400 Proposal

401 - 4 Belvoir Road Extensions

The existing house is to be retained and extended. The current rear of the existing house is north facing, and the current kitchen is dark and the conservatory is not fit for purpose. The Key considerations are to extended the rear of the property to match the extent of the property at 4 Belvoir that has under gone several extensions. This comprises of a 6 meter pitched extension, a first floor extension and also a loft conversion with works to the garden.

Figure 21 - View showing neighbouring extensions during build

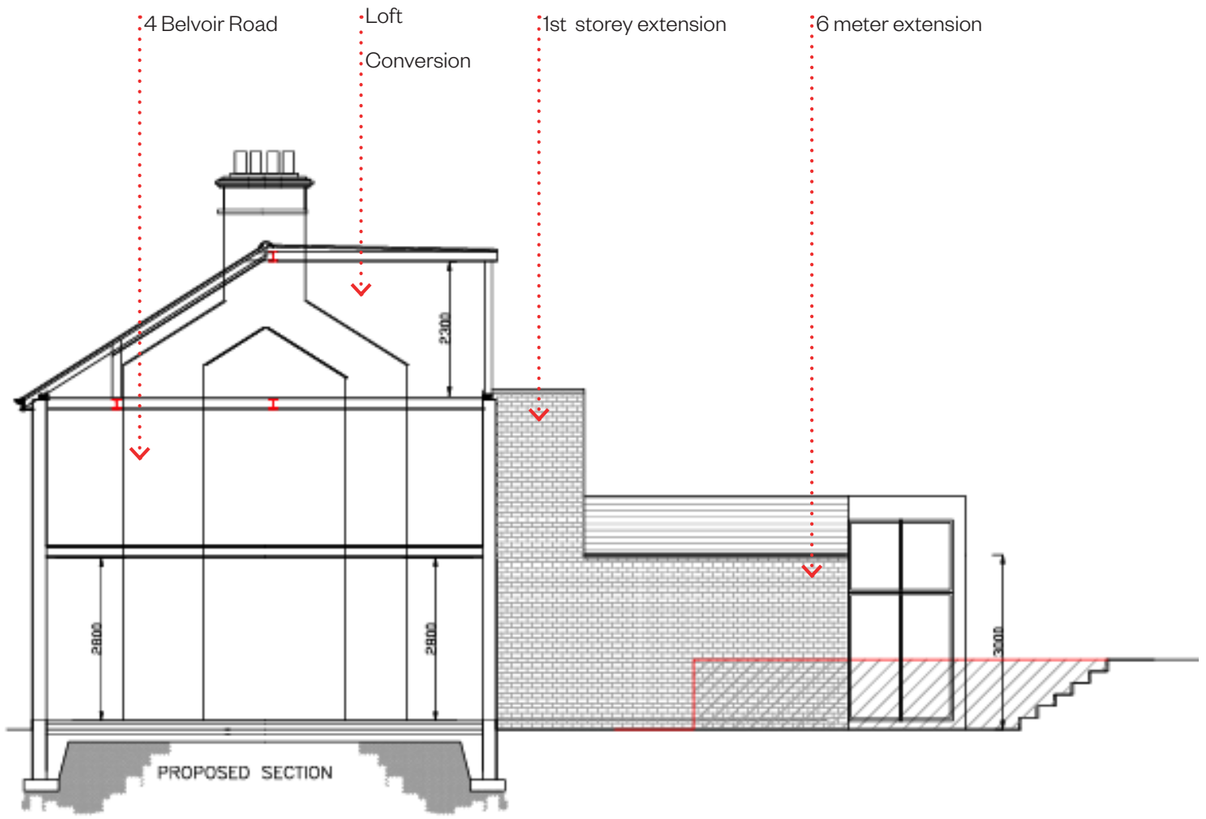

Figure 22 - 4 Belvoir Road Approved Application - 6m Extension

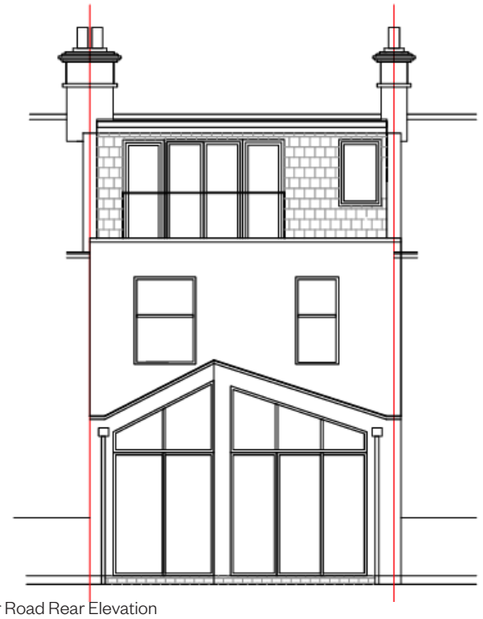

Figure 23 - 4 Belvoir Road Rear Elevation

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400 Proposal

402 - Existing Building - Extension

The proposal at 2 Belvoir aims to make a high quality internal space to allow ample daylight ino the current dark kitchen space. By introducing large roof light within the extended space this will creat a better flow in the ground floor plan.

