neighbouring houses and therefore the number of window openings is kept to a minimum.

On the west elevation the two windows at first floor level both serve bathrooms and will be glazed with translucent glass to avoid potential issues with overlooking.

On the east elevation the single window at first floor level is a secondary window to the master bedroom. This will also be glazed with obscured glass to avoid potential issues with overlooking.

The windows at ground floor level are glazed with clear glass but on both sides of the house these look onto the existing 1.8 metre high fences and walls that run along the plot boundaries, which prevent overlooking.



Basement Plan



Ground Floor Plan

Ground Floor Plan

The living, dining and kitchen areas are located to the rear, away from the noise from the traffic on Aylmer Road and to make the most of the sunlight from the south and the views onto the rear garden and the golf course beyond. The kitchen/dining room has full-height sliding glazed doors that open to allow access onto the terrace and the rear garden.

The lounge offers a cosy and quiet room separate from the other living spaces but also overlooking the garden.

The two heads of the household are professionals who require space for working from home. A study is provided on the ground floor and another at basement level.

The family includes one child with autism who is schooled at home, requiring space for learning and therapy work. A learning/therapy room is positioned on the north side and is suitably flexible for possible changes in use in the future.

Basement Plan

The basement occupies the footprint of the house above, with lightwells running along both sides to allow natural light to reach all rooms. There is a sloping/terraced garden at the south-west corner of the house that steps down to allow plenty of daylight and sunlight to reach the windows of the study and games room at basement level.

A spacious home gym and changing room occupies the east side of the plan.

The car lift set into the paved driveway will bring one car down to the basement garage at the front of the house.

The new house is for a family of four including two growing children. In addition to the bedrooms for the family, guest bedrooms are required for relatives when they come for extended visits.

The family are also planning for the potential need to accommodate elderly relatives in the future and so a home lift is included linking the ground and first floors.

First Floor Plan

The stair rises from the ground floor within the double-height entrance hall to reach a gallery that overlooks the double-height living space at the heart of the house.

The first floor accommodates a generous master bedroom suite on the east side of the house and two other bedroom suites on the west side.

The master bedroom has access onto a roof terrace that looks over the rear garden. The existing house has a large roof terrace that extends the full width of the house. By contrast the proposed roof terrace is only just over half the width of the existing roof terrace. The planting around the edge of the terrace prevents the possibility of getting close to the edge and overlooking the neighbouring gardens.

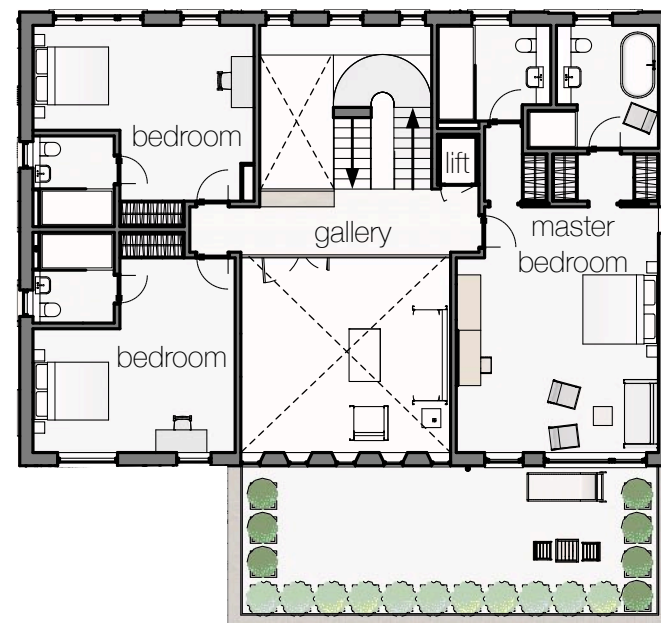
The two other bedrooms are for the two children of the household and are generously sized to allow space for study as well as play.

Second Floor Plan

The top storey accommodates three further bedrooms. These will be guest bedrooms but in the future, should the need arise to accommodate elderly relatives in the bedrooms accessible by lift on the first floor then the second floor bedrooms could become the children's rooms.



