

## **Executive Summary of design works carried out June 2024 to December 2024**

This proposed Planning application seeks to make amends to the previously approved drawings under Planning application ref: **2020/1225**. The proposed drawings included within this amendment application include:

- 172024-OP-ZZ-ZZ-DR-A-00010-S2-P2\_ProposedSitePlan
- 172024-OP-ZZ-ZZ-DR-A-00020-S2-P2\_ProposedFloorPlans
- 172024-OP-ZZ-ZZ-DR-A-00030-S2-P2\_ProposedElevations
- 172024-OP-ZZ-ZZ-DR-A-00031-S2-P2\_ProposedElevations

The original Planning application was prepared and submitted in 2019 and has since been implemented through the discharge of the relevant pre-commencement Planning conditions (under application ref: **2020/1225**) and the demolition of the existing property on site. A significant amount of time has passed since the original design was developed, additionally a greater in-depth assessment of the technical design has been undertaken, especially since the existing property has been demolished allowing for a better understanding of the site topography and ground conditions. It was identified that the original design presented several buildability issues, not least through the inclusion of the basement leisure space. The complexities of undertaking this significant excavation near the surrounding trees, whilst working with the level changes on site would result in a financially unviable development; this has been further exacerbated through the increased build costs that have resulted in the past few years due to obvious global events. The above resulted in a review of the approved design to focus on the buildability of the project whilst also providing the opportunity to explore any potential improvements to the general internal layout. A review of these design amendments and justification for the changes is noted below.

The principle of the original design has been retained through these latest Planning drawings; as noted, the designs look to rationalise the built form and enhance the opportunities available from the site. Generally, the arrangement of the ground floor living space is consistent with the original scheme, other than the inclusion of the leisure facilities and stair positioning. The key changes that have been incorporated into the supporting drawings include:

- Redesigning of the retaining structures in relation to the main building
- Reduction in Scale (More compact design) - Removal of the basement leisure spaces and reprovision of such facilities at ground level
- Relocation of the primary stair
- Reconfiguration of the first-floor layout to make better use of the space and ensure more rational room arrangements

### **Redesigning of the retaining structures in relation to the main building**

The changes to the design to incorporate the above focused primarily across the rear elevation of the building and the interaction between the internal spaces and the higher-level garden. The original scheme provided a large amount (and at significant depth (8m in places) of retaining structures directly abutting the main property that resulted in the need for significant tanking systems to be incorporated into the build. This inevitably results in the potential for 'weak' points within the construction, with a greater risk of failing in the structure because of the large amounts of retained moisture-filled land directly adjacent living spaces. This risk was preventable through the reconfiguration of the external space, moving the main building away from the retaining structures to the garden and in-turn creating a new external courtyard that could be utilised through the adjacent rooms, such as the gym and utility. Stepped access has been proposed from this courtyard to access the garden directly, furthermore the opportunity has been taken to include for a new green roof to the terrace space that bridges over to the garden at first floor level. This rearrangement results in the only tanking system being to the non-habitable workshop and garage spaces enabling a more standard

build up and limiting the potential for failure within the structure. Not only this, but the creation of these additional courtyards presents a much-improved outlook and interaction space for the users of the house, allowing greater natural light ingress and enhanced internal environments.

### **Reduction in Scale (More compact design) - Removal of the basement leisure spaces and reprovision of such facilities at ground level**

The most significant change to the original scheme is the removal of the previously proposed basement level that included the pool and associated facilities. As noted above, the ground conditions and topography of the site meant that the overall cost vs benefit would not be beneficial for inclusion and would have financial viability issues. Following a review of the site it was identified that the area to the east of the building plot was plateaued at the same level to that of the house and had the potential to support a further extension. The decision was taken to include the pool and facilities at this ground floor level. Not only would this enable the removal of the basement to happen, but it would also allow a more interactive space for the general use of the building and incorporate these facilities into everyday use for the family. As shown on the plans and elevations, the opportunity has also been taken to provide numerous bi-fold door openings along the surrounding walls to the pool which will enable a fantastic space to be created during the spring and summer months when the internal space can be opened to the garden and spill out onto the terrace areas. This extension has specifically been designed as a single storey structure with the inclusion of a green roof system incorporated to assist in mitigating any impact generated by this mass. All structures on the site are generally concealed from view by the public or neighbouring properties, yet these included features demonstrate that all efforts have been taken to further reduce any impact to others. Roof Protection Areas & Ecological factors will not be affected - In reality any impact on RPA & Ecological factors will be reduced by the inclusion of the Leise Suite at Ground level rather than basement level.

*Reduction in Scale now constitutes a circa **14% reduction in overall scale**. See below:-*

#### 2020/1225 Planning Approved Scheme

Internal GIA: 967.3sq.m  
Garage Area: 186.8sq.m  
**Total: 1,154.1sq.m**

#### Proposed Scheme "172024-OP-ZZ-ZZ-DR-A-00020-S2-P2"

Internal GIA: 827.4sq.m  
Garage Area: 186.8sq.m  
**Total: 1014.2sq.m**

### **Relocation of the primary stair**

Originally it felt as though the central stair between the various storeys had been hidden away, with this specific space not maximised to the potential. It is noted that previously the stair had to connect three different levels, whereas this current design only needs to relate to the ground and first floor, nonetheless, the development of the revised design looked to focus on the entrance to the building and enhance this key feature within the property. The primary stair is situated directly adjacent the building entrance and provides access to all areas of the building. This repositioning also enabled feature windows to be incorporated into the area, ensuring large amount of natural light can enter the space whilst providing views out to the surrounding gardens. At first floor level, the split staircase leads to a perimeter landing that surrounds the double height atrium. The revised position of the stair also assisted in the general planning of the first-floor layout.

### **Reconfiguration of the first-floor layout to make better use of the space and ensure more rational room arrangements**

The proposed scheme seeks to provide the same number of bedrooms to that of the Planning approved design, yet with a more rational layout that also responds to the ground floor structure, avoiding the need for staggered walls and alternative construction detailing, where possible. Generally, the design of the master suite has been retained, however the three 'secondary' bedrooms have been designed to generate more uniform spaces with associated en-suite and dressing facilities. Previously single sided corridors were included that created irregular rooms that resulted in awkward spaces that required furnishing. The proposed scheme amends this, with furniture layouts provided to ensure that the rooms can be used efficiently and successfully.

In addition to the key points noted above the proposed floor plans and elevations include further modifications to the scheme to generally improve the usability of the internal spaces and overall appearance of the externals. The landscaping design reflects the previously approved scheme yet has been updated to reflect the new design. The opportunity has been taken to include new window and door openings to make best use of the proposed terraces and vistas provided by the site and surroundings. Overall, the proposed scheme presented as part of this Planning application reflects the buildability issues identified by the original scheme, whilst responding to the developed aspirations of the future residents. It is necessary to make sure that the property can reflect the needs of those residing within to avoid the need for future modifications, especially across the scale of the structure presented within this application.

It is considered that the information and design contained within this application demonstrates that the submitted proposals are proportionate and in keeping with the local context and improves on that presented within the original Planning application Ref: **2020/1225**. It is therefore proposed by the applicant that the submission meets the requisite criteria, and it is requested that Revised Planning Permission be granted accordingly.