



Outlook

51321/APP/2025/2991 - Haydon House, Joel Street - Design Comments

From [REDACTED]

Date Mon 26/01/2026 12:44

To [REDACTED]

Hi Sally,

Please find below design comments for your consideration.
Please note, I will shortly submit these on Ocella also.

Hope this helps.

Summary:

This revised proposal is broadly supported, subject to the following few queries / comments below.

1. Appearance

In comparison to the previous iteration, this revised scheme proposes an acceptable appearance for the front of the building.

The removal of the top-floor balcony is supported as it resolves previous concerns.

The chamfered corners remain a minor concern but can be managed via detailed design / condition discharge (e.g. conditioning soffit design).

2. Stair Headheight & Potential Impact on Roof Form / Appearance

There is a query regarding whether the internal stair can achieve the required 2m headheight without altering the external roof form. Further design information regarding this element of the proposal may be beneficial (e.g. sections and plan drawings zooming in on that element demonstrating headheight and roof build-up can be accommodated within the proposed roof form).

3. Quality of Loft Accommodation

There is some concern that the proposed roof loft accommodation is low quality due to excessive bulkheads and impact on headroom. Furthermore, the provided 'storage' is rather excessive and risks being used as an unauthorised additional bedroom.

4. Improvements to Landscaping

While we acknowledge the minor improvements to be delivered within the existing communal amenity area at rear, our previous comments regarding the existing / proposed landscaping remain outstanding / largely unaddressed. Given the proposal results in increasing capacity on site, some further improvements to the existing landscaping / forecourt area may be beneficial.

kind regards,

[REDACTED]

MUD | BSc | DipArch | PGDip

Principal Urban Design Officer

Design & Conservation Team

Strategic Planning and Regeneration Service