



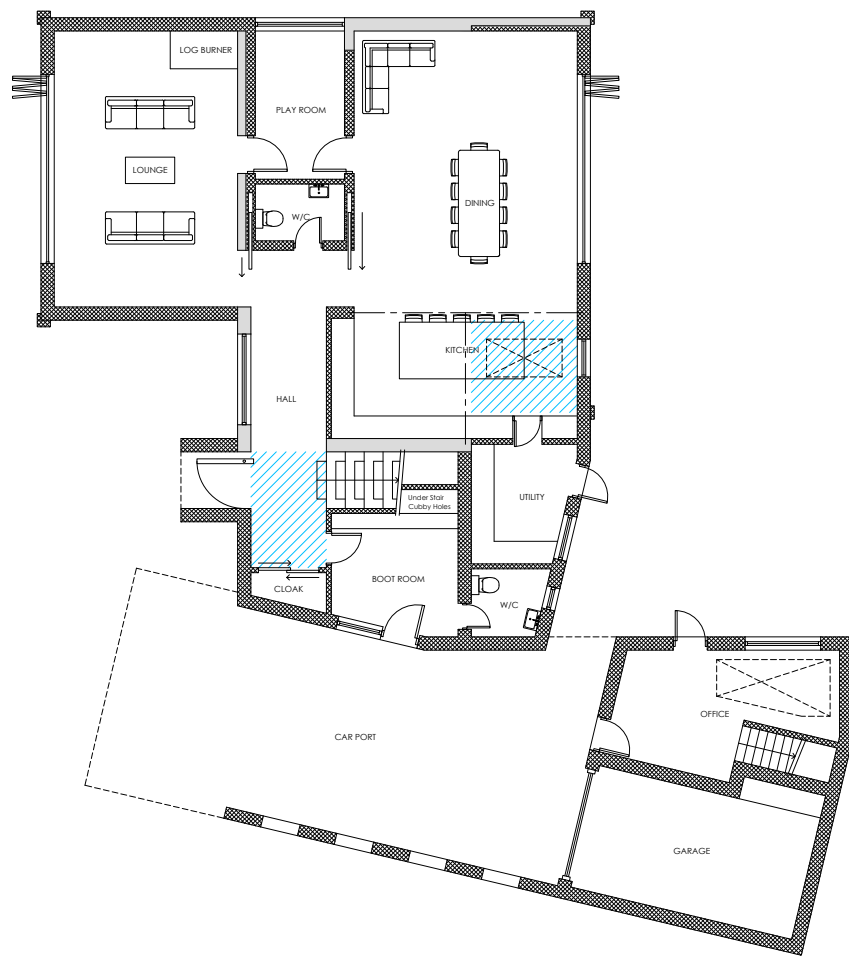
128A PARK AVENUE DESIGN REVIEW



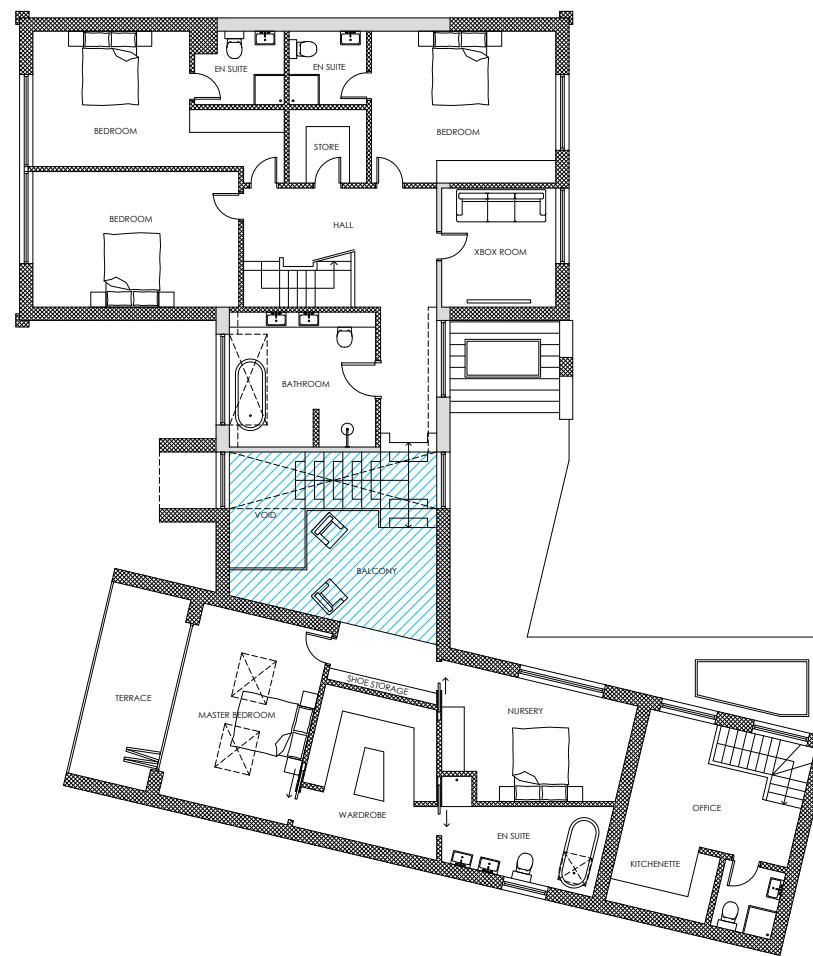
JAMES POTTER
ASSOCIATES

STAGE 01

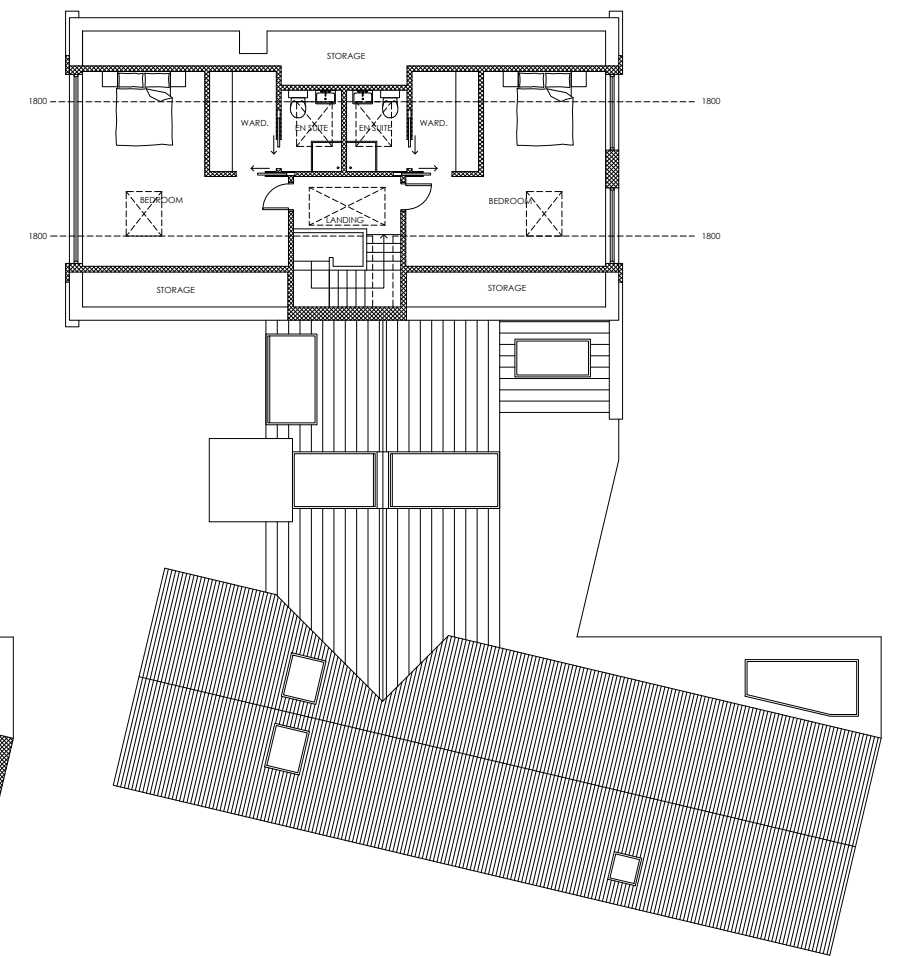
Stage 1 depicts the initial planning drawings set we presented to the client and council following changes from our initial sketch designs. The scheme expanded the original house significantly and bridged the gap between the exiting house and double garage, connecting the two with a cantilevering car port. Material ideas at this stage consisted of timber cladding, large glazing elements, render and zinc/ aluminium roofing.



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



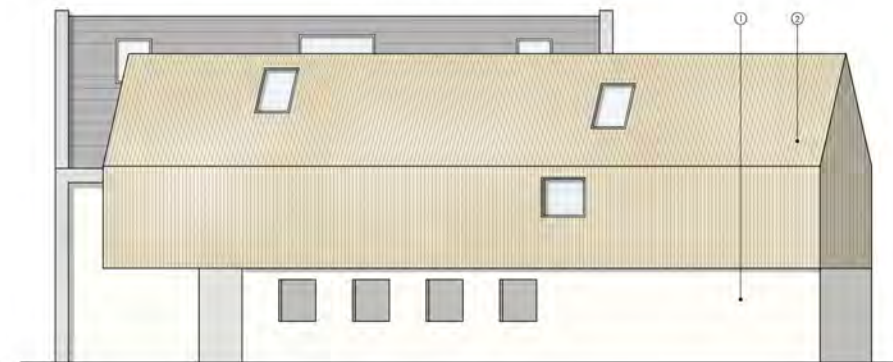
PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION

