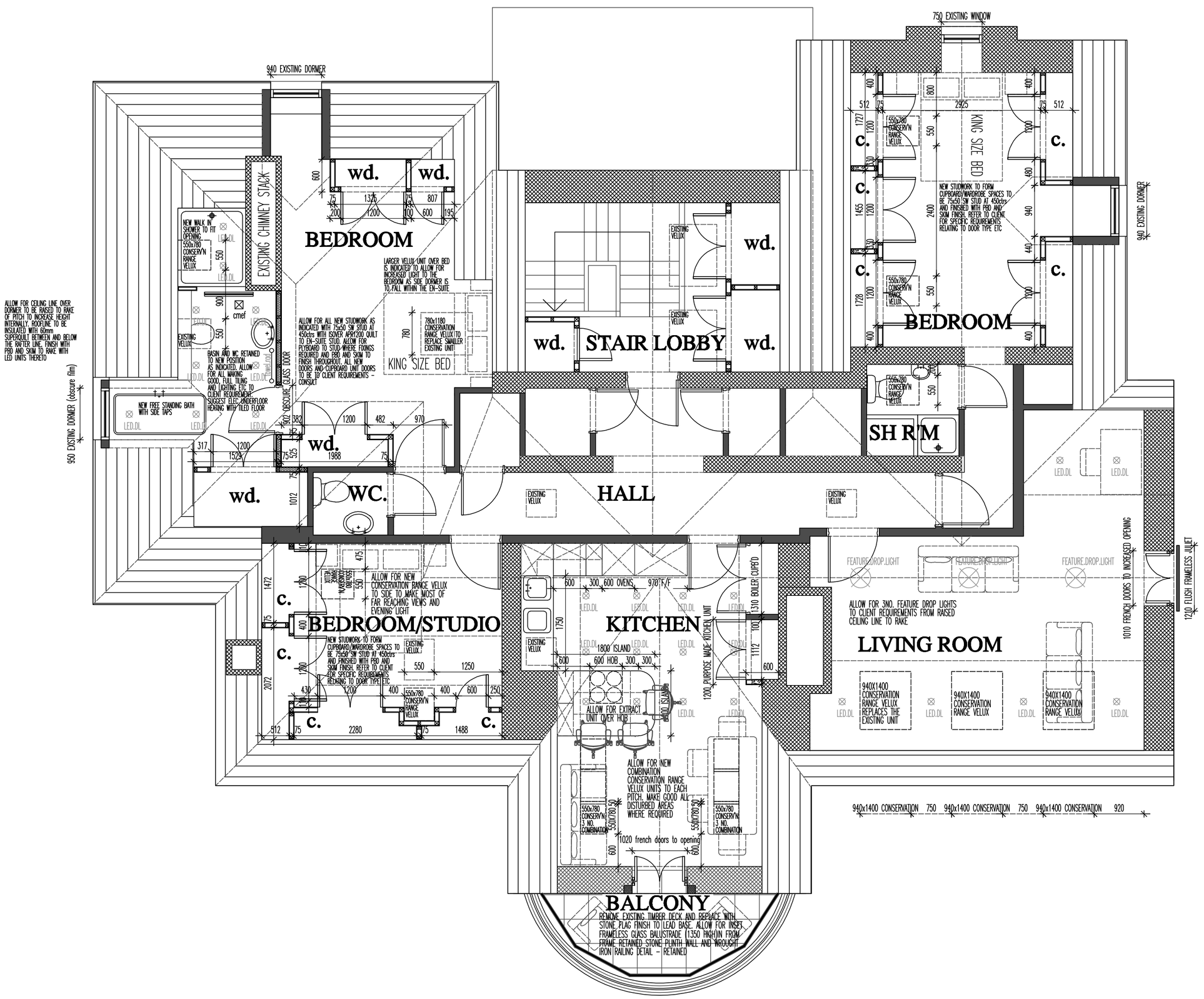
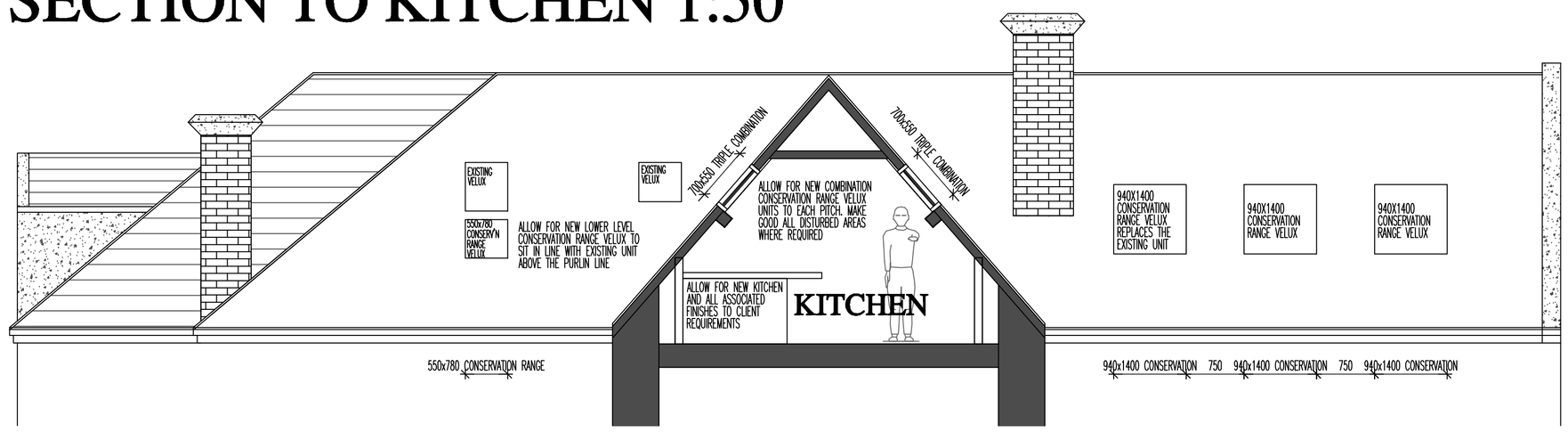
APARTMENT LAYOUT PLAN AS PROPOSED 1:50