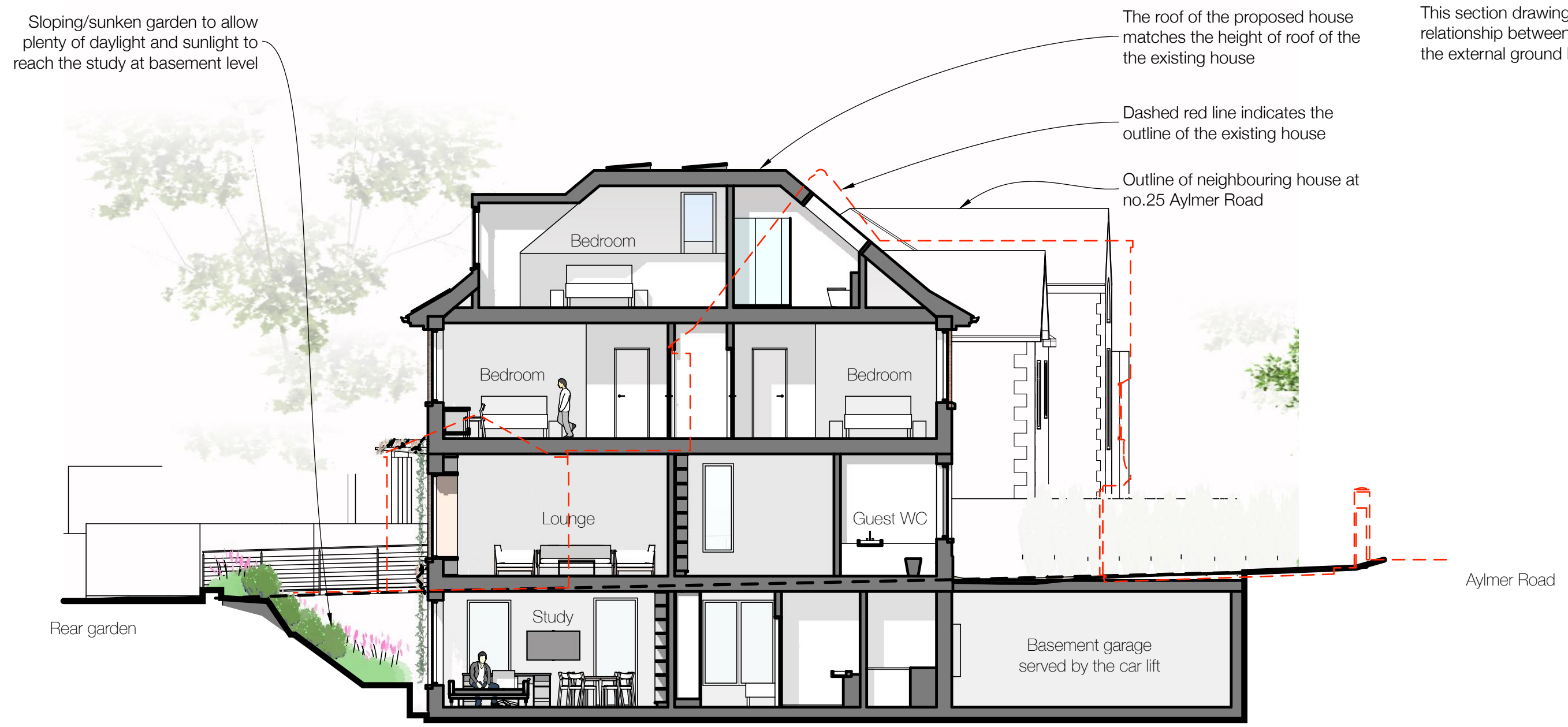
Second Floor Plan



First Floor Plan

Cross Section

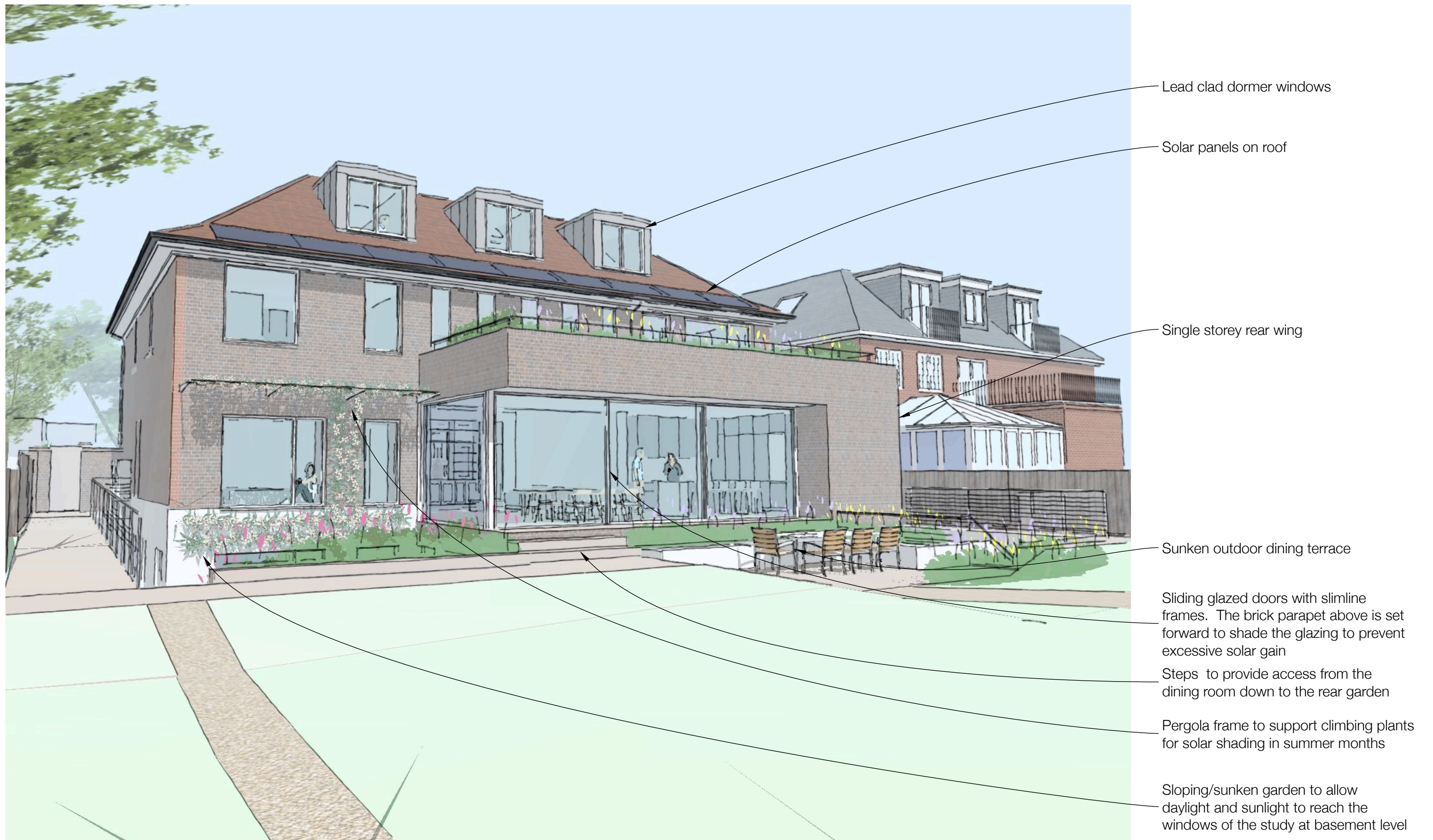
This section drawing shows the relationship between the floor levels with the external ground level.



Section through the proposed house, showing the outline of the existing house in dashed red line



View of the front of the house



View of the rear of the house



1. Clay roof tiles to the pitched roofs



2. Aluminium framed windows, powder coated white with high-performance double glazing



3. Brown brick walls with red brick detailing



4. Pigmented, or painted render to the external wall at basement level

High quality materials will be used to achieve the architectural quality envisioned

Walls

Walls will be brown brick at ground and first floor level with red brick dressings around the window openings and at external corners. All brickwork to have pale coloured pointing.

The walls to the lightwells at the sides and rear at basement level will be rendered and painted white to reflect light to the basement windows.

Dormers

The roofs and side cheeks of the rear dormer windows will be clad in lead sheet.

