



DESIGN AND ACCESS STATEMENT

FRONT AND REAR SIGNLE STOREY EXTENSIONS WITH ASSOCIATED INTERNAL ALTERATIONS
PLUS REPLACEMENT OF EXISTING WINDOWS, EAVES AND SOFFITS AND COMPLETE REDECORATION
WILLOW HOUSE, POUND LAND, CREETING ST PETER, IPSWICH, SUFFOLK, IP6 8QR



This Design and Access Statement is prepared and part of the Planning Application

for

**Front and rear single storey extensions with associated internal alterations,
plus replacement of existing windows, eaves and soffits and complete redecoration of existing building**

at

**Willow House, Pound Land,
Ipswich, Suffolk
IP6 8QR**

Date

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1 INTRODUCTION

1.1 Design Principles and Concepts

This application is for front and rear single storey extensions of the existing detached family home in Creeting St Peter, Ipswich, Suffolk.

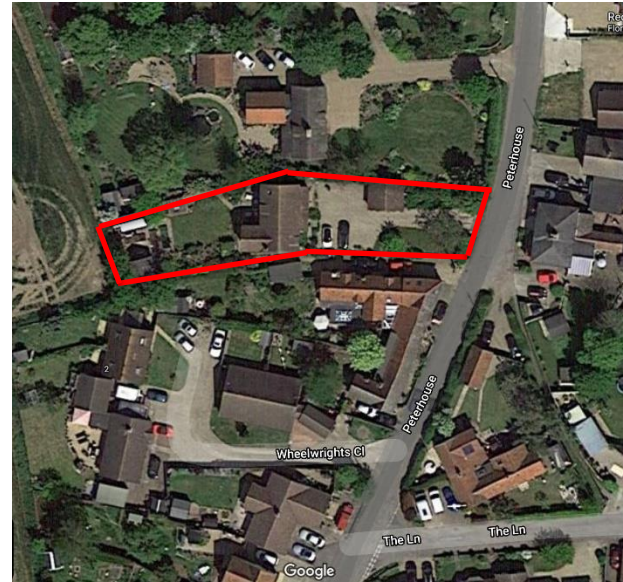
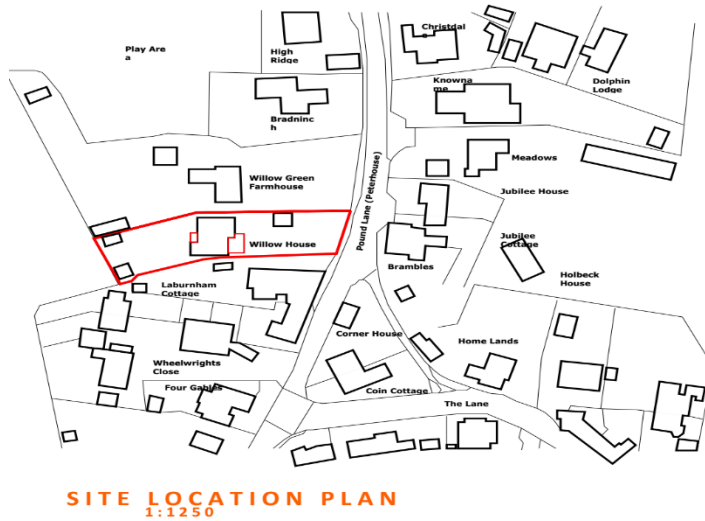
The scheme has been designed to complement its surroundings by providing a contrast with the existing building form.

The internal layout enables the client to achieve the accommodation requirements needed while minimising the buildings footprint to minimise the visual impact of the development and reducing overlooking of the neighbouring buildings.

The proposals make the existing building more user friendly reducing changes of levels internally and creating more accessible spaces internally. The proposals are designed to allow for future additional movement aids and access to be utilised if required to enable the home owner to continue to gain full enjoyment of their property regardless of an potential future physical mobility issues, enabling them to stay in their much loved home for as long as they desire.



2 ASSESSMENT OF CONTEXT



2.1 Location

The property is situated within a residential street in Creting St Peter, Ipswich

The property is a large detached family home, among many large and larger detached family homes, many of which have significant extensions and alterations. It is understood that the property does not sit within any conservation areas and does not have any covenant's that would prevent the proposed works to the property.