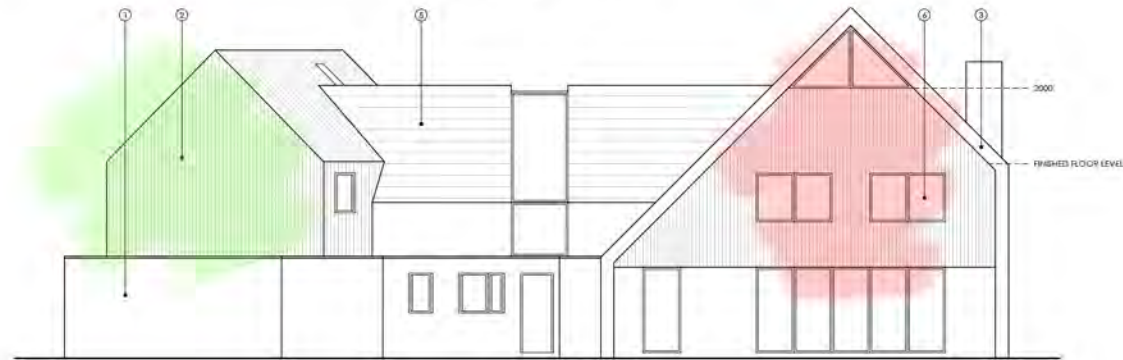


- MATERIALS KEY**
1. OFF WHITE RENDER
 2. VERTICAL TIMBER CLADDING
 3. ALUMINIUM FINISH
 4. GREY MICRO-CEMENT
 5. SLATE ROOF TILES
 6. GREY POWDER COATED ALUMINIUM GLAZING

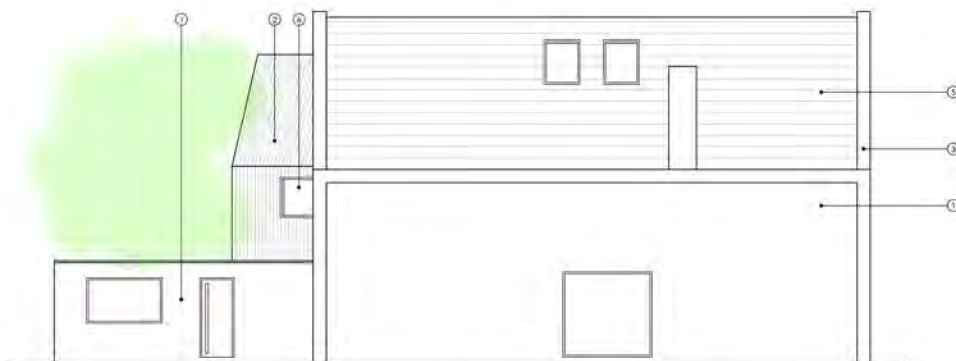
Following feedback from the Council, we were advised to reduce the massing to the built element of the garage at first floor level due to potential overlooking issues to the east of the site. This mass was reduced by 28m². There are no windows looking to the east on this part of the scheme which also helps the overlooking issue. The glazing on the main part of the house was also significantly reduced in comparison with the original design, including the window on the second floor sitting above head height, again to avoid overlooking.