Roofs

All the pitched roofs will be in clay tiles.

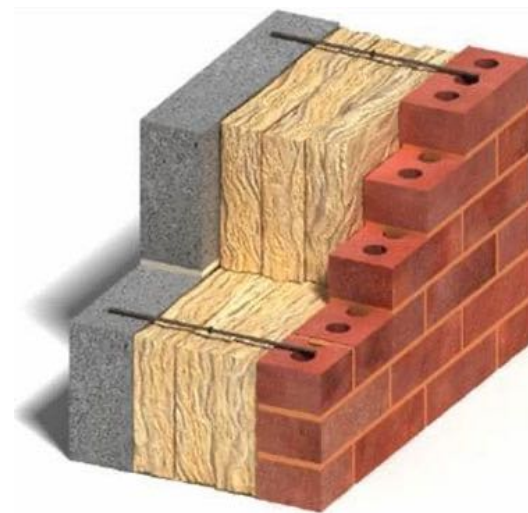
The flat roof to the single-storey “rear extension” will be a paved terrace, with planting beds at the perimeter.

Windows

All the windows will be double or triple glazed with white aluminium frames.



Photovoltaic panels installed on the south facing roof



High levels of insulation in the external envelope to reduce heat loss and energy use



High performance double and triple glazing

An energy statement prepared by GMS Engineering Design Ltd is submitted with this planning application.

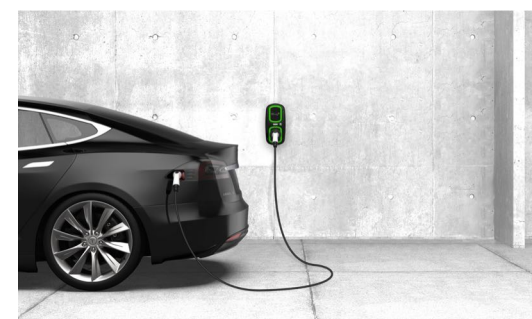
The energy statement outlines options for low-carbon and energy efficient systems for heating the house.

The house will be very well insulated to minimise unwanted and wasteful loss of heat.

Renewable Energy

The proposal includes a generous array of photovoltaic panels on the rear slope of the roof which faces south and hence has an excellent aspect to gain the most incident sunlight and daylight.

The feasibility of using air-source heat pumps will be assessed at the technical design stage of the project.



High-speed 22kW electric car charging points to be installed



High capacity rainwater collection tank for irrigation of the garden

	Existing House	Refused Planning Application 2021 (Application ref. HGY/2021/2700)	Proposed New House
Gross Internal Area (m2)			
Second Floor	53.8	76.1	94.9
First Floor	116.9	158.0	134.8
Ground Floor	214.9	206.6	221.8
Basement	0	361.4	272.4
Total GIA (m2)	385.6	802.1	723.9
Footprint (m2)	241.8	Footprint at ground floor: 243.0 (Footprint at basement) 392.0	Footprint at ground floor: 254.7 (Footprint at basement): 310.5
Plot Area (m2)	1139.4	1139.4	1139.4
Plot Ratio (Ground floor footprint ÷ Plot area)	21.22%	21.32%	22.35%
Height to ridge of the roof (measured from ground level at front porch)	9.4 m	9.1 m	9.3 m
Maximum depth from front to rear at ground floor:	16.2 m	16.2 m	16.3 m
Max depth from front to rear at first floor:	9.4 m	11.6 m	12.0 m

To meet the applicants' requirements the proposed house will have a gross internal floor area that is greater than that of the existing house.

However, by careful design, the new house will be only marginally larger than the existing house by the key metrics of footprint, plot ratio and overall depth and will not be any taller in overall height.

All the bedrooms will exceed the minimum dimensions stipulated in the Nationally Described Space Standard.

The floor area of the basement of the proposed house is substantially smaller than the basement in the previous planning application refused in 2021

The footprint of the proposed house is only very slightly larger in area than the footprint of the existing house

The plot ratio of the proposed house is only very slightly higher than the plot ratio of the existing house

The overall height of the proposed house is no higher than the height of the existing house

The overall depth of the proposed house from front elevation to rear elevation is only very marginally greater than the depth of the existing house