

Summary of variations to condition 8 being applied for

The footprint of the actual enclosed space remains the same (88m²) and the site plan remains the same as before (except the shed's orientation in the South West corner changing from East/ West to North/South) with the only other proposed changes being to the actual house's exterior.

They are as follows:

1/Making the roof a 1 degree monopitch (instead of hipped) with the same eaves height at the lower end as previously but reducing the overall ridge height by 0.37m at the highest South facing side and 0.53m on the lower North facing side facing No 13/15 giving this kind of effect (credit Archiblox)



2/Having a semi-intensive (20cm substrate) green roof as roof covering; this will significantly mitigate any water run-off from the new building, would allow proper planting such as wild flowers, grasses, bulbs & perennials as opposed to low level sedum; this will in turn will reduce/negate the visual impact of the solar panels and rooflights (see elevations). Example of proposed planting effect we would like to create is below (credit Nigel Dunnett) :



3/expand the number of solar panels which allows the house to use solely electrical energy for all its energy needs either directly or via battery storage which can be used in future as part of the smart grid.

4/The addition of windows on the East and West elevations (which will be frosted to level 3 above 1.8m fence height), reducing the area of South facing glazing and changing position + reducing the number of rooflights.

5/Making the porch more screened from no 15; joining it and the rear arbour/veranda (needed for shading to counteract overheating from South facing glazing as before) with a covered walkway along the East side to join the architecture together but more importantly it allows enough spacing between solar panels to avoid over-shadowing each-other (need to be spaced 1450mm apart) and also allows a strip of roof for taller plants to mask them to the East; without this Easterly overhang/walkway the solar panels/rooflights are likely to be more visible when viewed from Hallet Close.

In our recent consultation with neighbours about the proposed changes the occupants of No 4 Hallet Close raised the following points

a/Would there no longer be a landscape barrier between the properties due to the proposed Eastern walkway?

This has not changed and there will still be a pleached Hornbeam hedge to 2.4 metres as per the new planting plan which has had the green roof added. Example of pleached hornbeam hedge effect desired shown below (credit Hedgexpress.co.uk)



b/The Eastern walkway brings the roof edge closer to the garden of their property

This is true however the Easterly roof overhang on the existing permission is 250mm and on the proposed variation it is 1037mm which gives an increase of 787mm and still leaves it 717mm from the border. This Easterly overhang will be covered in green roof planting and thus contribute to the landscape barrier, and screen the solar panels/rooflights from the East.

View from upper room at No 4 Hallet Close



View from upper room at no 15 Hallett Road



View from upper room at 13 Hallett Road



If we are successful in our application for the variation our plan is to start on site in early April 2019 with the drainage/foundations' installation, and then the mostly offsite constructed house will be erected/clad in June-August with interior fitting out September-December.