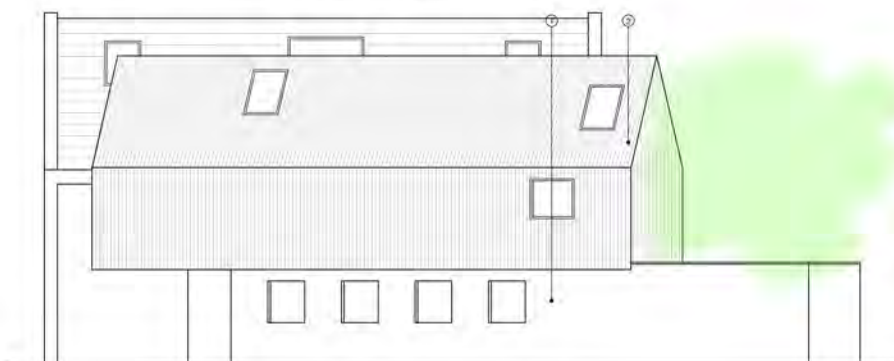
PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION



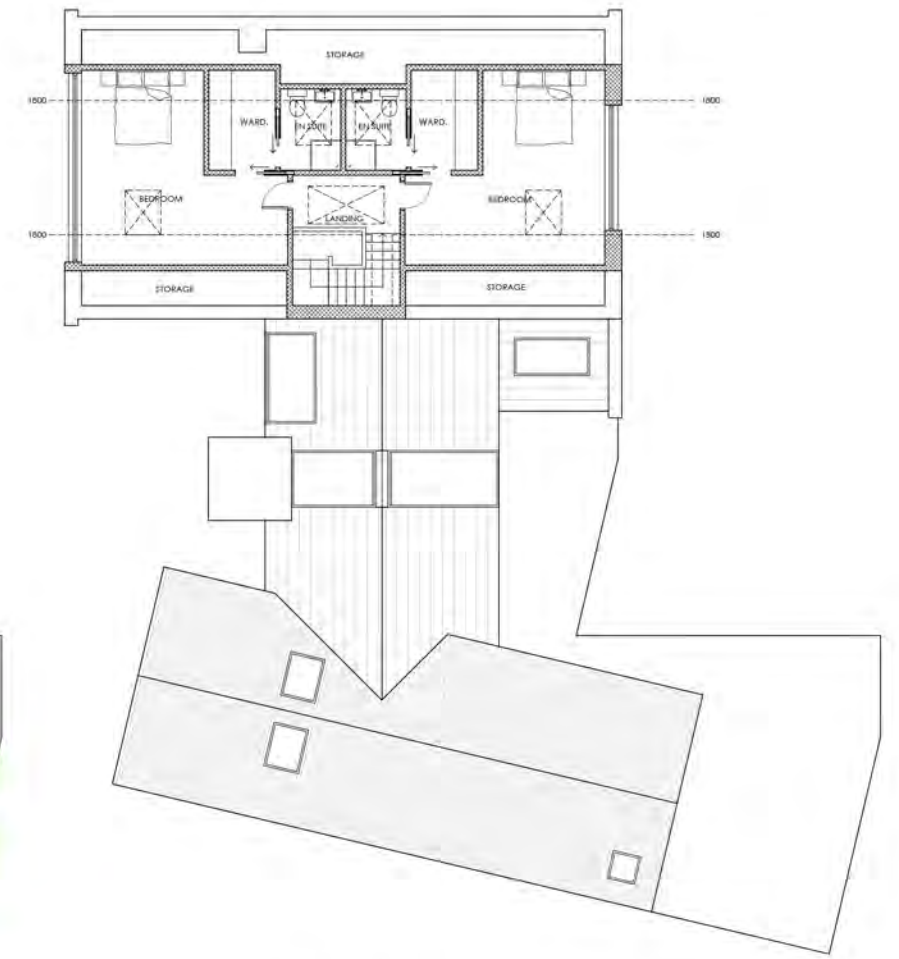
PROPOSED NORTH ELEVATION



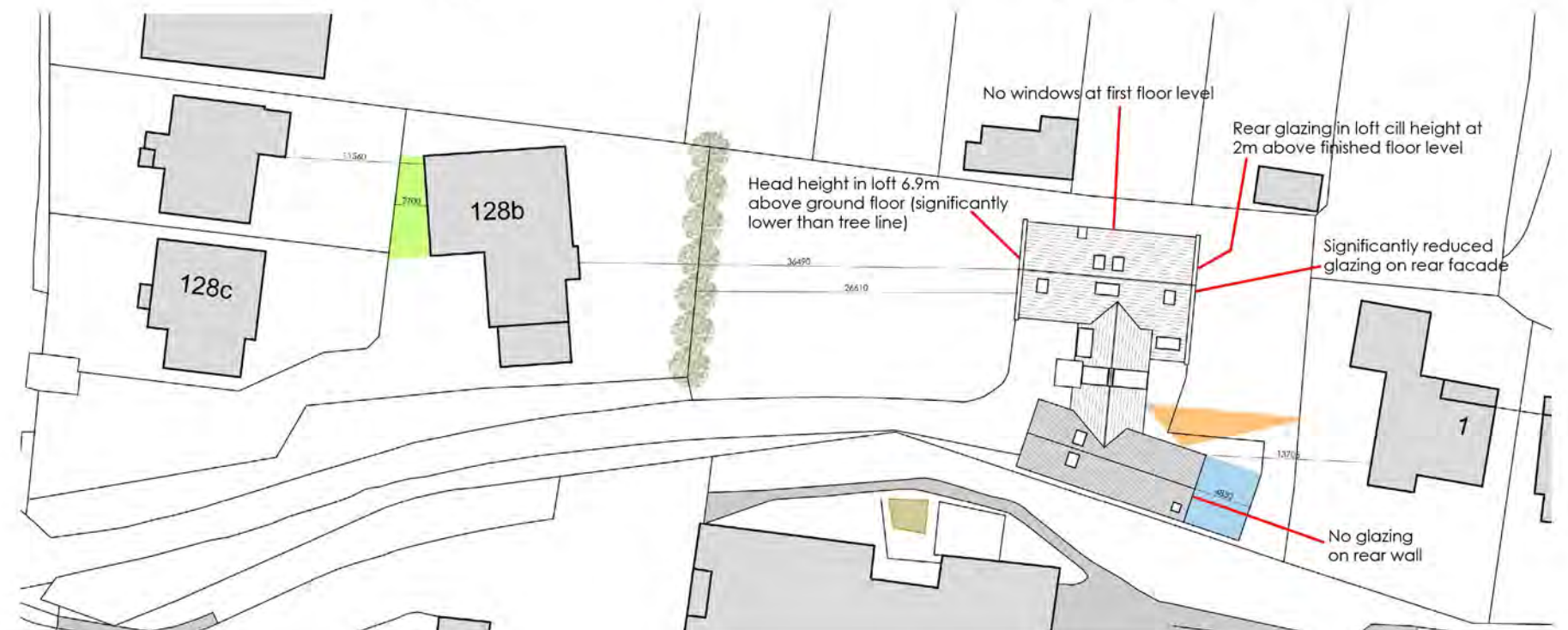
PROPOSED SOUTH ELEVATION



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



REDUCED
MASSING



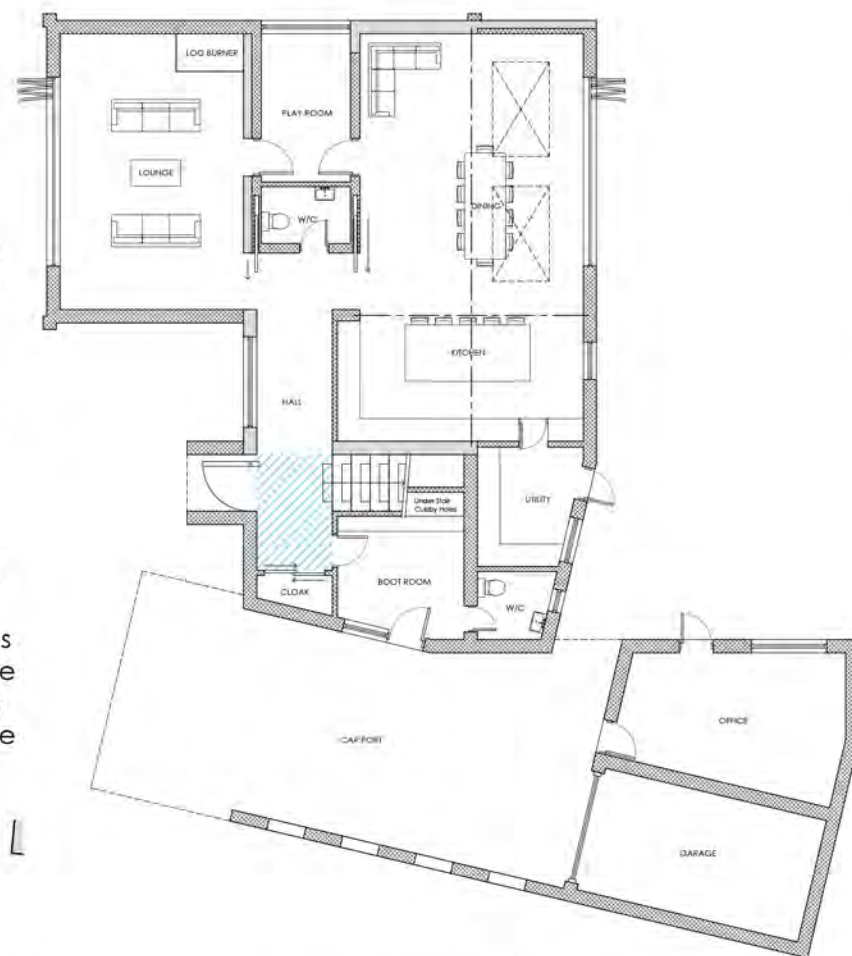
REDUCED
GLAZING

KEY:

- Average of 13m tall treeline
- Reduced massing of 28m²
- Close proximity & over looking
- View from nursery window

STAGE 03

Further feedback suggested that the massing to the east of the scheme was still too large. To combat this we decided to pull the main bulk of the building on the first and second floors back to the original building line, so only the ground floor projected further. A further drawing was added, demonstrating the existing, proposed and new distances from this particular part of the scheme to the neighbouring properties, demonstrating the reduction in size.



