

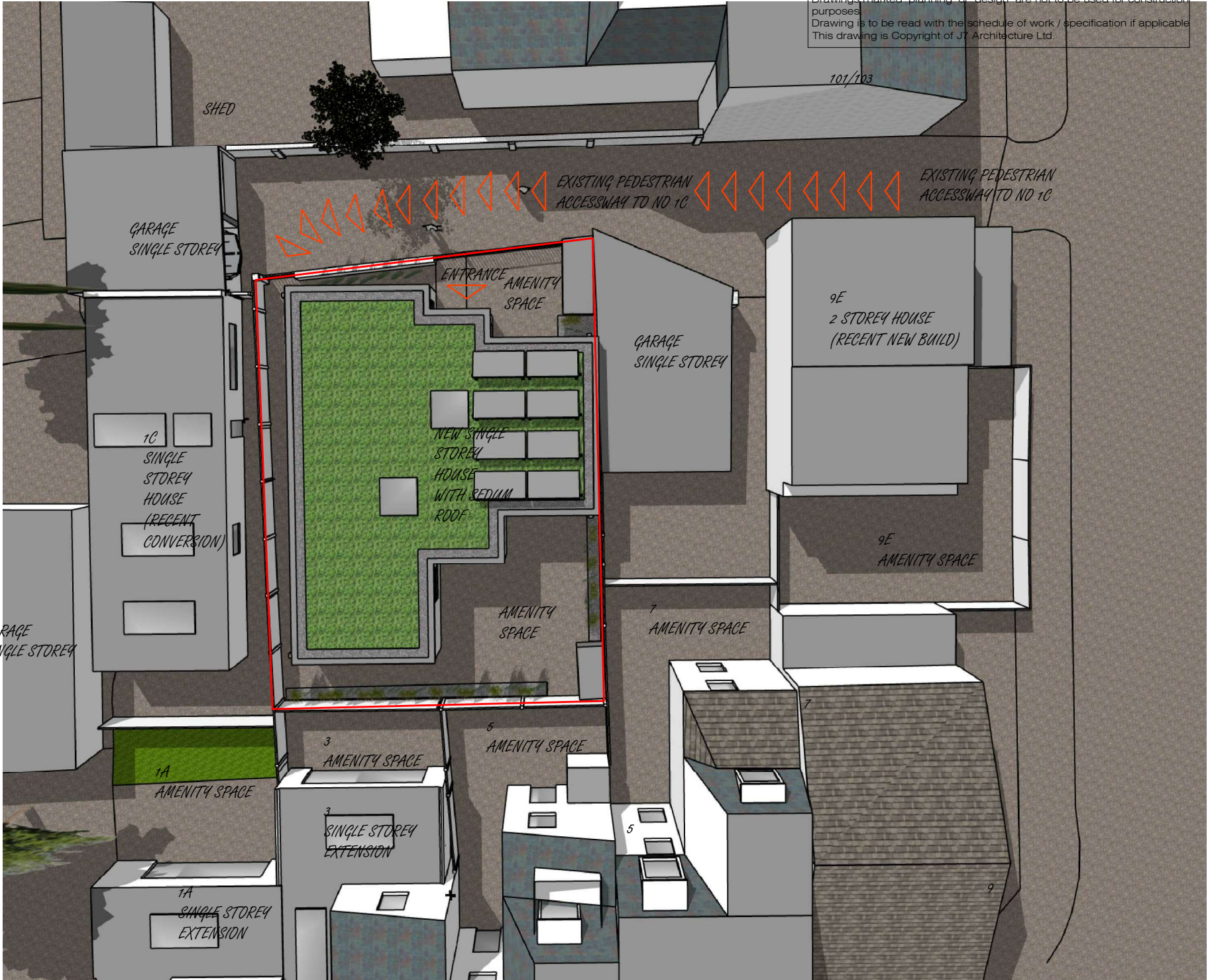
THE APPLICATION DESIGN PROCESS AND APPLICATION INFORMATION

The application drawings "as existing" numbered EX01 to EX07 & drawings "as proposed" numbered PR01 to PR11 together with the D&A Statement demonstrate a detailed analysis of the site context.

- 1:200 scale site block plans at ground and 1st floor/roof level are presented on application drawings EX03, EX04 & PR01, PR02
- The massing of surrounding buildings has been plotted and indicated at ground, 1st and 2nd floor levels on these drawings.
- The positions of relevant windows of neighbouring properties have been plotted and indicated at 1st and 2nd floor levels on the application drawings.
- The pattern of development and townscape character, both historical and recent, has been detailed and taken into account in the application design.
- The design and access statement refers to this site context, pattern of development and townscape character in detail.
- The BRE guidance (for daylight) sight lines are plotted in section from neighbouring occupier's windows on drawings PR05 & PR06
- 3D analysis of the proposed dwelling within it's context has been undertaken & presented as part of the application.