2.2 Historical Context

The surrounding properties are of a mixture of ages and a mixture of styles. It is evident that many of the properties along this road have benefited from being developed and extended over the years. The design proposals have sort to minimise the visual impact on any of the neighbouring properties, whilst adding of the character of the building.



2.3 Aspect and orientation

The proposed extensions are located at the front and rear of the existing the property. The extensions is positioned to suit the specified aims and requirements of the client while also attempting to reduce its visual impact on the surrounding properties.



2.4 Use

The extensions are to be built on land at the front and rear of the existing house. This land is currently the location of the existing garden and patio areas. The proposals aim to provide additional accommodation spaces for the existing family.



2.5 Amount

The extension has been designed to meet the clients specified requirements, while keeping the buildings footprint as compact as is practicable. The client is very proud of their family home and are keen to stay at this property for as long as is possible. The internal alterations and extension is designed to make the building as useable as possible, whilst reducing maintenance and increasing the buildings thermal and environmental performance.



2.6 Layout

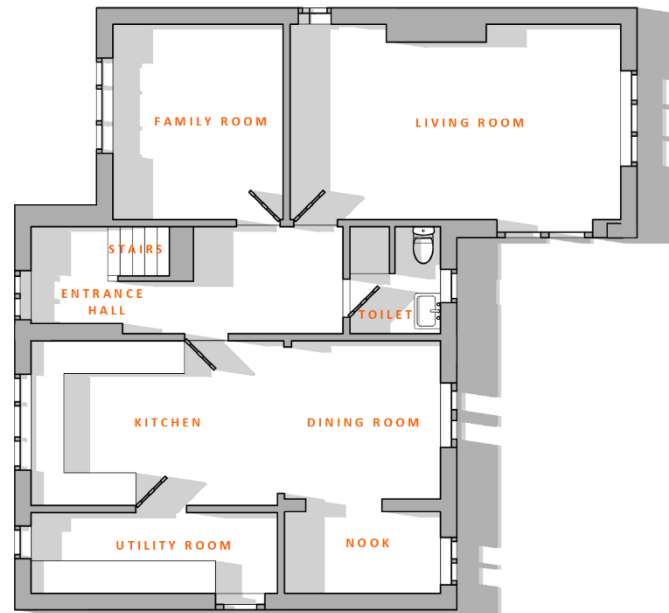
The layout is designed to allow for access and ease of use for all users and is designed to comply with current Building Regulations requirements. Avoiding steps and level changes where practicable and internal layouts are adjusted to allow for increased ease of use.

The extensions and internal alterations, allow for increased ease of access and use of the existing family. A new study is added at the front of the property, along with a modern ground floor toilet provision, with storage off the new enlarged entrance hall.

To the rear the existing living room is enlarged by removing the existing ground floor bath room and extending to the rear, allowing for the client to use the space more fully and increasing natural light.