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



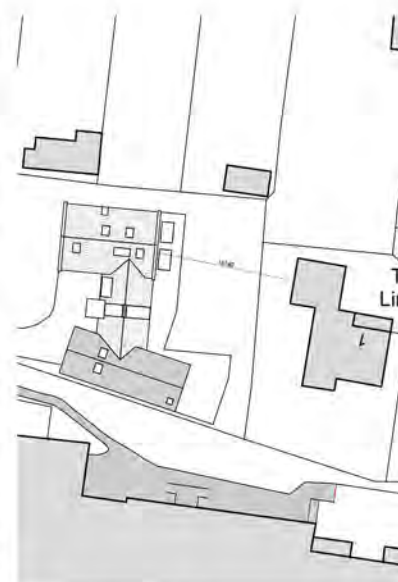
PROPOSED SECOND FLOOR PLAN



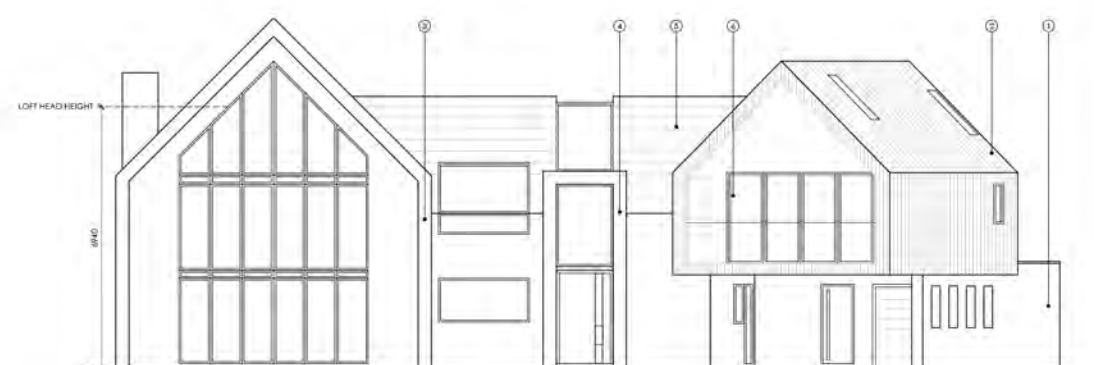
EXISTING SITE PLAN



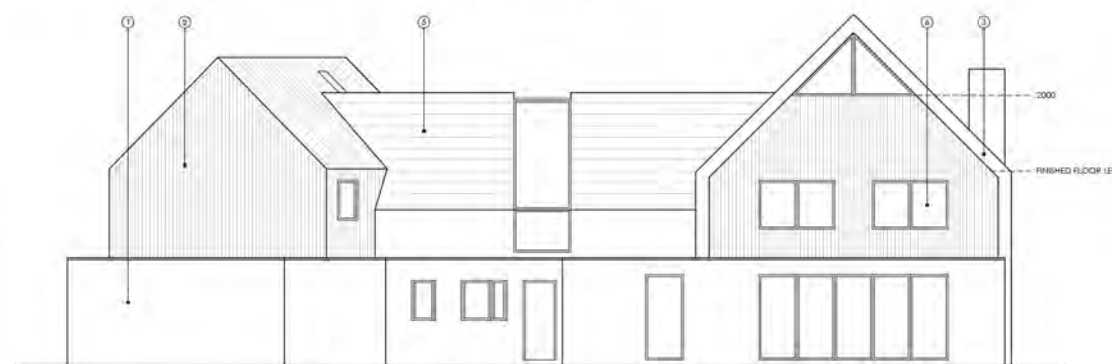
SUBMITTED PROPOSED SITE PLAN



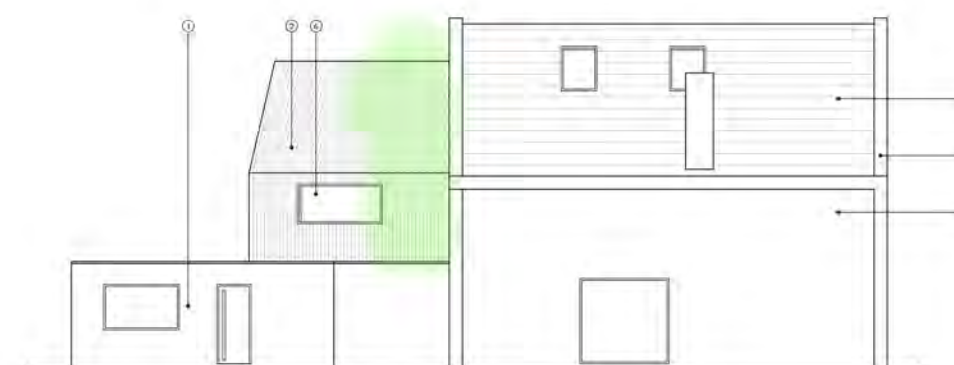
NEW PROPOSED SITE PLAN



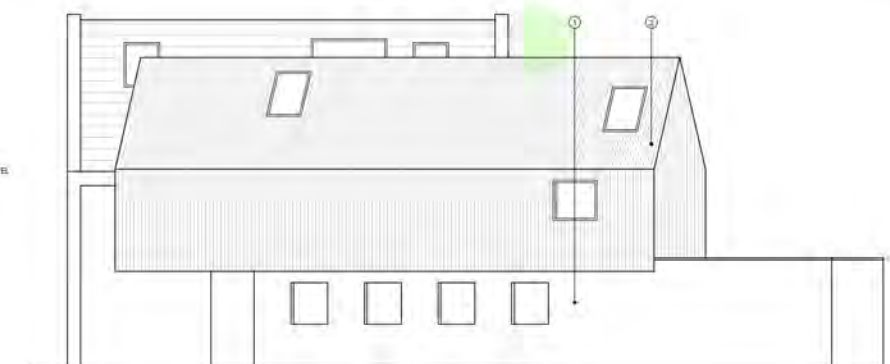
PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION



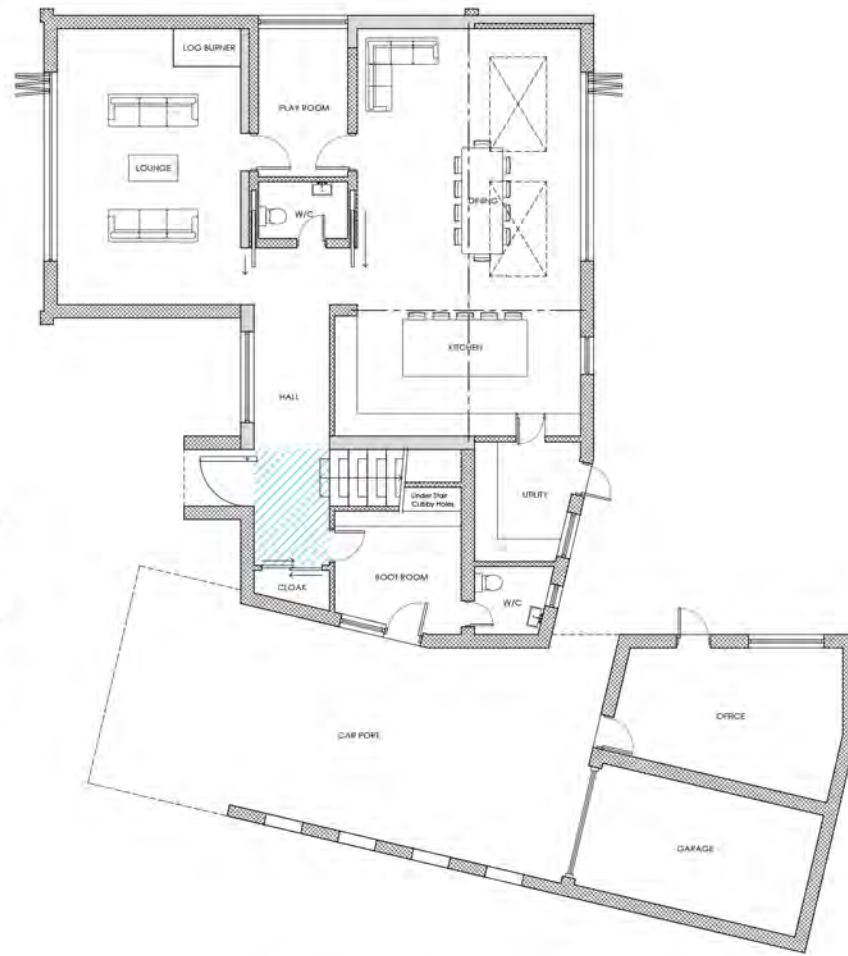
PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

