

# Spatial considerations

The design codes below illustrate twelve key considerations that applicants should consider relating to: roof form, set-back, residential amenity, building heights, amenity space, circulation, cycle and parking storage, climate mitigation, materials and detailing. These codes are not exhaustive. Applicants are advised to review these alongside the relevant site specific design guidance.



**1** The upward extension roof form responds to the flat roofs of the existing, neighbouring development.



**2** The upward extension is set back to preserve the street profile and to distinguish new and old. The massing and height is subordinate to the existing buildings.



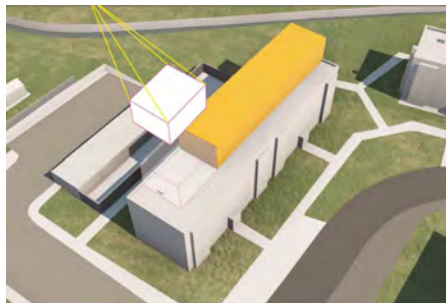
**5** The setback area is used to provide balcony amenity space for the new dwellings.



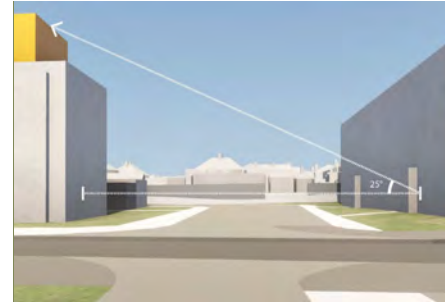
**6** Access to the additional storey is achieved through extending the existing circulation.



**9** The proposal responds to the climate emergency by adding a new green roof.



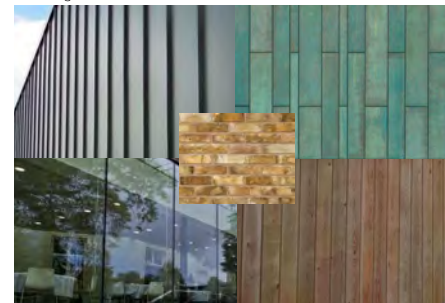
**10** Modular construction methods are used to reduce construction time and minimise the impact of construction on existing residents.



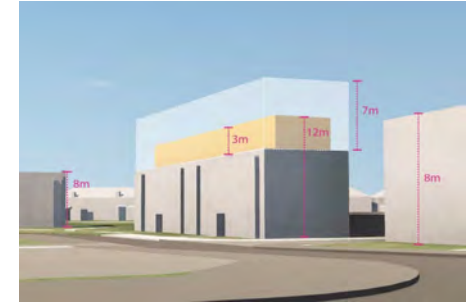
**3** The upwards extension complies with the 25° rule and so does not compromise the amenity of existing dwellings or adversely impact levels of daylight or privacy.



**7** New cycle storage is proposed and existing parking arrangements are re-configured to accommodate the new dwellings.



**11** Sustainable materials that contrast, but complement, with the existing building could be used to clearly distinguish the upwards extension from the existing building.



**4** Although PD rights allow the addition of 2 storeys and an additional 7m (detached, purpose built blocks of flats), the proposal responds to the scale of the neighbouring buildings.



**8** The upwards extension proposal sets out improvements to the existing amenity space, such as quality planting, food growing space and play areas.



**12** A flat roof overhang is added to add visual interest to the proposed extension. Details should respond to the original building.