



Introduction

Overview of the Amendments

This short comparison document shows the proposed amendments to the elevations of 29 Lanchester Road in response to officer comments.

In summary the proposals have been amended to remove any amendments to the roof and to simplify the front elevation to be more in keeping with the neighbouring properties.

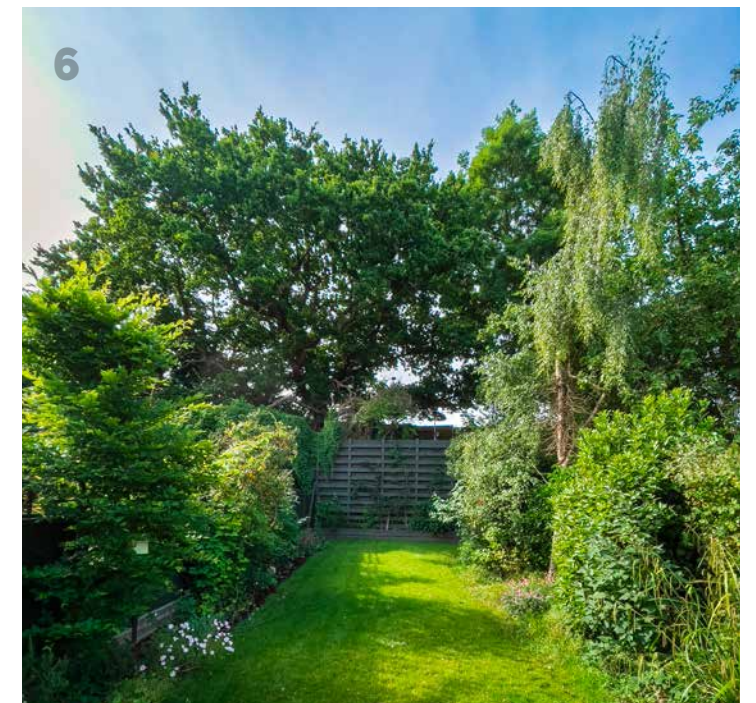
We have provided a number of comparative views to help explain the amendments in more details. These include front and rear elevations, massing models and visualisations. Within this are elevation which shows the proposed amendments in the full width of the terrace made up of 29, 29a and 31 Lanchester Road. We have also included comparative views of both the front and the rear elevation.

Following officer feedback we have revised the first floor windows to the front and these are incorporated in the updated drawings within this submission and substitutions within the pack.



Plan of the west end of Lanchester Road showing the location of number 29

Existing Photos of 29



For ease of comparison we have included the above photographs from the Design and Access Statement showing the exterior of number 29 Lanchester Road. As shown the front of the house is dominated by the long driveway and garage door with the entrance partially obscured by the arched porch opening (1). The area of flat roof is out of keeping with the pitched roof of the garage projection to number 29a (and the rest of Lanchester Road), and is also a security concern providing a convenient point of access to first floor bedroom windows (2). Number 29 was built as a subdivision of what is now 29a and does not enjoy the benefit of the splayed bay windows that the other properties in this run have (3). At first floors the windows are composed as a continuation of those in number 29a with render running at the mid point of the windows. The front dormer is linked to that of number 29a and is asymmetrically positioned. To the west Hildridge Court has a first floor window positioned above the garage, both of which extend in front of number 29 (4). To the rear the a conservatory leaves an area of difficult to access space along the boundary with Hildridge Court (5). The conservatory is south facing and as such is prone to overheating in the summer. At the first floor a living room extends for the full width of the property over the ground floor of number 29a and as a result the eastern window looking directly across the kitchen extension of number 29a into their garden, the same is true of the top floor bedroom which is located within a dormer window. The garden enjoys views to a large mature oak tree which sits in the woodland fringe behind the garden (6).

Comparative Street Elevations

To assist in the comparisons existing, submitted and proposed elevations are all compared here.