REDUCED
MASSING

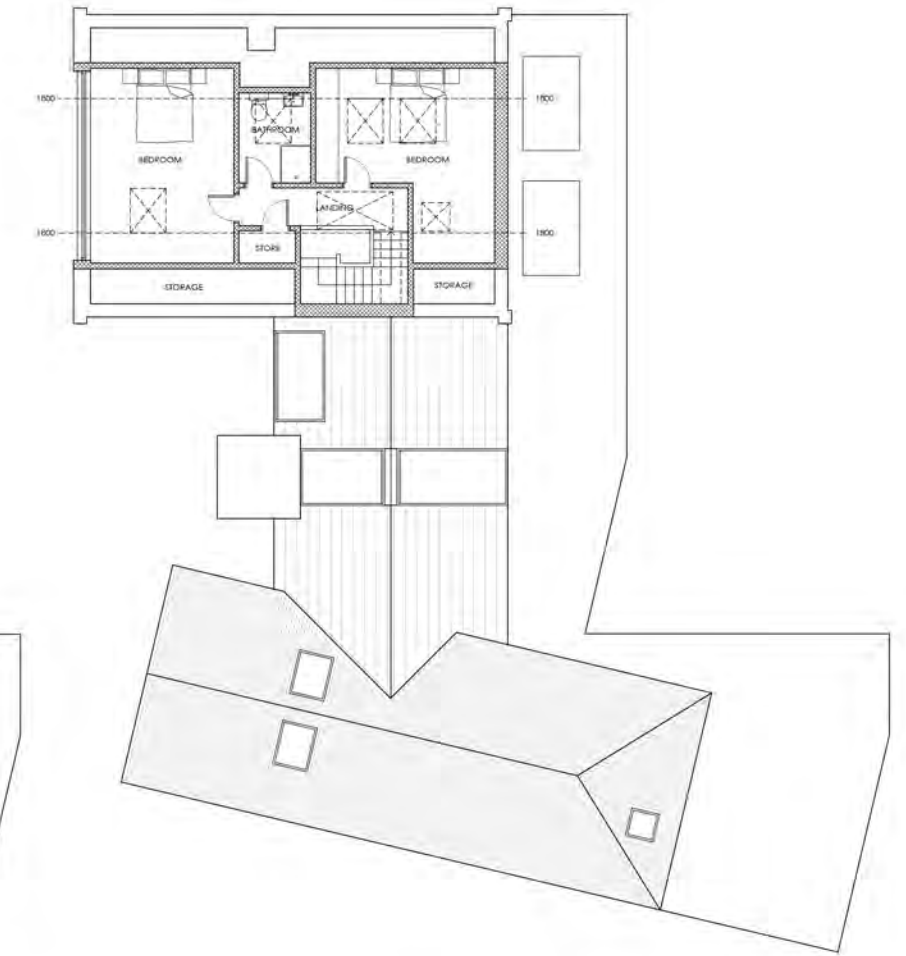
The most recent amendments to the scheme involved hipping both built forms to the east of the site, further reducing the massing of both elements and reducing their impacts on the surrounding properties.