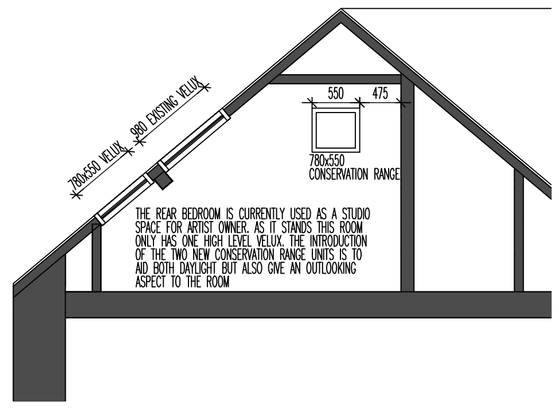
0M 1M 2M 3M



SECTION TO KITCHEN 1:50



SECTION TO STUDIO 1:50



THE APPLICATION RELATES TO EXTERNAL WORKS IN ASSOCIATION WITH INTERNAL MODERNISATION WORKS TO BE UNDERTAKEN TO THE ATTIC APARTMENT AT MOORCROFT ON LISMORE ROAD.

THE APARTMENT SITS TO THE COMPLETE SECOND FLOOR WITHIN THE ORIGINAL ATTIC ROOF SPACE OF THE FORMER TARMAC OFFICE MANSION BUILDING THAT WAS CONVERTED IN THE EARLY 2000'S. 5 APARTMENTS SIT WITHIN THE MAIN BUILDING WITH FURTHER APARTMENTS IN ADJOINING BUILDINGS WITH LARGE OPEN SPACE TO THE SIDE AND CONSIDERABLE PARKING TO THE REAR. THE POSITION OF THE BUILDING ON THE CORNER OF LISMORE ROAD AND BURLINGTON ROAD AND SIGNIFICANT SCREEN PLANTING THERETO MEANING THAT THE SIDE AND REAR ELEVATIONS ARE MAINLY PRIVATE AND UNSIGHTED FROM THE ROAD, WITH THE FRONT ELEVATION BEING THE ONLY REAL 'PUBLIC' FACADE. THE BUILDING IS OF VERY STRONG ORIGINAL ARCHITECTURAL CHARACTER AND SITS WITHIN A CONSERVATION AREA

AS THE PROPERTY IN QUESTION SITS WITHIN THE TOTAL ORIGINAL ROOF SPACE OF THE FORMER BUILDING, MUCH OF THE AVAILABLE WINDOW SPACE RELATES TO EITHER SMALL DORMER WINDOWS (TO TWO ROOMS), GABLE WINDOWS (TO 3 ROOMS) OR THE USE OF THE EXISTING ROOF SLOPE FOR VELUX WINDOWS.