By opening up the rear elevation, adding rooflights will allow natural light into the spaces. A number of windows to the side elevation, and to the rear of the extension a large sliding door to allow extra light in the kitchen diner space. The design is contemporary not to be a pastiche extension.

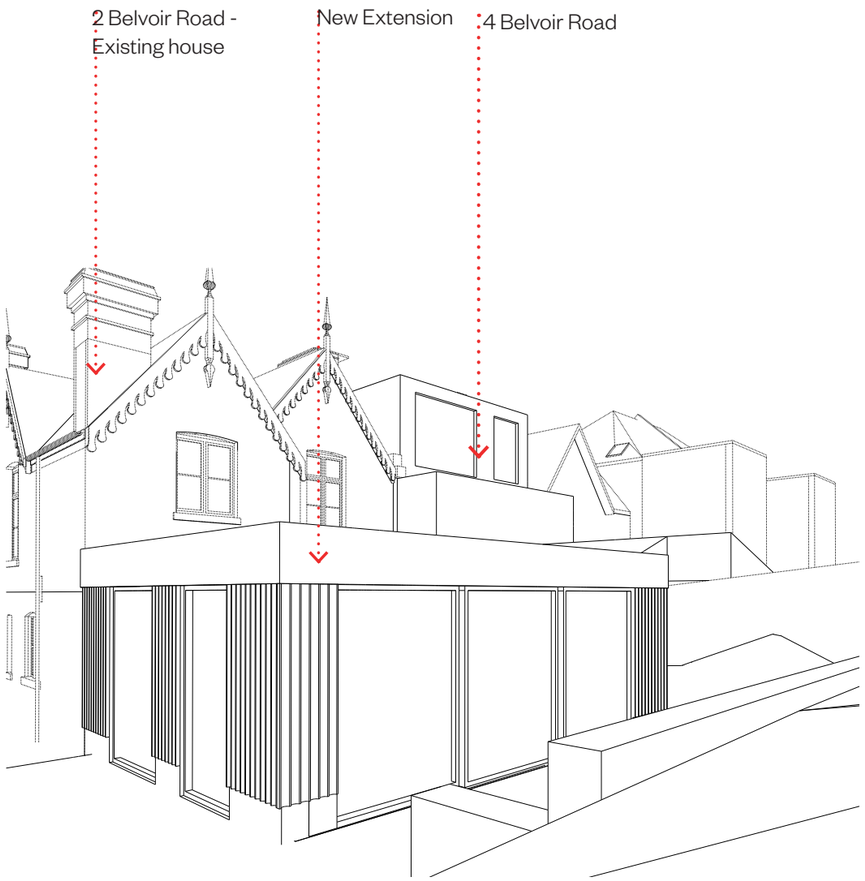

Figure 24 - View towards proposed rear elevation

Shared Access Road

direct view toward garden (23 m from habitable window)

Extent of new garden split

extent of extension matching 4 Belvoir Rd

site Area - Including Garden Space

Figure 25 - Proposed site plan showing extent of revisd site are including garden of exisitng house and extension

PROPOSED AREA PLAN	
EXISTING HOUSE + NEW EXTENSION	
GROUND FLOOR	103.8 SQM
FIRST FLOOR	53.8 SQM
TOTAL (GIA)	157.6 SQM
GARDEN SPACE	218.0 SQM

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400 Proposal

403 - Views of Proposed extension

Figure 26 - View towards proposed rear elevation

Figure 27 - View towards proposed rear elevation

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400 Proposal

404 - Garden Split

The proposal divide the existing large garde into two spaces to create a backland developments. The split take sinto account exisitng trees and the typography of the site. to ensure root protection zones are preserved the house is positioned to the boundary of the north edge of the site. this will also allow the Western/Southern/Eastern elvations will have the best amount of daylight into the new development. Further pages of this document will illustration the design proposal.