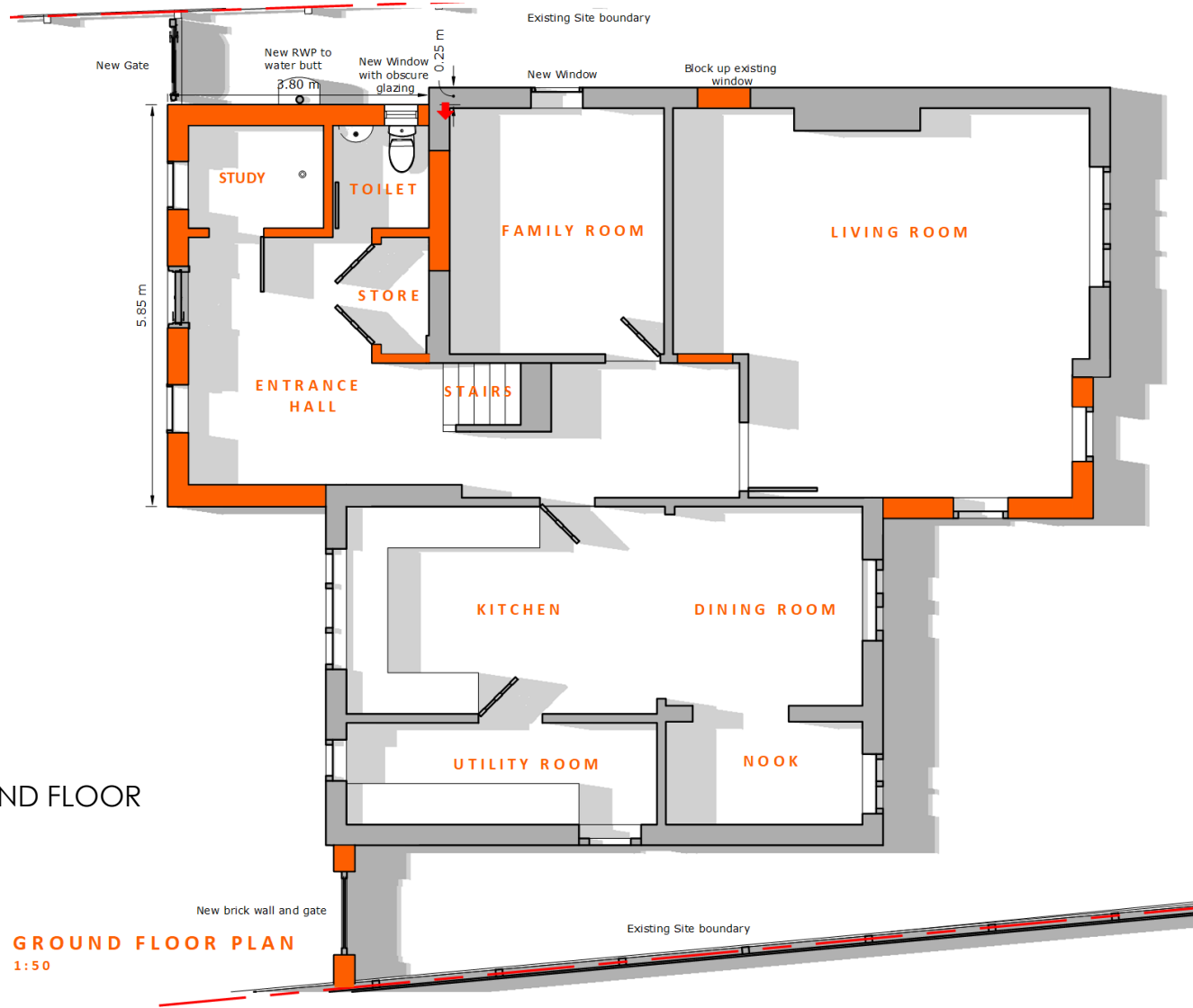
EXISTING GROUND FLOOR



GROUND FLOOR PLAN
 1:50

Existing Site boundary





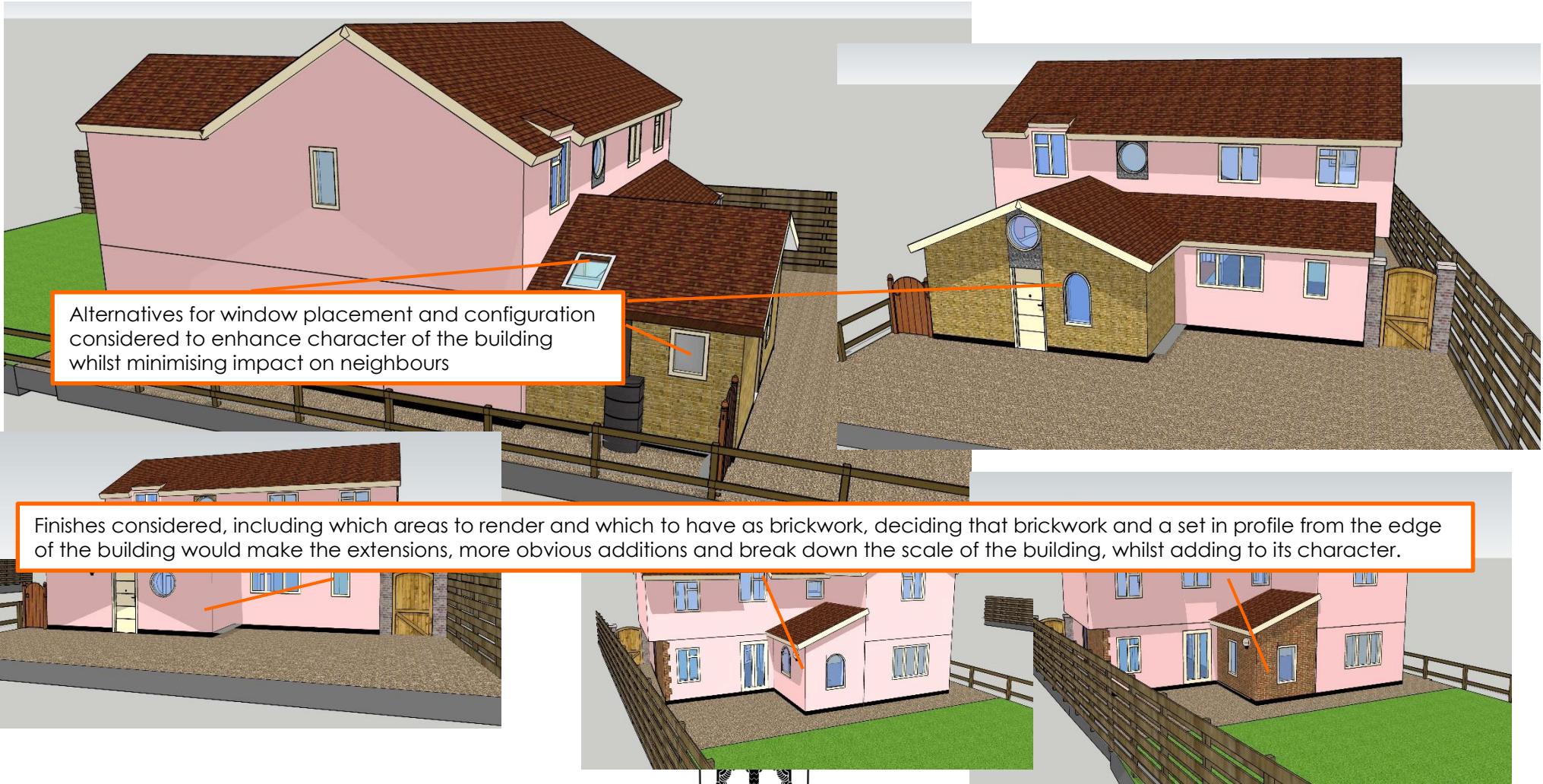
PROPOSED GROUND FLOOR

GROUND FLOOR PLAN
1:50

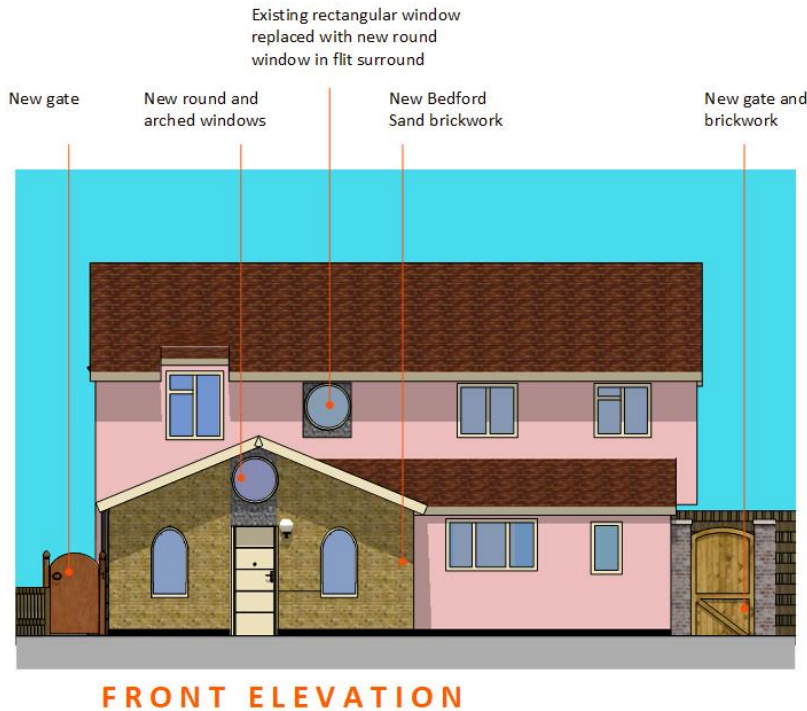


2.7 Scheme evolution

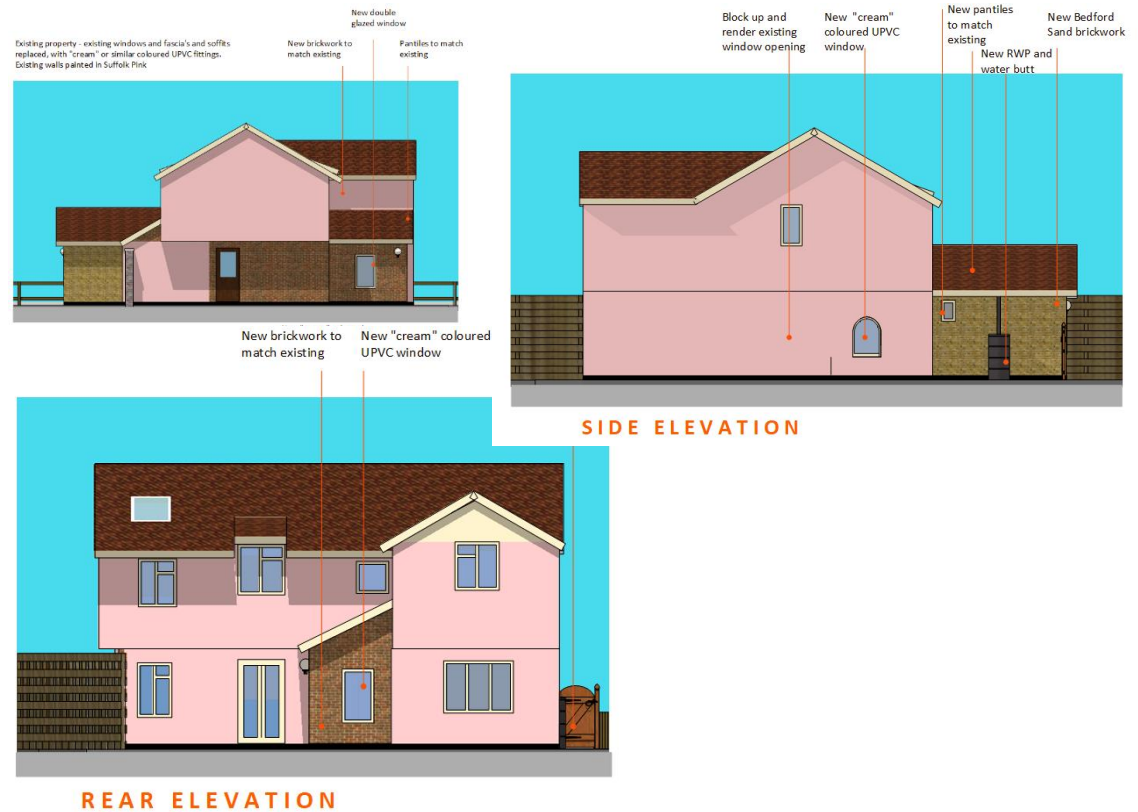
This scheme evolved from meetings with the client exploring their own unique needs for the extension, while referring to and taking into account current planning requirements and building regulations.



3 DESCRIPTION OF SCHEME



3.1 Urban form



The two extensions are designed to enhance the existing property whilst minimizing any impact on its neighbours.

In line with recognised best practice the proposals have been designed to respect the existing building form, whilst offering renewed life to the existing property.