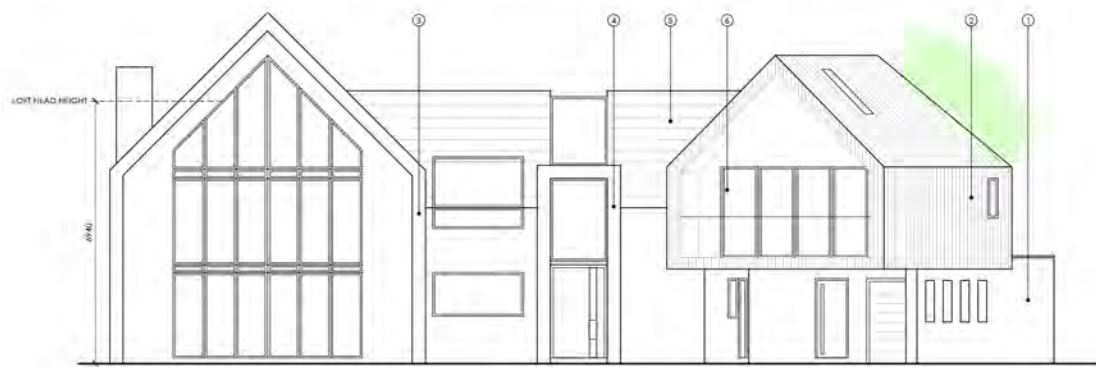
PROPOSED GROUND FLOOR PLAN



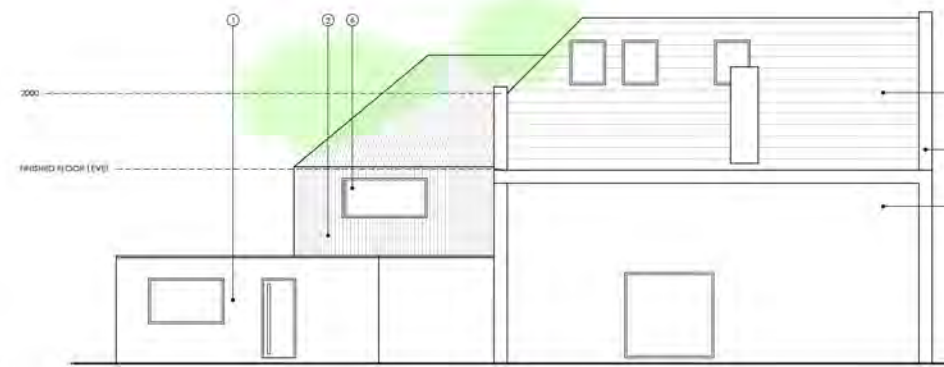
PROPOSED FIRST FLOOR PLAN



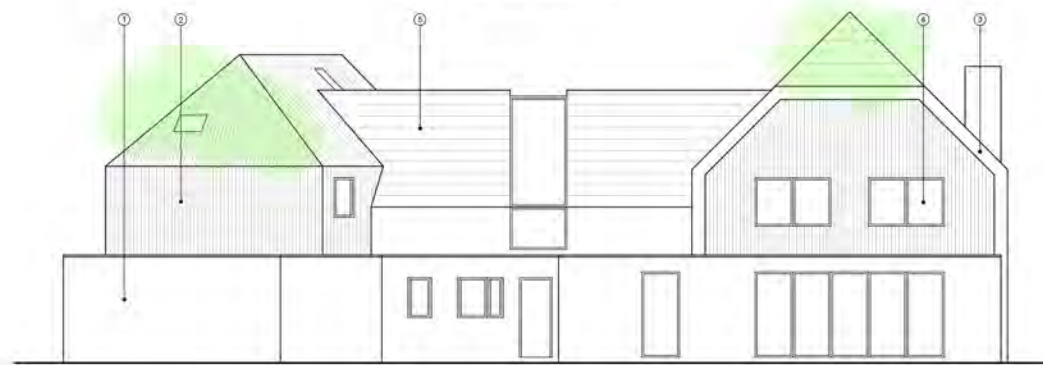
PROPOSED SECOND FLOOR PLAN



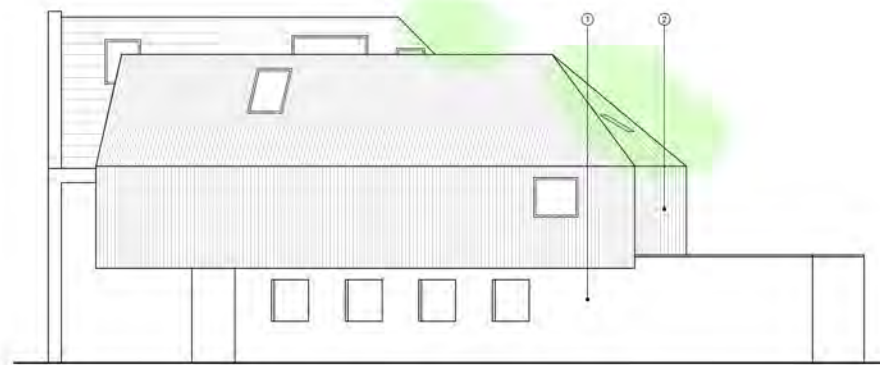
PROPOSED WEST ELEVATION



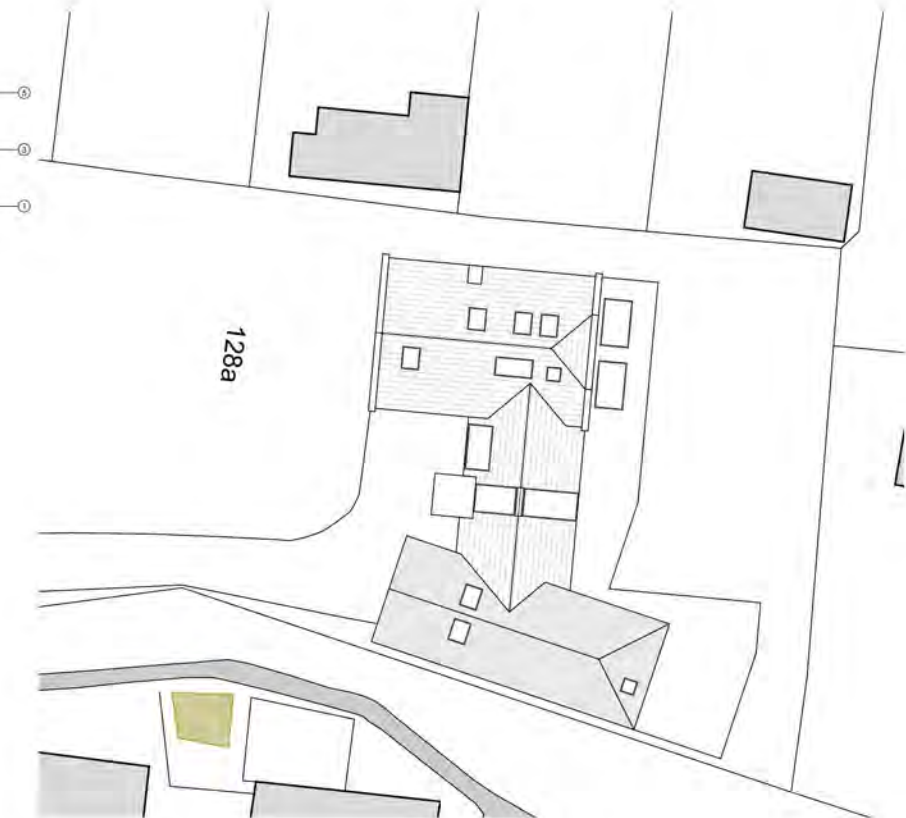
PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION

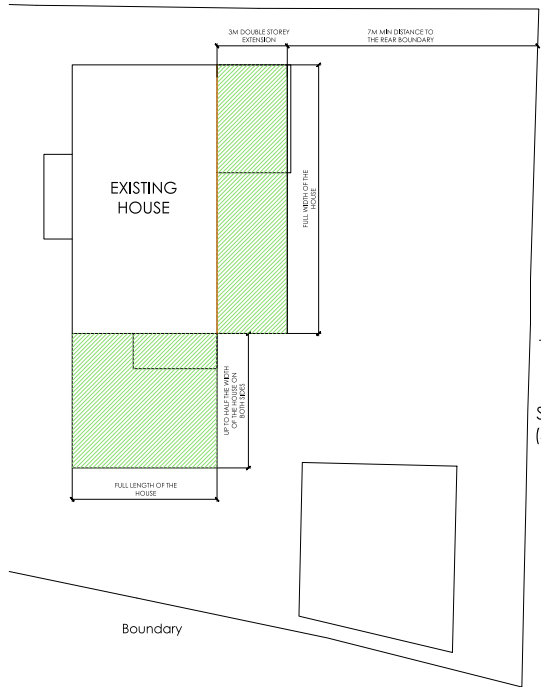


PROPOSED SOUTH ELEVATION

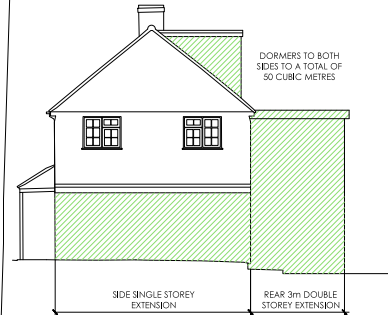


HIPPED
ROOFS

These drawing demonstrate the possibilities of permitted development on the scheme and how our design has a far better outcome in terms of overlooking issues and large, bulky massing.