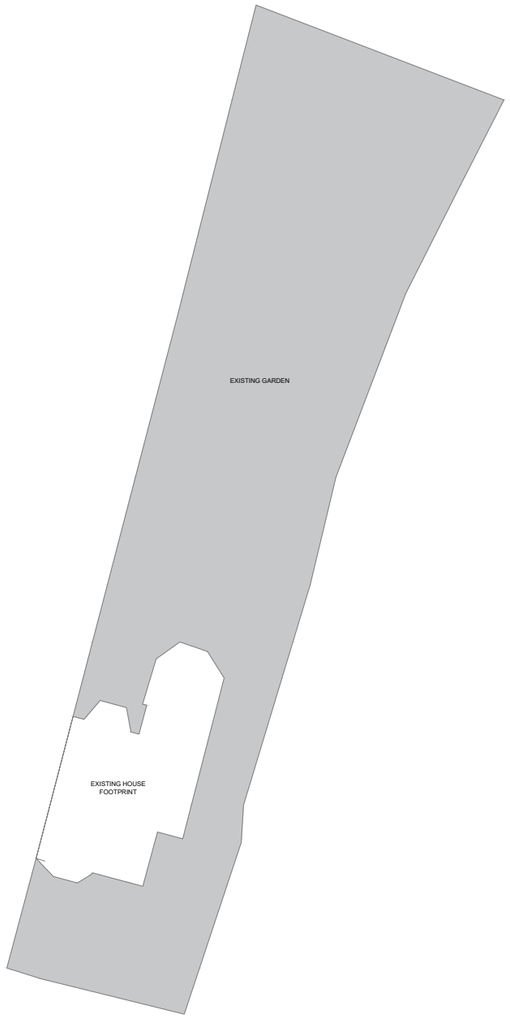

Figure 28 - Existing Garden

Figure 29 - Proposed Garden split between exisitng house and propsoed Backland Development

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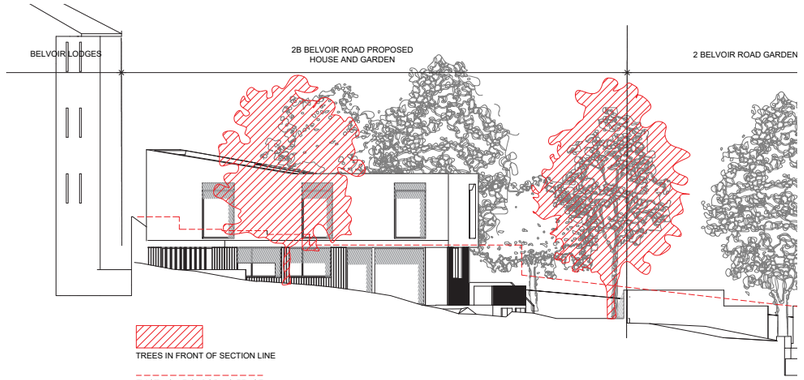
400 Proposal

405 New House Proposal

The orientation for the proposed scheme, is based on the main unique factors of this site, namely the trees including a historic TPO and inclining datum level. This orientation of the new single dwelling is further enhanced by westerly aspect and glazed frontage providing ample opportunity for courtyard views and daylight.

The new building will be slightly raised due to the typography of the garden and root protection zone of existing trees. The habitable window to habitable window towards Belvoir Road from the new house is over 23.5 m. There are existing trees that shield the views towards the rear of the gardens. These trees will be retained and maintained to help with overlooking..
The exisitng neighbouring fence level is show below outined in the dotted red line.



Shared Access Road

direct view toward garden (23 m from habitable window)

Extent of new garden split

extent of extension matching 4 Belvoir Rd

site Area - Including Garden Space and Parking

Figure 30 - Proposed site plan for back land development

PROPOSED AREA PLAN	
NEW HOUSE	
GROUND FLOOR	73.6 SQM
FIRST FLOOR	68.8 SQM
TOTAL (GIA)	142.4 SQM
GARDEN SPACE	136.0 SQM
PARKING	2.5 SQM

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400 Proposal

406 New House Proposal

The new building was perceived by two constraints – The typography of the site and the trees to be retained. Most of the area is over grown and the site is full of brambles or overgrown bushes.

The site sites an existing garage which is not fit for purpose. By analysing the retained trees, we selected the most north-easten edge of the site boundary and most northern side boundary towarss the 4 story Belvoir Lodges.

The process of the building mass is shown here:

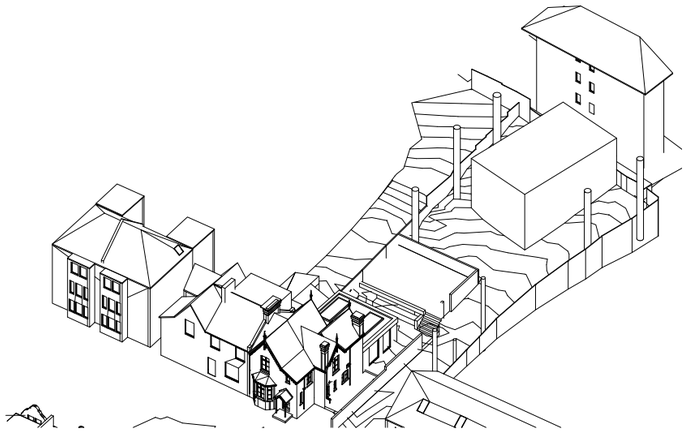

Figure 31 - We selected site location to ensure routes tree where considered

Manipulated the roof scope over two floors to take in consideration that we didn't want the building to be to high so decided on a shallow butterfly roof woth the higher pitch toeards the north of the boundary

