

Project No: 3018
Project Address: 34 Vancouver Road
Description: Alterations & Extension
Applicant: Neil Brown
Agent: Guy Arschavir

DESIGN STATEMENT

20th April 2015

1. Existing Property Description

- 1.1. The applicant bought 34 Vancouver Road when it was very much neglected, had been under-occupied and was letting in water. It is a 2 storey Victorian end of terrace property built on the cusp of the 19th and 20th centuries.
- 1.2. The property has sympathetically designed replacement double glazed windows to the front, and a rather less sympathetic PVC conservatory to the rear. Central heating has been installed but there are few other modernisations.
- 1.3. In common with most other unaltered properties in the area, it suffers from poor connection with the garden, an isolated and undersized kitchen, poor accessibility, a lack of cloak and utility room and poor energy efficiency.
- 1.4. Because the property is end of terrace, it sits on a larger than average plot and is even more hungry for energy than mid terrace properties.
- 1.5. The ground floor consists of entrance hall, living room, dining room, separate kitchen, conservatory and 2 small stores. The conservatory is used as part extension to the kitchen, part utility and part store. In other words, lack of ancilliary facilities have absorbed the conservatory rather in conflict with original intentions.
- 1.6. The first floor consists of 2 decent size bedrooms, a box room and a bathroom.

2. Services

- 2.1. The property has mains electricity.
- 2.2. 1 gas supply
- 2.3. 2 phone lines
- 2.4. 1 mains water supply
- 2.5. It is connected to the public sewer.
- 2.6. Space heating is a wet system by radiators powered from a combi boiler located in the kitchen.
- 2.7. hot water is heated by the combi.

3. Condition

- 3.1. There is generally in sound condition.

4. Out-buildings, curtilage, boundaries etc

- 4.1. There are gardens to front and rear and a pre-fabricated concrete garage accessing on to Danes Lane South.
- 4.2. To North and South boundaries are delineated by the original metal fencing which have become deeply embedded in privet hedge.

5. Proposed Alterations

- 5.1. The principles adopted for the alteration works are those set down in RES 16 and design guides DG RES 1 and DG DES 3.
- 5.2. Pre-application comment yielded a number of comments. These are listed and the responses given in documents supporting the application.
- 5.3. Of the pre-application comments 2 demand testing, adjustment and supplementary evidence. First is understood to be concern about projection of the extension building line beyond the North gable. The response is recorded in the note on pre-app discussion. Photos 1-3 show the property from the front (Vancouver Road). These demonstrate that an integral part of the buildings setting is a mature holly tree. This obscures any view of projection from the North gable. Photo 6 shows the existing house from the rear (East) looking West down Danes Lane South. This demonstrates further that the amended (from initial pre-app consultation) proposals would not be out of place. The pre-app proposal occupied the boundary, but comment has precipitated a reduction in footprint and a withdrawal from the lane-side boundary. This will allow a planting zone and maintenance of the existing boundary treatment to mediate between the plot and the lane.
- 5.4. Second is understood to be the proposal's affect to daylight levels in neighbouring 32. The affect has been tested according to methodology set out in the design guides. This methodology demonstrates that outbuildings within 32's own plot affect kitchen daylighting more than the extension to 34. With the low point positioned adjacent to the South boundary, even if the removal of these original outbuildings were to be permitted, the extension to 34 would still remain within criteria deemed acceptable by the design guide. Photos 4 & 5 evidence the outbuildings relation to the kitchen window at 32.
- 5.5. It is worth repeating the response to pre-app comments – No 34 occupies the Northernmost extremity of the terrace. The extension will therefore only deprive the lane from sunlight. No private ground will be deprived of sun by the proposals.