ALTHOUGH A LARGE 3 BEDROOM APARTMENT, THE PROPERTY IS SOMEWHAT LIMITED IN THE USE OF NATURAL DAYLIGHT OR MAXIMISING ITS OUTLOOK, THIS IS LARGELY DOWN TO A LACK OF USE OF ORIGINAL ROOFLIGHTS AS A MEANS ALLOWING A GREATER PASSAGE OF DAYLIGHT INTO THE DWELLING WHEN IT WAS FIRST CONVERTED – SOMETHING THAT IS CURRENTLY UNDER UTILISED BEARING IN MIND THE ATTIC POSITIONING. THE OWNERS ARE ARTISTS AND THE DESIRE TO CREATE MORE USE OF LIGHT HAS BECOME MORE OF A PRESSING ISSUE FOR THEM OVER THE YEARS.

THE PROPOSAL INTENDS TO MAKE MORE USE OF THIS ROOF AREA TO MAKE THE MOST OF NATURAL DAYLIGHT. AS THE FIXED 'ELEVATIONS' TO THIS BUILDING THIS POTENTIAL HAS NEVER REALLY BEEN UTILISED DESPITE THE FACT THAT THE INTRODUCTION OF CONSERVATION RANGE ROOFLIGHTS TO 'PRIVATE' ELEVATIONS IS GENERALLY A RECOGNISED PERMITTED DEVELOPMENT, WITH THE NEED FOR THE APPLICATION FOR SAME RELATING TO THE FACT THAT PROPERTY SITS AT THE TOP OF AN APARTMENT AND THUS ELEVATIONAL CHANGES REQUIRE PLANNING AND THE FACT THAT OTHER MINOR WORKS ARE INTENDED IN CONJUNCTION WITH SAME.

THE MAIN AREA OF CONCERNS WITHIN THE BUILDING RELATE TO THE LIVING ROOM AND KITCHEN AREAS, WITH BOTH ROOMS BEING RATHER DARK DESPITE THEIR SIGNIFICANT CHARACTER AND LARGE UNDER UTILISED ROOF AREA. THE LOUNGE DOES HAVE A LARGE SOUTH FACING VELUX IN PLACE BUT THIS SITS IN VERY LARGE ROOF AREA AND AS SUCH NOT ONLY DOES IT HAVE LIMITED IMPACT ON PROVIDING DAYLIGHT ITS POSITION ALSO DOES LITTLE TO MAXIMISE OUTLOOK. THE APPLICATION SEEKS TO ADDRESS THIS THROUGH THE USE OF 3 LARGE CONSERVATION UNITS IN LIEU OF THE EXISTING THAT WILL NOT ONLY ALLOW FOR SIGNIFICANTLY MORE DAYLIGHT INTO WHAT IS QUITE A LARGE ROOM BUT IT WILL ALSO PROVIDE A GREATER OUTLOOK TO THE MAIN ROOM IN THE DWELLING.

THIS RATIONAL ALSO APPLIES TO THE PROPOSAL TO INCREASE THE DEPTH OF THE SIDE WINDOW TO THE CABLE ELEVATION TO FORM A FRENCH DOOR OPENING TO A FLUSH JULIET – THIS INCREASED OPENING SOLELY LOOKING OVER COMMUNAL GARDEN SPACE WITH THE INTENTION OF OPENING UP EXTERNAL ASPECT TO THE DWELLING. THE CHANGES ARE SO DESIGNED TO FULLY RETAIN ALL ORIGINAL FEATURES WITHIN AN OPENING THAT IS JUST TO BE INCREASED BY 700mm IN DEPTH WITH THE WIDTH RETAINED. THE INCREASED OPENING SITTING IN CONTEXT WITH THE MUCH DEEPER WINDOWS BELOW.

