

Design Statement

Springfield, Chapel Lane, Ebley, Stroud GL5 4TD

The Brief:

Refurbish and extend the property creating a comfortable, low energy dwelling.

Existing arrangement:

The rendered Victorian detached dwelling sits on a generous plot with allotments to the North and neighbouring houses to the East, South and West. The gardens extend predominantly to the West and are a mix of small trees, shrubs, and boundary hedging. There is a very dilapidated garage to the North East and a small red brick outbuilding adjacent to this, close to the East boundary.

The South elevation would have once enjoyed quite generous views towards Selsley. These have been obscured by housing on Cedar Close.

It is assumed the original dwelling was extended to the North and East to create additional accommodation and bathroom/ kitchen/ utility facilities. This has created a disjointed arrangement with restricted headroom and awkward level changes particularly to the first floor.

Proposal:

The proposal sees the upgrading of all thermal elements of the building beyond that required by Building Control and creating a house that exceeds the performance of a new dwelling.

The South elevation retains a well-balanced symmetry typical of a house of its era. The upgraded and slightly extended conservatory creates a generous entrance lobby to the dwelling and a 'buffer zone' between inside and out with the potential for significant solar gain, contributing to heating the home during the cooler months.

The larger openings to the West create a closer connection and direct access to the gardens.

The first-floor extension to the North is a very modern addition. Its aim is to open the views to the North, connect with this aspect and improve the headroom, continuity, and connection throughout the dwelling. Despite only adding a small amount of habitable accommodation, the addition aims to make the space far more comfortable, accessible, balanced and fit for the future. The deliberate modern appearance is aimed at creating that clear line of delineation between the original dwelling and the new addition whilst giving a clear nod towards the areas industrial heritage and the allotments with the choice of external cladding.

The main house roof and Utility roof is to be raised by approximately 200-250mm to accommodate the additional insulation. Rather than re-use the existing concrete tiles we have chosen to re-roof using an artificial slate tile giving a sympathetic visual connection to what we have assumed would have been the original roof covering.

[REDACTED]

"I have to say that you have come up with something that is special well done. I do not think that you will have any problems with your plans as far the plot holders are concerned, your living in the house will help with the security of the allotment site so will be very welcome."

[REDACTED]

"Thank you for the Springfield plans, they look really interesting, very much a 'Grand Design'. Great that you are able to make the most of the views looking to the north and we like the idea of dormer extension being clad in corrugated metal and the sedum roof! It will be a lovely energy efficient home for you all and we hope you don't have to wait too long before you can move in."

[REDACTED]

"Good idea having the main focus for the house towards Standish woods and Randwick"

[REDACTED]

"Looks amazing... the room at the top is amazing for the views"

Conclusion:

We consider the proposed to be considerate, proportional, easily accommodated within the plot and in line with local plan policy. The scale and materials chosen are sympathetic to those used in the existing dwelling. Consideration to potential impact on neighbours has been fundamental to the design from the outset. We believe this proposed development will be a real asset to the community.