

Wimbledon Close.

Proposed Rooftop Extension.

Online Consultation Event

Monday 8th December, 6.30pm



Introduction.

Thank You for Joining us.

We'd like to tell you more about ourselves, the project and the planning process.

We'd also like to answer queries already submitted, and any submitted this evening.



Airspace Group.

- We are specialist rooftop developers.
- Our professional team has excellent knowledge and experience in rooftop development.
- We are still a relatively young company.
- We have several projects in the pipeline, and hope to deliver our first Airspace Group projects next year.



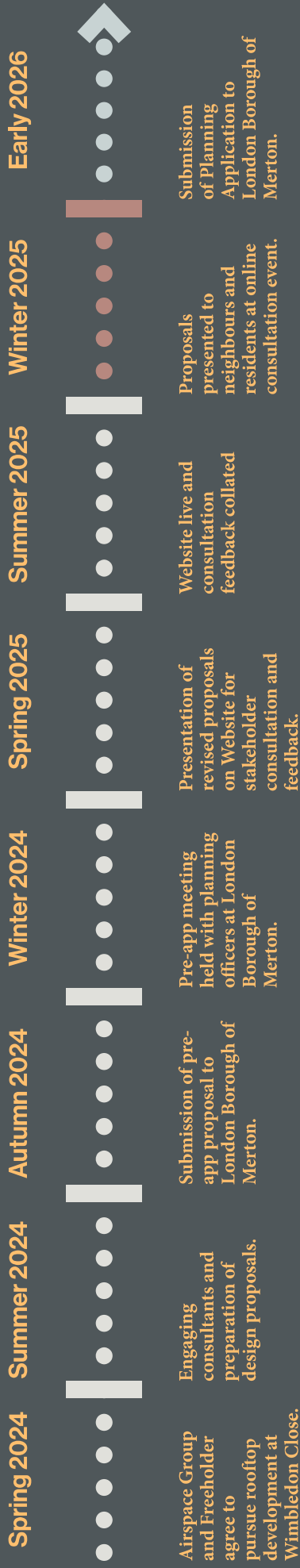
Where We Are in the Process.

Development Projects happen in stages.

The first stage is gaining planning consent.

If planning consent is granted, the project will move into a Detailed Design phase.

Planning Timeline.



What is a planning application?

- Proposals are prepared by the design team and submitted to the council (London Borough of Merton)
- The council writes to neighbours and other interested parties to let them know an application has been submitted and the dates for consultation and a target decision date.
- All submitted documents are made public on the council's website.
- Anybody can make a comment or representation on the application.
- After the consultation period closes, the planning officers will decide whether to recommend the proposal for approval or refusal.
- A decision is then made either by the officers, or by a planning committee of local Councillors.
- Planning committee meetings are also viewable by the public.

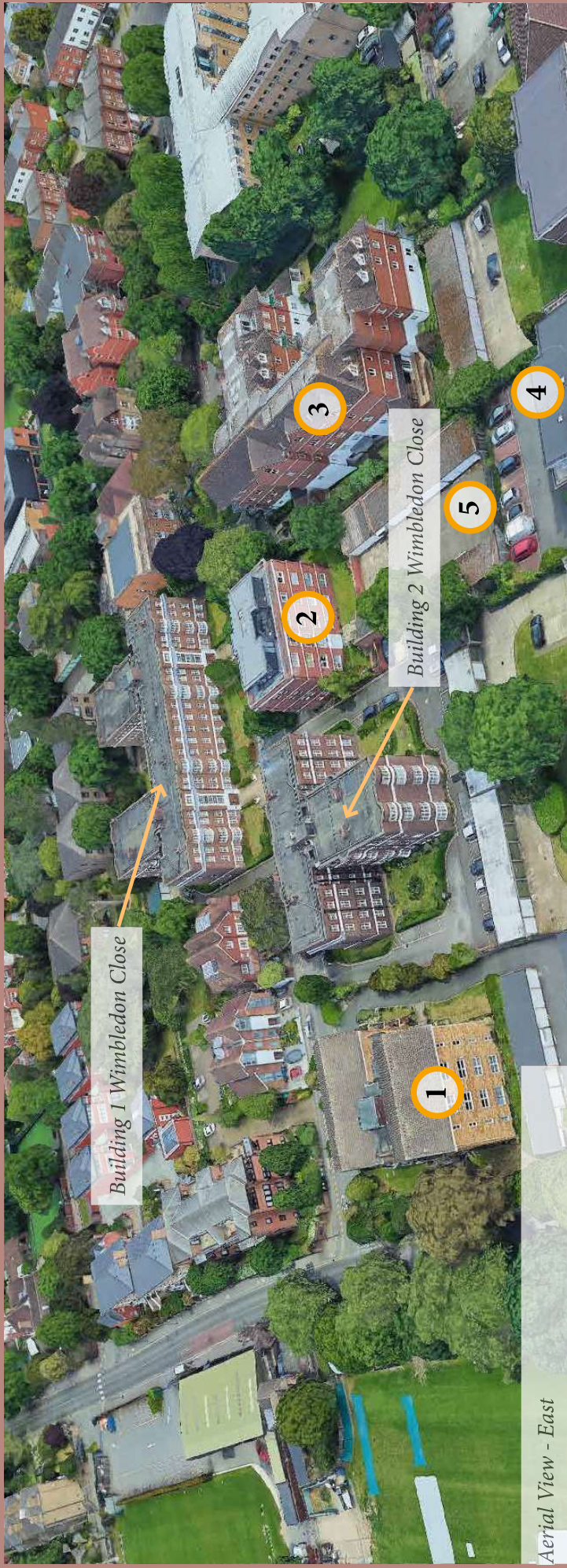
What goes into a planning application?