The submitted elevation intended to reinterpret the bay windows that characterise both the adjacent houses and the rest of Lanchester Road. To address the northern aspect the previous proposal included glazed terracotta tile to catch incidental light - these are now omitted. We understand that the key concern of officers though was the extension to the ridge.

The amended elevation seeks to retain the existing elevation with the amendments limited to:

- the replacement of the garage with a window to allow its conversion into a habitable room
- the addition of a pitched roof over the garage projection, matching number 29a and replacing the existing flat roof
- widening of the front door and removal of the arch
- retaining the 2 first floor windows but increasing their height
- new windows to the second floor dormer

As can be seen on the following pages the existing split of render to brick is retained to further improve the relationship to number 29a.

1. Existing Street Elevation



2. Submitted Street Elevation



3. Amended Street Elevation



Comparative Terrace Elevations

To further assist we have now prepared street elevations that also include the full extent of the terrace of three houses (number 29, 29a and 31 Lanchester Road).

As can be seen from this comparison 29 Lanchester Road differs from the other two properties as it is a latter addition from the 1970s replacing the garage of what is now 29a.

Notably both number 31 and number 29a have already converted their garages into rooms so a similar measure for number 29 would be in keeping with the neighbouring properties.

As highlighted on the previous page the key change is the increase in height to the first floor windows which now align with the window head of 31 Lanchester Road.

