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48 White House Gardens – Proposed alterations and extension

Design Statement

Background

The application property is a semi-detached house, originally two-storey but with a loft conversion having been carried out by the applicants. To the rear and side of the property is a single-storey flat-roofed extension carried out at an earlier date. A side access is retained, and the site allows for car parking to the front and side of the house, and generous garden to the rear with tree planting providing privacy at the rear boundary.

The existing layout – especially in respect of the kitchen / utility area and the way the single-storey extension connects with the original floorplan – wastes space. The current arrangement does not work well with a family, and the relationship between the house and the pleasant rear garden is far from optimal.



Rear viewed from rear garden



Front viewed from street

The proposed alterations and extension in general

The design proposal is for removal of the existing single-storey extension and construction of a new single-storey extension, across the full width of the main house and extending part-way towards the front elevation. It would largely have a flat roof with a green roof system, with a

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dropped section above the frontmost cycle store area with a simple flat roof. The existing side access with the side gate would be retained.

The extension would provide a study (essential with current and likely future work patterns) and dining room across the rear, with the kitchen being relocated to the current dining room, and some re-allocation of internal spaces. The current kitchen and utility area would be re-configured to give a combined utility room and ground floor shower/WC, together with storage.



The extension from garden level...



...and from above

The scale and massing

The extension would project just over 4m from the rear wall of the main house (the current extension is just under 2.5m) and would follow the same flank wall line as the existing extension facing towards No.46. The roof would be slightly higher (3.33m compared with 2.66m) largely due to the increased thickness of structure to modern standards of energy efficiency and the additional depth of the sedum planted roof.

The cycle store in the forward part of the extension is set back from the front elevation and the roof is lower (due to simpler construction and absence of green roof system). Given the height of the existing dwelling (with its flat-roofed rear dormer at second floor level) the proposed extension does not look out of proportion. Finished floor level would match existing. Although the extension is close to the boundary with No.50, it is to the north of it and given existing tree planting to the western boundary would not cause overshadowing.

The extension retains most of the existing rear garden (the existing shaded area close to the dwelling is largely unusable) with over 9m between the rear elevation and the rear boundary.

Materials and finishes

The proposed extension would have cavity flank walls faced in brick similar to existing, and a rear elevation of natural larch boarding to give a softer appearance from the garden. Windows and external doors would be either painted or aluminium-faced high-performance timber windows in a neutral colour. As noted, the roof would be covered with a sedum roofing system which would encourage biodiversity and retain stormwater. a flat-topped rooflight on a low upstand would provide daylight to the relocated kitchen.

Construction would be designed to provide standards of energy performance in excess of Building Regulations requirements, and at the same time works would be carried out as part of a future energy strategy, commencing improvements to airtightness, sound insulation and existing building fabric performance.