

H84 DAS

2 of 3

DESIGN: The brief for this proposal is to provide additional bedrooms and living accommodation without reducing the available amenity space.

Character and compatibility: The proposed extension will be of traditional brick and render detailing under steeply pitched roofs, with timber windows reflecting the predominant style of this end of Mahlon Avenue.

Urban Design: There is little opportunity here to influence the public domain other than reinstate and improve the front garden. However, one way or another this building represents a transition in the height profile of this street and there is clearly the opportunity to make a contribution to the streetscape by a sensitive treatment. This is the inevitable conflict of replacing a single storey dwelling with two storeys. Either the abrupt change that exists between number 15 and 13 is shunted one plot along or the upper floor of 13 becomes a loft conversion similar to number 11. A more creative "conversion" has been handled very successfully at number 8 (opposite) creating a hybrid which provides the inspiration for a similar solution here. The scale, roof shape and materials of the neighbourhood are maintained.



13 Mahlon Avenue as existing



....and as proposed.

Rooflines: The proposed ridge and eaves levels match as near as possible those of the adjacent 11 Mahlon Avenue on one side and 15 Mahlon Avenue on the other.

Building Line: The proposal follows the existing "building line" but the overriding consideration is to maintain front gardens.

Landscaping: The immediate neighbours have given over the front lawns to hardstanding, but this proposal will re-introduce an element of the original front garden with part at least of the front garden wall, grass, and porous paving (SuDS) as hardstanding for carparking. This will help to bring back the appearance of the original front lawns with shrub hedges.

Privacy and security:

The bedroom wall of the proposed first floor extension is in line with the rear wall of number 15. As originally designed and built, this wall is approximately 32 metres from the rear walls of the properties in Hardy Avenue.

None of the windows of the extension overlook directly the gardens of the immediate neighbours thanks largely to their substantial ground floor extensions.

The windows in the flank wall are at high level and the dormer window is obscure glazed.

The design will incorporate all of the recommendations of Secured by Design and part Q of the Building Regulations.

Design and Sustainability: The objective is to replace a poorly insulated bungalow, with a more energy efficient family home offering substantially better living accommodation and a construction of greatly improved thermal performance.

Currently the building provides two bedrooms and ancillary living accommodation totalling approximately 70 square metres and once extended will provide three bedrooms and a floor space totalling 118 square metres. The development will aim for the equivalent of the Code for Sustainable Housing Level 4 in thermal performance.

Accessibility: The site is level and the ground floor will be wheelchair accessible in accordance with part M of the Building Regulations

Boundaries: The existing boundary treatment of fences and hedges will be retained and additional tall shrubs will be added to enhance privacy.

Energy Conservation: Rainwater will be harvested for garden use.