Our team are currently preparing the submission material, including:

- Architectural Drawings of the existing building and the proposal
- A Design and Access Statement
- A Planning Statement
- A Fire Safety Statement
- An Energy and Sustainability Statement
- A Sunlight/Daylight Report
- A report on biodiversity
- A report on Acoustics
- A transport statement
- A report on rainwater and Sustainable Urban Drainage
- A report on Air Quality
- A statement of community engagement outlining the consultation undertaken

The Site & Context.

The Existing Building.



- 1 Kingsdown
- 2 Upton Court
- 3 Marion Lodge
- 4 Warwick Court
- 5 Consented scheme on garage area to rear of Wimbledon Close

The Site & Context.

Adjacent Buildings.

The areas surrounding buildings are residential consisting of 4-6 storey blocks of flats of various dates and styles, typically brick faced and surrounded by hard surface parking and landscaping.

These are namely:

- North: Kingsdown, a 4 storey block of flats with pitched roofs
- South: Upton Court, an adjacent 5 storey block of flats, including a recent rooftop addition
- South: Marian Lodge, a 4-5 storey block of flats set back behind a sunken vehicle access to below-ground parking area
- West: High Range, a 6 storey building including a recent rooftop addition
- West: Warwick Court, a 5 storey block of flats accessed from Lansdowne Road with recent rooftop addition
- South West: The Brandries, a 5 storey block of flats accessed from Lansdowne Road.



Kingsdown



Upton Court



Marian Lodge



High Range



Warwick Court



The Brandries

Design Concept.

Constraints & Opportunities.





The potential areas for development are indicated on the diagram shown.

Opportunities:

- Very few neighbouring windows overlook the site - those that do serve non-habitable rooms or are more than 20m away from the buildings
- Layouts can be designed to be dual or triple aspect to take advantage of the sun path
- Views of the Wimbledon Close buildings are limited to oblique, long views when viewed along The Downs.
- Several adjacent buildings provide context for additional height with some rooftop developments being completed on adjacent buildings.

Constraints:

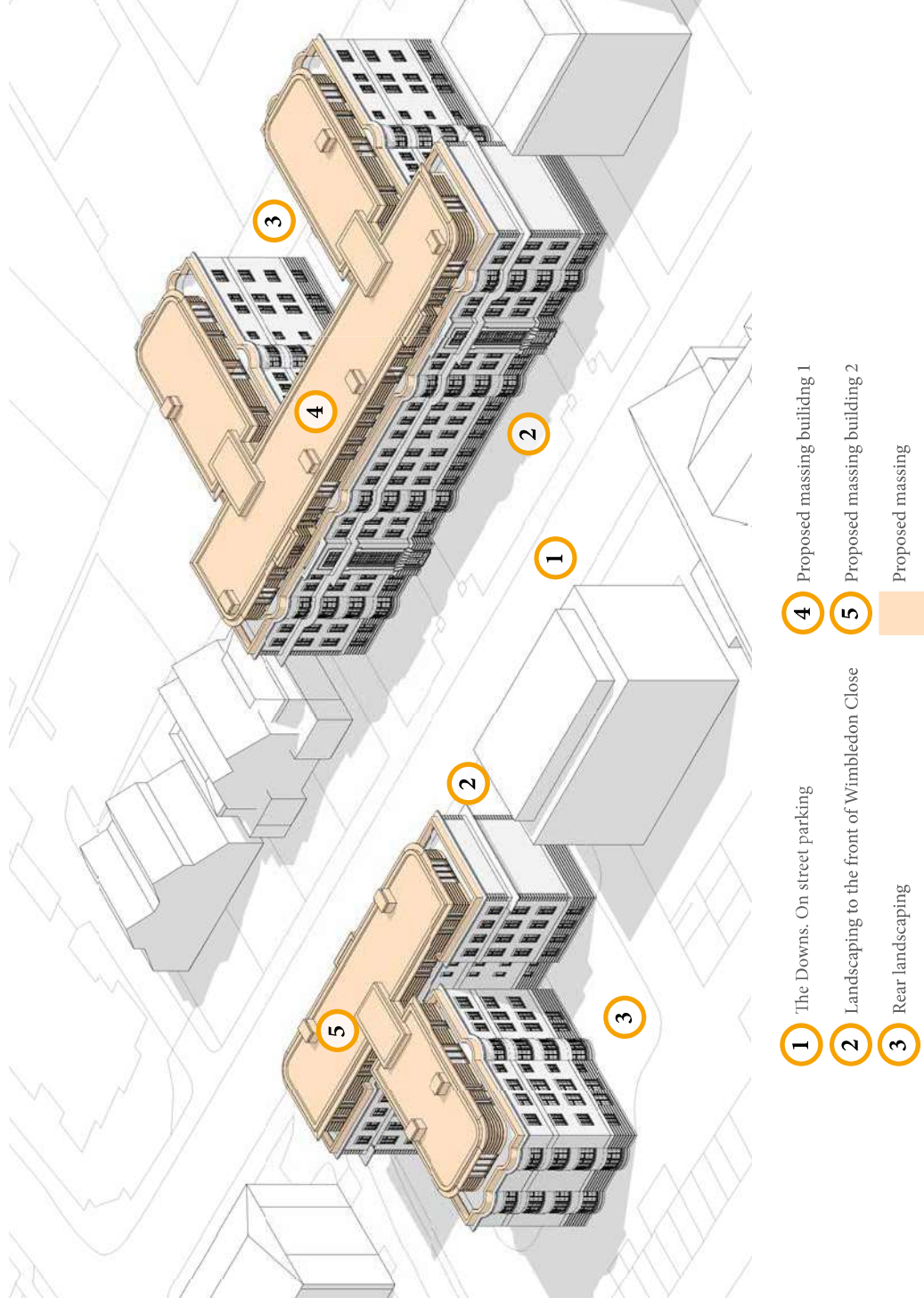
- Location of existing pedestrian access points and cores
- Consideration needs to be given to the design to avoid potential overlooking.

-  Adjacent taller buildings and roof extensions
-  Flat roofs of Wimbledon Close
-  3x Entry points to existing cores
-  Potential areas for development



Proposal.

Scale, Massing & Form.



Proposal.

Street Scene & Context.



2A 2B 4B

Wimbledon Close

Rathbone House

Proposed street elevation - west side of The Downs (Building 1)

