

All dimensions are to be checked on site.
All dimensions are in millimetres.
All Discrepancies are to be reported to the architect immediately.
Drawings marked "planning" or "design" are not to be used for construction purposes.
Drawing is to be read with the schedule of work / specification if applicable
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SITE CONTEXT - BUILDING SEPARATION 3

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 ITS 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 PRO4) 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.



SITE CONTEXT - BUILDING SEPARATION 4

SITE CONTEXT - BUILDING SEPARATION 2 OF 2

SEE SCALED APPLICATION PLANS SECTIONS & ELEVATIONS TO SCALE DISTANCES AND SEE 25 DEGREE BRE DIAGRAMS (BRE STANDARDS ARE MET FOR ALL NEIGHBOUR'S WINDOWS)

REVISION	DESCRIPTION	REV	DATE	BY
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PROJECT RO 3 CLARENDON ROAD SW19 2DX		DATE JAN 2022		
DRAWING TITLE 3D SKETCHES - BUILDING SEPARATION 2 OF 2		BY JS		
STATUS PLANNING		JOB No. 20-518		
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