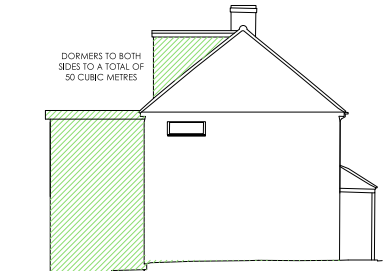
KEY
Developable area



SIDE EXTENSION (SOUTH)



REAR EXTENSION (EAST)



SIDE EXTENSION (NORTH)



FRONT EXTENSION (WEST)

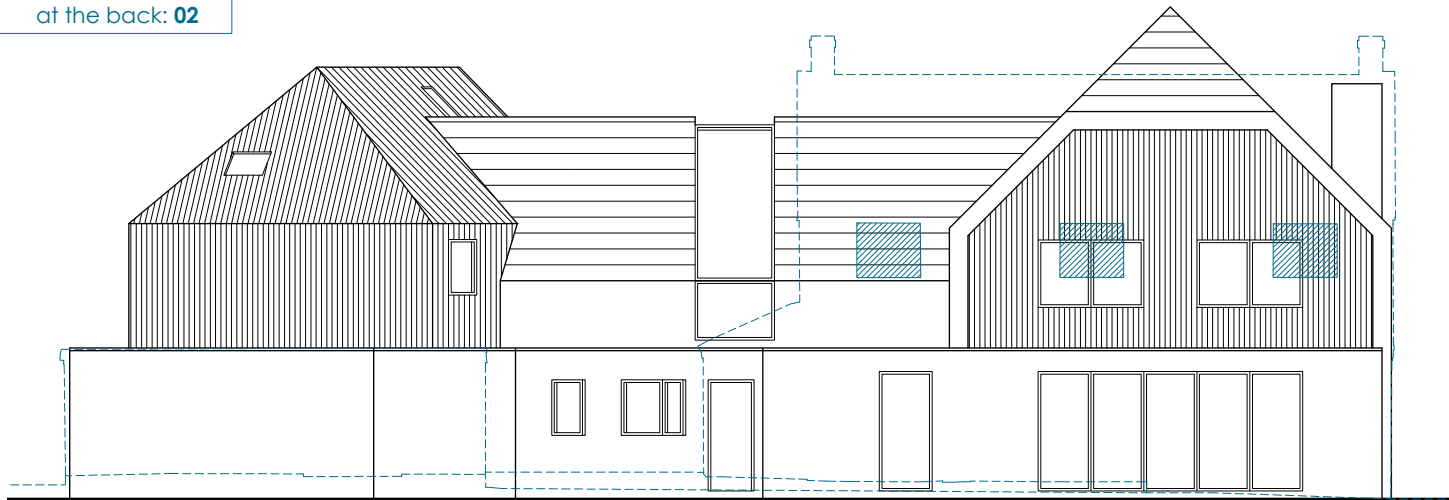
KEY
Windows position
Existing Property

Number of windows at the back: 03

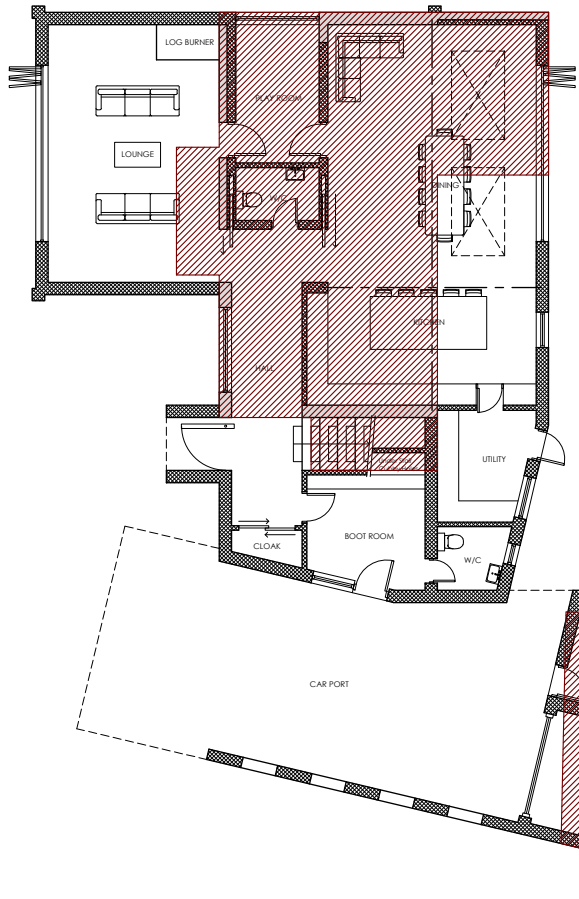


EXISTING EAST ELEVATION

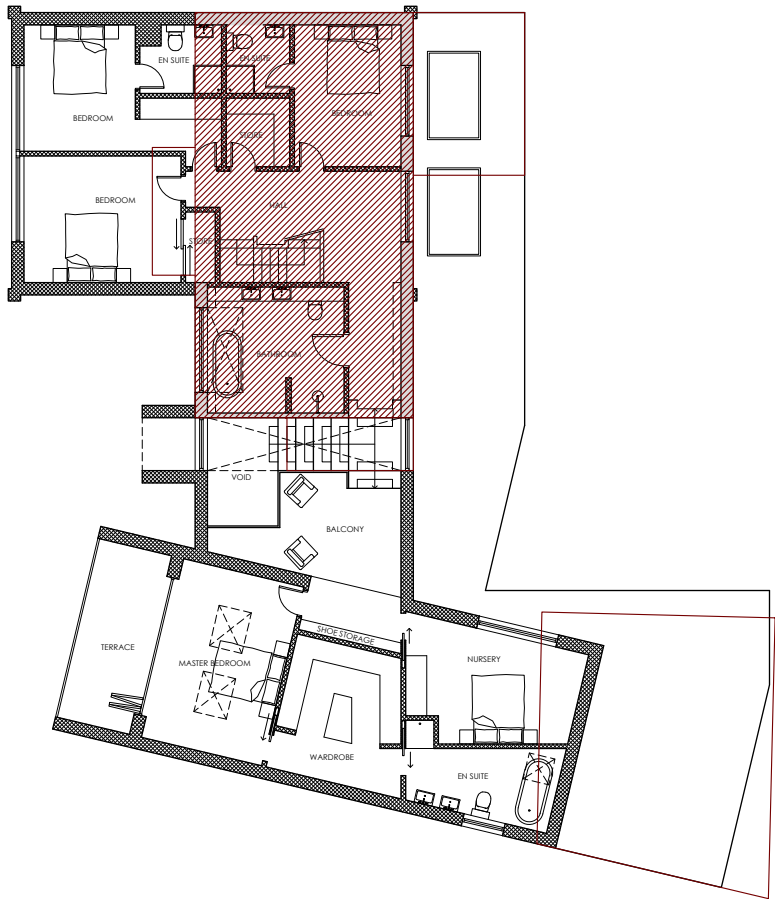
Number of windows at the back: 02



PROPOSED EAST ELEVATION - OVERLAY



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

KEY
Existing Building