Marion Lodge

Upton Court

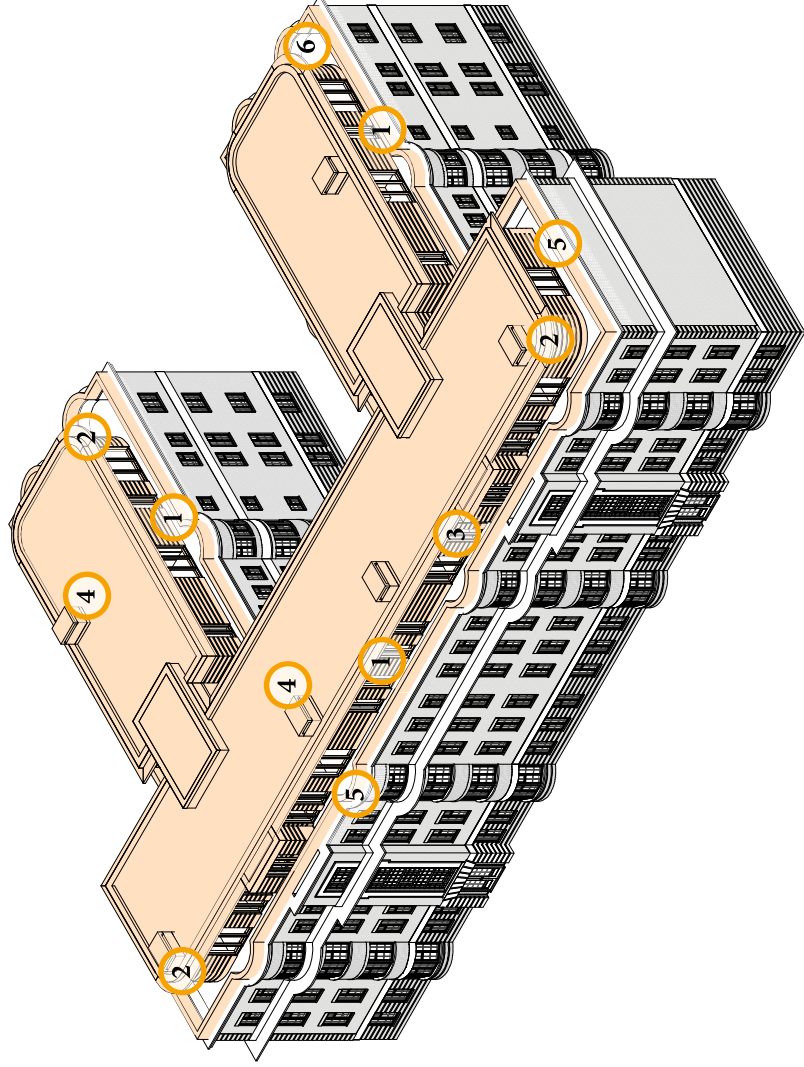
Wimbledon Close

Kingsdown

Proposed street elevation - east side of The Downs (Building 2)

Proposal.

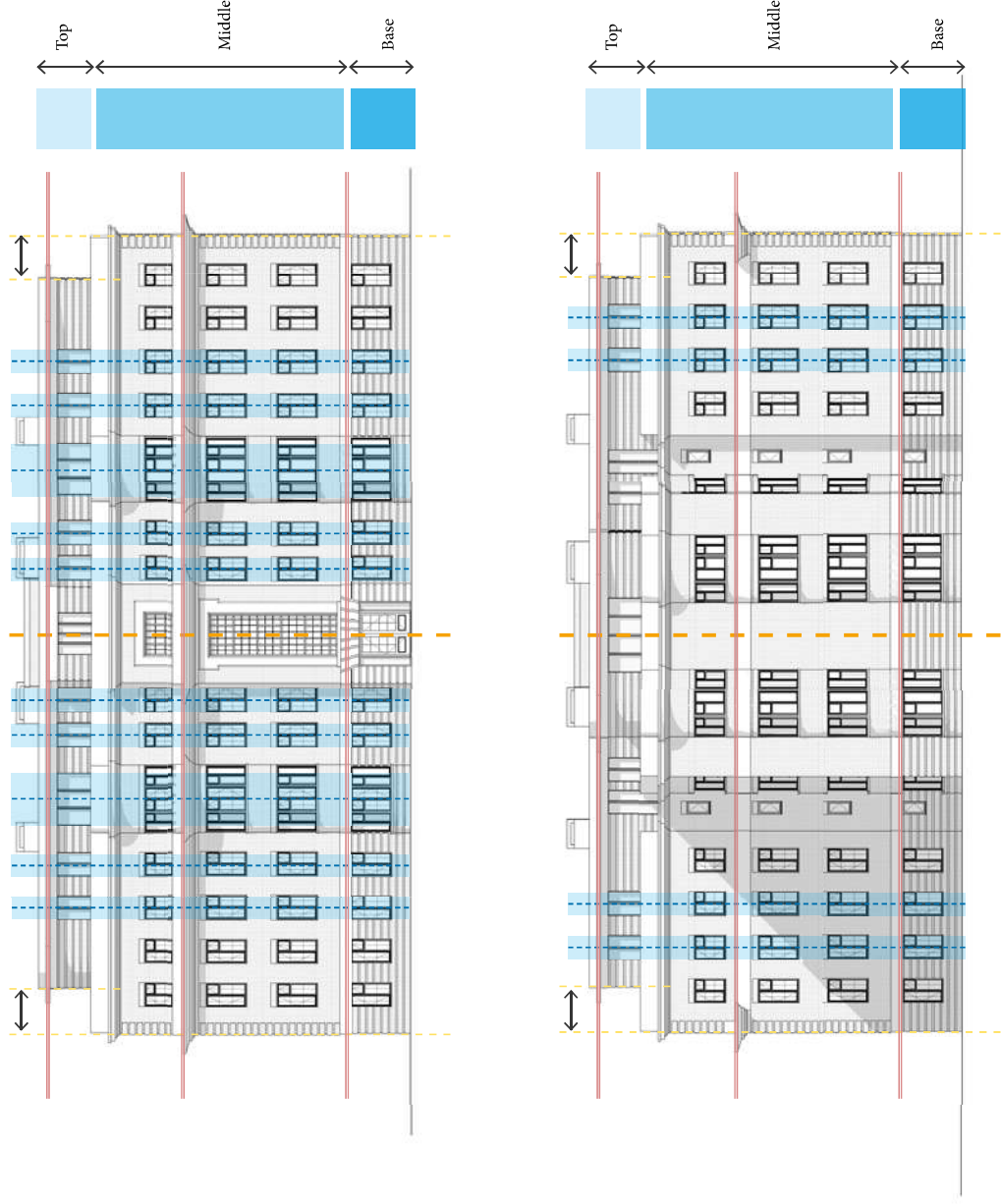
Design Features & Principles.



