Figure 1: Allestree Court from Walton Road

2067 Allestree Court

Design Note

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Contents

1.0 Existing Building

1.1 The existing building is located on a relatively flat site on the corner junction of Campbell Road and Walton Road. The property fronts Walton Road. Please refer to Figures 2 - 5 for photographs of the property in context.

Figure 2: View along Walton Road looking West

Figure 3: View along Campbell Road looking

Figure 4: View from Walton Road / Albert Road junction looking East

Figure 5: View from Albert Road looking towards the rear of Allestree Court

1.2 The adjacent properties range from 2-3 storeys tall, but there are 5 storey properties within close proximity. Many of the neighbouring properties have inhabited roofs. (Figures 6 and 7)

Figure 6: Showing 5-storey buildings on Albert Road, some with inhabited roofs

Figure 7: Showing inhabited roofs to houses on Campbell Road

1.3 The existing building is screened by vegetation. There are small trees and bushes located along the boundary with Walton Road, and larger trees along the boundary to Campbell Road. (Figures 2 and 3)

1.4 The property is arranged over three storeys and accommodates 5 no. 2 bedroom flats. There is a single flat on the ground floor, and on the first and second floors there are 2 no. flats per floor. (Figure 1)

1.5 Access to the flats is via a central staircase with the main entrance situated from the open passageway that runs through the building. This passageway also allows vehicular access to the rear parking and garage area.

1.6 There is a separate garage building to the rear which has 4 no. garages. Two of these garages are accessed via the parking courtyard and two are accessed from Campbell Road. There is additional space for parking to the front and side of the property as well as in the rear parking courtyard.

1.7 The existing property is a combination of brick and render with horizontal PVC banding. This PVC banding, along with vertical brick banding, frames the windows. The windows follow a uniform rhythm, with larger windows serving living rooms, but their design varies. All windows have a white finish. The building has a flat roof.

2.0 Proposed Building

2.1 Design

2.2 The proposed development is for the addition of 1 no. storey over the existing 3 no. storey property (Figures 10 & 11). This will create a third floor which largely repeats the layout of the floors below and consequently accommodates an additional 2 no. 2 bedroom flats.

2.3 The additional storey is designed in the form of a mansard-style flat roof with modern standing seam metal finish. It is proposed that the existing walls are nominally built up by 730mm in brick upon which a 75 degree pitched roof projects. It is considered that the additional brick courses will frame the existing white-finished projecting windows and render in a manner that is similar to other examples in the town (see figure 8). The pitched roof will help to reduce the perceived scale of the proposed development. The roof form will also allow the proposed development to be read as an inhabited roof (see also figure 9).

2.4 The new brickwork will match the existing to ensure that the proposed works are sympathetic to the existing property. It is also considered that the contrast of dark grey standing seam metal roof against the brick and render will complement the existing material palette of the property and the neighbouring properties.

2.5 The windows within the new storey line through vertically with the windows below. It is thought that this ensures the rhythm of the windows will be strengthened.

2.6 To the rear elevation the new storey is vertical, rather than a 75 degree pitch. This is to allow the existing staircase of the property to extend up and serve the new floor. It also ensures that the kitchens and bathrooms are not compromised. The rear elevation expresses this by stepping the brick up central to the façade. This also helps to accommodate the drainage of rainwater from the roof and the existing downpipes are extended to the top of the mansard roof.

2.7 As aforementioned, internally the layouts of the flats are similar to the first and second floors. However, a protected corridor has been created within each flat, serving every habitable room to ensure the proposal complies with Building Regulations. Additionally, the new flats exceed the Nationally Described Space Standard of 61m^2 for a 2 bed 3 person, with both new flats measuring 65m^2.

Figure 8: Interwar buildings on the High Street showing a rendered box element (vertical for Ladbrokes and horizontal for BetFred) enclosed on four sides with brick.

Figure 9: Showing inhabited roof in contrasting material above brick. (Corner of High Street and Lyon Street)

2.8 Access

2.9 Access to the proposed flats will be via the existing entrance and stairs.

2.10 A new bin and communal bike store will be created to accommodate 2 no. bikes (equivalent to 1 space per flat) and 2 no. bin stores measuring 1.2m x 1.2m each. This storage requirement complies with Arun DC Parking Standards Supplementary Planning Document (Jan 2020) with the bin storage compliant with Approved Document Part H Drainage and waste disposal. This store will be for the use of the occupants to the new flats only. The bin and bike store will be vertical hit and miss timber cladding and have a green roof. It is located between the main building and the existing garages, to ensure the car park is not compromised and to prevent the sprawl of outbuildings.

2.11 The current flats each have a designated garage for car parking. The new flats will have dedicated car parking within the hardstanding on site. This utilises the car parking spaces that already exist on the site.

Figure 10: Existing view looking East along Walton Road

Figure 11: Proposed view looking East along Walton Road