THE DESIGN LED APPROACH & SUSTAINABILITY

- The proposed dwelling main elevation faces the existing shared accessway. The low front boundary wall and fence allow the dwelling to be visible and to address the accessway.
- The proposed front elevation features a stepped design that steps away from the accessway. It features a covered entrance, integrated refuse storage and well placed windows. It constitutes a strong design and attractive addition to the accessway, increasing the feeling of openness by replacing the existing high dilapidated boundary wall and gates.
- The new build element of the proposed dwelling will be constructed from London stock facing brickwork in keeping with the nearby dwellings. The existing converted element will be clad in insulation and a high quality self coloured render that will not require re-painting to maintain it's appearance.
- The proposed front elevation additionally utilises timber cladding to the integrated refuse store to complete a simple and coherent pallet of materials.
- The proposed dwelling, by way of this arrangement, does not dominate the accessway is a subservient form in harmony with the outbuildings and garages in the vicinity.
- Passive surveillance of the shared accessway is improved by design of the proposed dwelling.
- The proposed sedum roof (Drawing PR04) will enhance the outlook from 1st floor windows in the vicinity, as it will replace the concrete hard standing and the felt flat roof of the existing forecourt and garage
- The sedum roof will increase the biodiversity of the site and reduce rainwater run off by functioning as rainwater attenuation.
The proposed dwelling will meet a high standard of sustainability as required by planning policy as a minor development it will achieve a 19% improvement on building regulations 2013 part L and internal water usage rates will not be in excess of 105 litres per person per day. Solar PV panel provision has been allowed for, should it be required to meet the sustainability target. Air source heat pump (ASHP) heating can be accommodated if required to meet the sustainability target and a notional position for the external ASHP unit is indicated upon drawing PR03 (to be controlled by planning condition). The design of building fabric will make a significant passive contribution to meeting the requirements with a high level of insulation and high standard of air tightness. This is expressed in the external architectural design, the retained garage element will be wrapped in external insulation and clad in high quality self coloured render to achieve exceptional standards of insulation and air tightness. The new build element will be distinguishable in London stock facing brickwork with inner leaf of aerated masonry block fully bedded in mortar with no gaps. The cavity between outer and inner leaf will be filled with high performance insulation. The roof and floors will each feature a thick layer of rigid board insulation. External windows will be high performing double glazing.
- Amenity of neighbouring occupiers is protected by the design of the proposed dwelling. The new build element, is positioned well away from the rear gardens of No 3, No5 and No7 Clarendon Rd as well as being set away from No 101 Courtney Rd. The single storey design mitigates against any adverse impact on the neighbouring occupiers.
- The proposed dwelling accommodation is of a high standard, the stepped plan form both front and rear allowing triple aspect views to the amenity spaces.



THE SITE CONTEXT GENERALLY

DEVELOPMENT AT THE REAR OF CLARENDON RD HAS OCCURRED IN THE 1980'S WITH THE CONSTRUCTION OF A NUMBER OF 2 STOREY PROPERTIES AT MYRNA CLOSE THAT ARE TO THE SOUTH EAST OF THE APPLICATION SITE. ADDITIONALLY DEVELOPMENT HAS OCCURRED AT THE REAR OF NO 9 CLARENDON ROAD IN THE FORM OF A 2 STOREY DWELLING CURRENTLY UNDER CONSTRUCTION. THE CHARACTER OF THE AREA THEREFORE DEPARTS SIGNIFICANTLY FROM THAT OF TRADITIONAL BACK TO BACK TERRACES WITH GARDENS IN BETWEEN. INSTEAD, 2 STOREY DEVELOPMENT IN BETWEEN IS A FEATURE OF THE AREA, AS WELL AS THE ORIGINAL SINGLE STOREY STRUCTURES ACCESSED VIA THE ACCESSWAY FROM COURTNEY ROAD THAT THE PROPOSED DWELLING IS IN HARMONY WITH.

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PROJECT RO 3 CLARENDON ROAD SW19 2DX		DATE JAN 2022	
DRAWING TITLE 3D SKETCHES - THE SITE CONTEXT GENERALLY		BY JS	
		JOB No. 20-518	
STATUS PLANNING		DWG No. B-PR08B	