- 1 Set backs around main elevations
- 2 Curved corners to reduce visual impact
- 3 Architectural detailing referencing existing building
- 4 Potential to extend existing chimneys
- 5 Raised parapet
- 6 Private amenity space

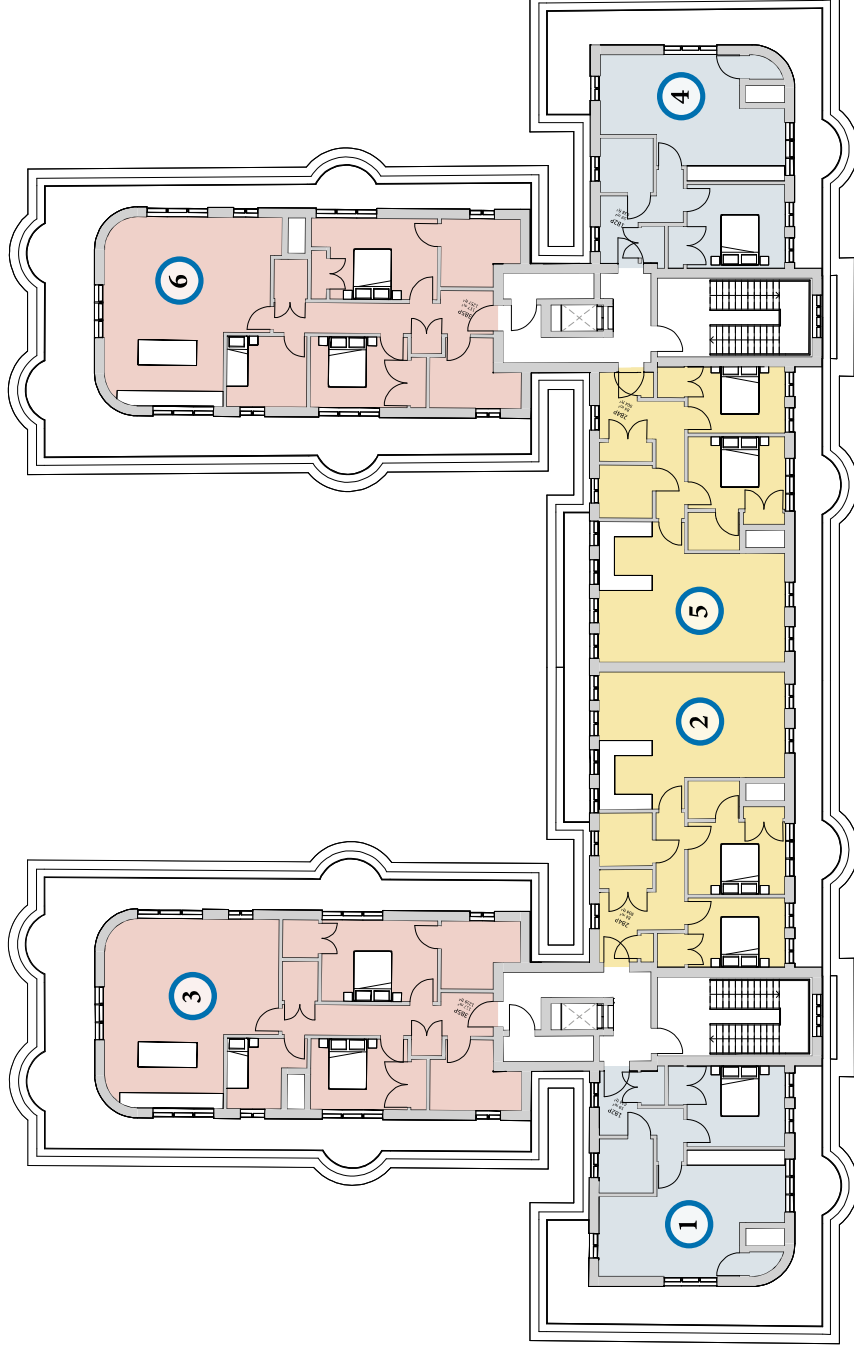
Proposal.