1. Existing Terrace Elevation

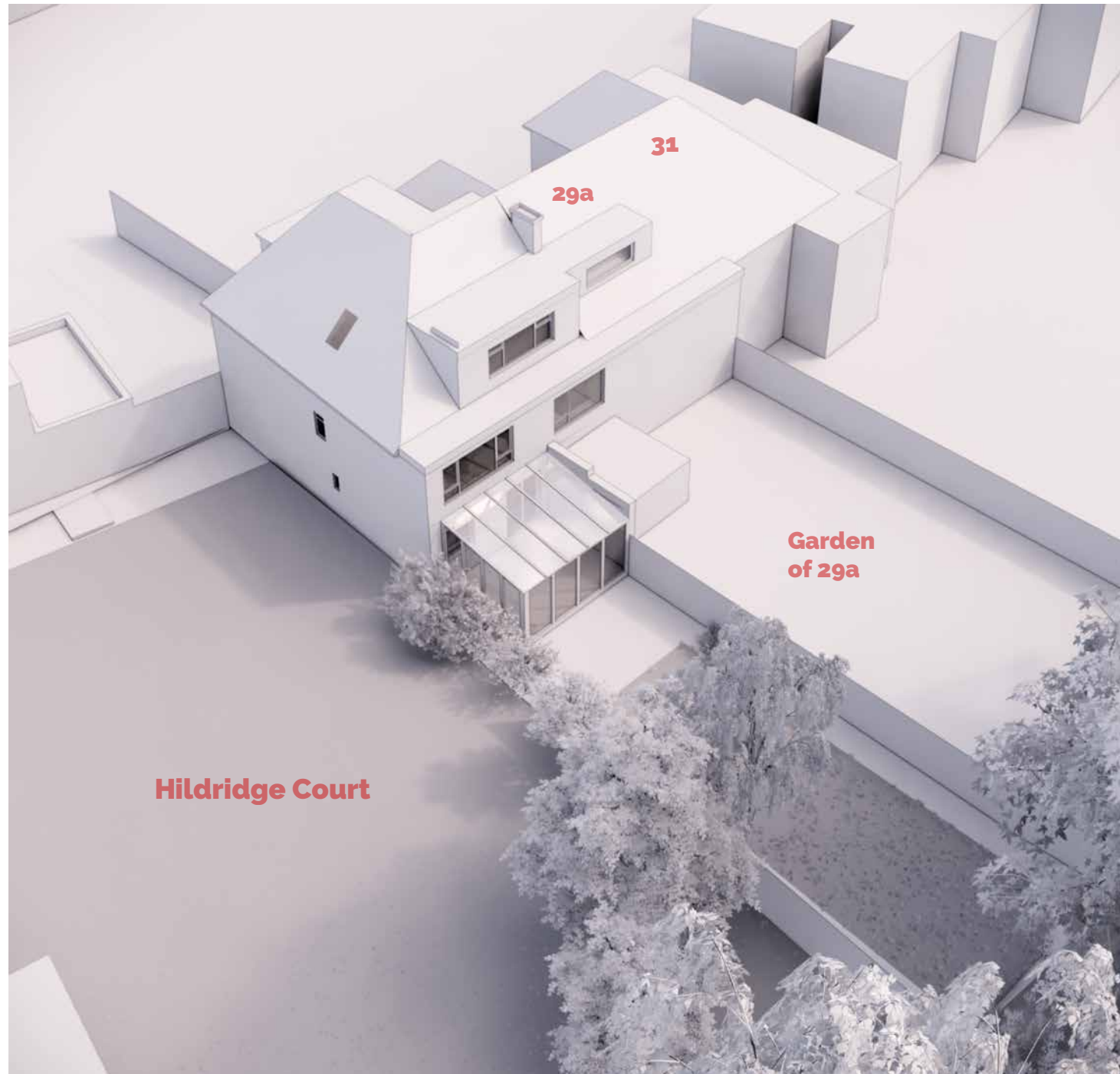


2. Amended Terrace Elevation



Existing Massing Comparison

Below is an aerial view showing the existing 29 with the windows to the rear of the living room and master bedroom looking out over the rear garden of 29a.