Cut back the top floor to ensure the tree crown had space to flourish, we would be pruning this back slightly to work with the new building

Articulated the elevations – positioning windows so that direct overlooking is reduced. The building

407 Proposed
Floor Plans -Extension and New Build

Exisitng Building and Extension

The proposed floor plans for the exisitng house will add an imporved ground floor layout. this will remove the exisitng conservertory and projected bay witht a energy efficient extension with roof lights creating a larger spacious kitcne and dining room, and replacing the old reception room(used as a dining room) into a playoom and study to accomodate todays living standards for Work From Home purposes.

The garden space will be updated to allow for 2 levels formed from the land chganges in the exisitng garden.

New Build Back Land Development

The building is slightly raised to accomodate the changes in levels over two floors.
the house will be aimed at a 3 bed 6 person house with amenities and car parking space.

Use and amount

Currently use on the site is a single residential dwelling. To the rear and side of the site is a shared access road extending the length of the garden. The neighbouring buildings are residential in nature and therefore it is considered that proposed use of residential is consistent and appropriate for this site in line with planning.

The proposal is to split the large garden between the existing house. The split is in accordance with the Dulwich SPD area plan of garden space to be above 50sqm for residential properties. The residential units are located to be have garden space which will help to stop over looking due to trees and indirect views or within acceptable distances acceptable between habitable windows.

Access

On the basis of the above, given the Site a location within close proximity to existing services and sustainable modes of public transport, we are proposing the scheme to accommodate one car parking space for the new house only. the exisitng house will continue to use the road side parking as required.

Figure 32 - Proposed Plans

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408 Waste Management and Bike Storage

Existing House and New Extension:

Bin Storage

The proposal for the existing house will get a new bin store built towards the front of the property that will be put on the road side during bin collection days. Currently the bins are put on the road side and look very unsightly. the binstore will be built with the ability to house 2 x 140 lite bins and space for a caddy for food waste. Lockable to ensure that it can be closed off to foxes being able to access the bins on non-bin collection days.

Bike Storage

The proposal seeks to add space for 2 bikes to be lockable at the front of the property. There will also be access for bike to the rear of the property for future bike allocation for the property.

Proposed New House

Bin Storage

The proposed for the new house will have a covered lockable store for 2 x 140 lite bins and space for a caddy for food waste. The resident will be required to pull the bins to the road side on bin collection days.

Bike Storage

The proposal seeks to add space for 2 bikes to be lockable at the front of the property near the parking area.

Bins distance to be put by road on bin collection days

Bins Storage - covered and lockable

Bins Storage - during collection day

Bike Storage - covered and lockable

Bike Storage - future allocation

Figure 33 - Proposed site plan for back land development

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409 Proposed

Sustainability

ENERGY CONSERVATION STRATEGIES

ENERGY EFFICIENT SERVICES

Efficient services will be implemented throughout, which will be as efficient as the minimum standards required by current Building Regulations. Highly efficient lighting systems and controls will ensure that energy demand is reduced as much as possible. Natural day lighting has been carefully considered to limit the need for artificial lighting. Any cooling load will be met through passive design and energy efficiency measures to reduce solar and internal gains.

INSULATION

The new building elements will have superinsulated walls, floors and roofs which create an affordable, comfortable and healthy environment. Appropriately selected insulation will help to avoid overheating in the summer months. All thermal bridging in our designs will be avoided.

WATER

Efficient water appliances and fittings will be used such as dual flush WCs and low flow taps. Rainwater run-off attenuation will be provided through permeable paving, thus reducing, and delaying discharge of water runoff to the drainage system. The feasibility of small-scale rainwater harvesting for irrigation is also currently being investigated

.
WASTE

A site waste management plan will be produced in order to minimise waste production and maximise recycling during construction. Dedicated storage space will be provided to cater for recyclable materials generated by the building during occupation in order to encourage high recycling rates.

MATERIALS

Recycled materials and sustainably sourced materials will be used where possible. Materials with low embodied energy will be preferred. The building is being designed from early stages to minimise construction waste

CONSTRUCTION

Contractors will be expected to go beyond best practice site management principles to minimise the risk of pollution to soil, air (dust) and water, as well as noise and night-time light pollution

Figure 34 - Proposed Rendered View

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500 Proposal - Rendered Views

500 Proposal - Rendered Views

500 Proposal - Rendered Views