Design Features & Principles.



Proposal.

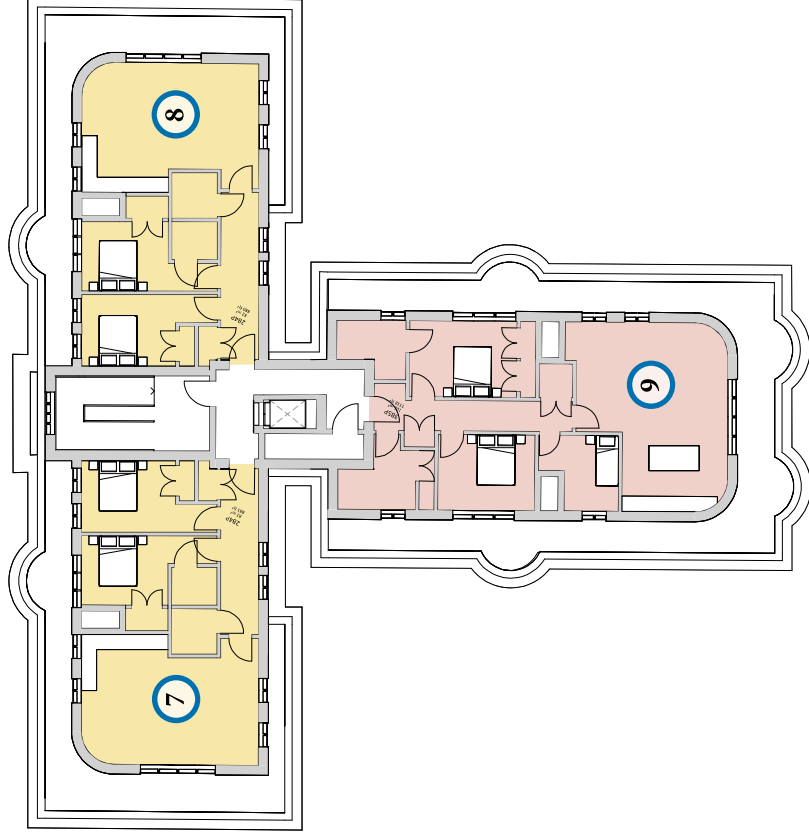
Floor Plan Building 1.



3 Unit number

Proposal.

Floor Plan Building 2.