TO THE KITCHEN ADJACENT THE ONLY REAL MEANS OF GAINING DAYLIGHT TO THIS ROOM IS THROUGH THE ORIGINAL DOOR OPENING TO THE CIRCULAR BALCONY BAY TO THE REAR. AGAIN THE INTENTION IS TO MAKE MORE OF THE ORIGINAL FEATURES OF THE BUILDING AND THE ROOFLINE OVER. NEW PURPOSE MADE FRENCH DOORS IN PAINTED HARDWOOD WILL REPLACE THE EXISTING DOOR TO PROVIDE ACCESS TO THE ORIGINAL BALCONY. HERE ALL ORIGINAL FEATURES WILL BE RETAINED WITH THE COPING STONE PLINTH LINE AND WROUGHT IRON RAILINGS REMAINING AS THE STRONG ARCHITECTURAL FEATURE. WITHIN FROM THIS HOWEVER A FRAMELESS GLASS BALCONY WILL FOLLOW THE CIRCULAR LINE OF THE BALCONY AT A HEIGHT OF 1350mm TO NOT ONLY PROVIDE GREATER FALL PROTECTION – THE RISK OF FALL IS QUITE CONSIDERABLE AT THE MOMENT DUE TO THE LOW HEIGHT OF THE IRON RAILINGS THERETO BUT IT WILL ALSO PROVIDE A PHYSICAL GLAZED WIND BREAK MEANING THAT THIS SPACE CAN BE UTILISED TO GREATER EFFECT AS A RELATIONSHIP BETWEEN INSIDE AND OUTSIDE SPACE.

TO THE EXISTING PITCHED ROOFLINE WITHIN THE KITCHEN, SMALL COMBINATION CONSERVATION ROOFLIGHTS LIGHTS ARE PROPOSED TO PICK SUNLIGHT AS IT TRACKS AROUND THE REAR OF THE BUILDING. THE ROOM IS IN MAJOR NEED OF THESE UNITS AS ALTHOUGH IT IS SOUTH FACING IT MAKES NEXT TO NO USE OF THE NATURAL RESOURCE THAT IS DAYLIGHT.

TO THE NEXT ROOM ON FROM THE KITCHEN SITS THE THIRD BEDROOM THAT CURRENTLY PROVIDES PRIVATE PAINTING STUDIO SPACE FOR THE CLIENT. THE ONLY CURRENT WINDOW TO THIS ROOM IS ONE SMALL VELUX WITH NO OUTLOOK. THE PROPOSAL IS TO ADDRESS THIS SITUATION WITH THE USE OF A FURTHER VELUX UNIT TO SIT BELOW THE ORIGINAL TO ALLOW FOR GREATER SOUTH LIGHT AND ALSO PROVIDE AN OUTLOOK THERETO WHILST A NEW WEST FACING VELUX TO THE HIPPED ROOFLINE WILL ALSO PROVIDE FAR REACHING HIGH LEVEL VIEWS AND LATE AFTERNOON/EVENING LIGHT INTO THE ROOM.

FURTHER MINOR ROOFLIGHT WORKS ARE PROPOSED TO THE FRONT BEDROOM ADJACENT TO THE LOUNGE BUT THESE SIT TO AN UNSIGHTED ROOFLINE THERETO – NOT WITHSTANDING THIS, THESE UNITS WILL AGAIN BE THE SMALLEST CONSERVATION RANGE VELUX UNITS AT 550x780.

THE PROPOSED WORKS ARE SO DESIGNED TO HAVE AS MINIMAL IMPACT ON THE ELEVATIONAL APPEARANCE OF THE BUILDING AS POSSIBLE WITH MOST OF THE UNITS IN QUESTION SITTING TO THE 'PRIVATE' REAR ELEVATION OF THE BUILDING WITH ALL UNITS BEING CONSERVATION RANGE AND SO DESIGNED TO SIT MORE FLUSH IN THE ROOFLINE. THE USE OF ROOFLIGHTS IS GENRALLY RECOGNISED AS WORKS THAT HAVE LITTLE ARCHITECTURAL IMPACT ON AN EXISTING BUILDING AND THIS IS THE CASE HERE BUT THEIR USE WILL HAVE A SIGNIFICANT IMAPCT ON THE ORIGINAL DWELLING INTERNALLY BY CREATING MUCH NEEDED NATURAL DAY LIT VOLUME TO THE SPACE THERETO.

THE PROPOSED WORKS ALSO HAVE THE SUPPORT OF THE OTHER RESIDENTS WITHIN THE APARTMENT BUILDING

FLAT 5, MOORCROFT

REVISIONS:

5, MOORCROFT
LISMORE ROAD
BUXTON

SCALE: 1:50
DATE: JAN'18 | DRAWN: AJS | CHECKED: AJS

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