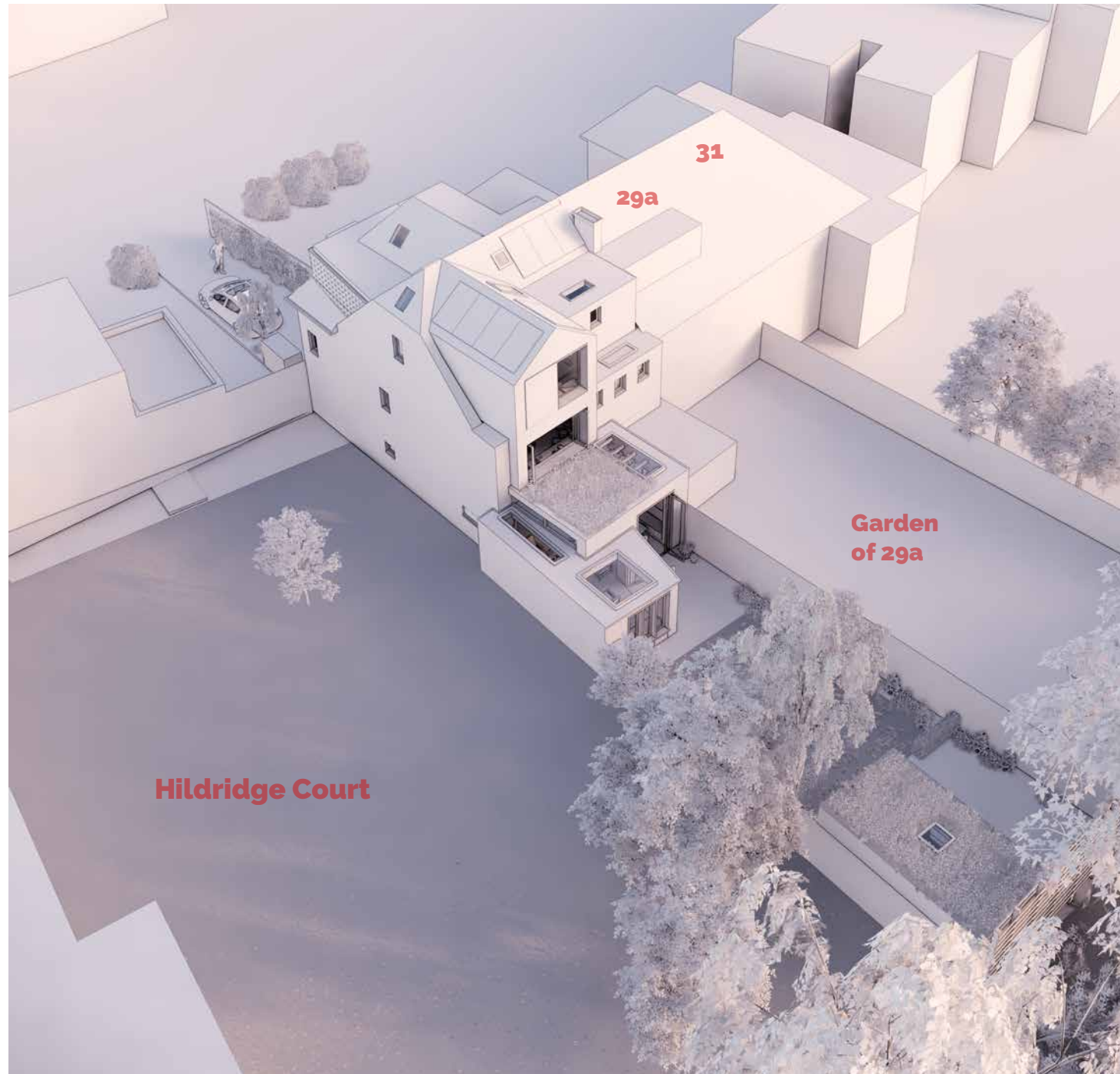


The revised massing proposal shows the retention of the existing roof with full hip to the end of the terrace and the introduction of the large picture window to the existing dormer.



Submitted Massing Comparison

Below is an aerial view as shown in the application showing the proposed gable projection to the rear and associated ridge extension with half hip.



The revised proposal shows the retention of the existing roof with full hip to the end of the terrace and the introduction of the large picture window to the existing dormer.



Front Comparative Views

As shown by this visualisation submitted as part of the application a modern bay window running from ground to first floor was designed to compliment the bay windows of number 31 and 29a. The bay was framed by the introduction of a glazed terracotta profiled tile to the ground floor, designed to catch the light due to the northerly aspect of the frontage. These tiles were also proposed for the extended top floor dormer.

The revised proposals retain the materiality and alignment of the rest of the elevation. At the ground floor the garage door is again replaced by a window and the front door is simplified by the omission of the existing arch. At first floor the windows are similar to the existing but with their heads increased to add more light to the inside. The proposal is for the dormer windows and tiling to be repalced but other than this the roof remains as existing.



Visualisation of submitted proposal for the front elevation



Visualisation of revised proposal for the front elevation

Rear Comparative Views

This visualisation submitted as part of the application clearly shows the way in which the rear elevation was designed to address the rear garden of number 29 directly rather than facing into the garden of 29a, through the introduction of a projected gable which incorporated the master bedroom and faced directly into the garden. At the ground floor the footprint of the existing conservatory is replaced by an extension while a lower extension fills in the space to the side.

The revised proposals seek to achieve a similar change to address the rear garden of number 29 but do so through a picture window located at the western end of the existing dormer. The rear extension has also been reduced in width to allow larger double doors from the house into the garden.

Photo of existing rear for comparison



Visualisation of submitted proposal for the rear elevation



Visualisation of revised proposal for the rear elevation

Rear Comparative Elevations

Below is an extract from the submitted garden elevation. The extension required to the ridge and half hip to the western end of the terrace is more clearly visible in this drawing.



Elevation of submitted proposal for the rear elevation

The revised elevation shows the roof form retained as existing with the large picture window to the main bedroom framed by deep reveals to focus views into the garden of number 29 and to provide shading of the south elevation.



Elevation of revised proposal for the rear elevation

Summary



As set out in this short report we have aimed to address officers concerns with the submitted proposals for extending 29 Lanchester Road. Following officer feedback we understand that the revised proposals as set now satisfy the issues raised.