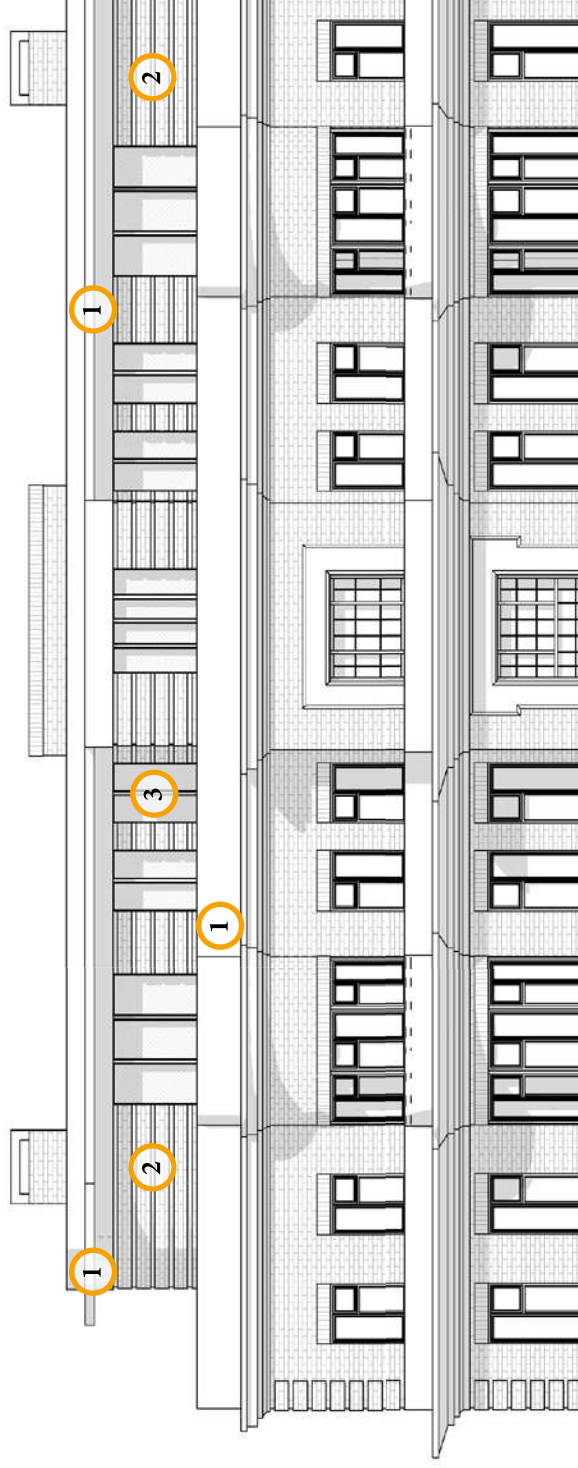


3 Unit number



Proposal.

Materials & Appearance.



Proposed West Elevation - Building 1



1. Render detailing to match existing



2. Red brick



3. Bronze door and window frames

Design Development.

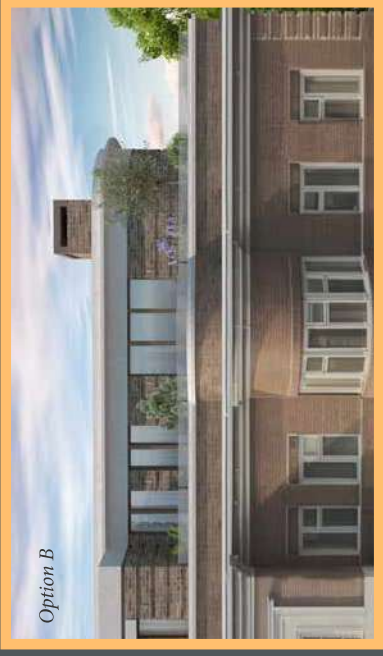
Facade Treatment.

Several design options have been explored that demonstrate that a metal cladding approach or a brick facade could be successful.

Further variations and detailing could be explored once a preferred option is decided on.

We believe the four options shown on this page are successful and would welcome residents' views on these.

Option B (red brick with white detailing) has been explored further in the proposed townscape views presented later in this document.



Amount of Development.

Apartment Areas.

Unit No.	Building	Level	Unit Type	GIA in Sqm.	GIA in Sq.ft.	Terrace Area in Sqm.	Terrace Area in Sq.ft.	Aspect
1	1	5	1B2P	59	635	32	344	West / North / East
2	1	5	2B4P	84	904	20	215	West / East
3	1	5	3B5P	117	1,259	74	797	North / East / South
4	1	5	1B2P	59	635	32	344	West / South / East
5	1	5	2B4P	84	904	20	215	West / East
6	1	5	3B5P	117	1,259	70	753	North / East / South
7	2	5	2B4P	82	883	28	301	West / North / East
8	2	5	2B4P	82	883	28	301	West / South / East
9	2	5	3B5P	106	1,141	62	667	North / West / South
Total				790	8,504	366	3,940	

Energy.

Energy & Sustainability.



Proposed photovoltaic panels and heat pumps.



Example air source heat pump compressors.



Example PV Panels.

A legend consisting of two colored squares. The top square is blue and is labeled "Proposed PV panels". The bottom square is green and is labeled "Proposed heat pumps".

Townscape Views.

View 1. Looking south along The Downs showing Wimbledon Close (building 2) and Upton Court.



Existing



Proposed



Viewpoint Location

Townscape Views.

View 2. Looking West at Wimbledon Close (building 2) and Upton Court.



Existing



Proposed



Viewpoint Location

Townscape Views.

View 3. Looking south along The Downs.



Existing



Proposed



Viewpoint Location

Summary.

Proposal for a single additional storey

9 High quality new apartments.

Design is sympathetic to existing buildings.

Benefits to the existing buildings delivered as part of the development.



Benefits to Wimbledon Close.

Direct Benefits.

- Brand New Roof
- Entrance Lobbies & Common Parts
- Brand New Lifts
- Landscaping Enhancements
- Fire Safety Upgrades
- Security Upgrades
- Bicycle Storage
- Upgraded Bin Stores
- Fibre Broadband

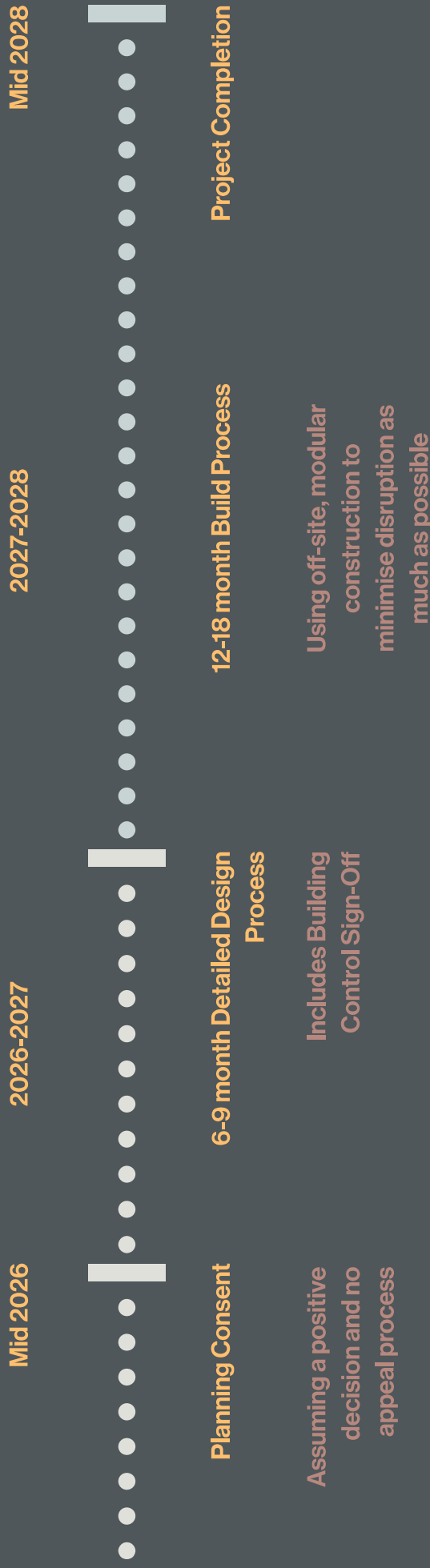
Benefits in the Round.

- Reduction in service charges
- Increase property value
- Future proof building from telecoms masts
- Enhanced Ecological value to site
- Provision of high quality additional homes
- High Quality Design

Please tell us what else you would like to see.

After Planning.

Project Timeline.



After Planning - The Detailed Design Phase.

Work cannot go ahead with Building Control Approval.

This will happen during the Detailed Design Stage.

This will include much more detail on:

- Structures
- Building Surveys
- Mechanical and Electrical Services
- Construction Methods
- Construction Management Plan

Off-Site Construction.

We will always aim to use off-site construction to minimise disruption.



What Next?

- Please let us have any questions through the online form.
- We will keep you updated when we make changes to the website.
- We will also let you know when we have submitted our planning application.
- We look forward to ongoing engagement with residents throughout the process.

Thank you.

We look forward to taking your questions.