In line with Government Guidance "good design does not mean copying what is already there or necessarily keeping the same scale, but it does mean understanding and respecting it" UK Design Council formerly The Commission for Architecture and the Built Environment. We have sought to enhance the existing building by creating a respectful, contrasting building, which like the existing building is of its time.



3.2 Scale

The overall size and scale of the extensions are a direct reflection of the function of the space within, and respects the property and its neighbours, by reducing its height as far as is practicable and useable, whilst meeting the expressed needs of the building owner and user.

3.3 Heights

The height of the proposals is designed to provide the single storey internal spatial requirements while providing a sense of space internally while also aiming to maximise natural lighting levels.

Care and consideration have been given to the impact of the scheme upon its neighbours and solar shading studies have been carried out to ensure that the proposals minimise impact on this neighbours and allows the appropriate light levels to me maintained. The scheme evolved during these studies reducing wall heights and affecting roof angles and profiles to maximise useable space and minimise impact upon its surroundings.



4 SCHEME DESIGN PRINCIPLES

4.1 Design Concept

The design incorporates the requirements of the client and fully complies with the Building Regulations. The proposed aims to be simple, elegant and appropriate. Creating an extension which, is of an appropriate scale and form and which will enhance the surrounding area.

The proposals focus on creating a durable and sustainable solution, which is low maintenance and enables the building users to enjoy the full use of all the spaces it creates.

As Chartered Architects we are obviously aware that the Planning Policy Statement 1 makes it clear that designs which are inappropriate in their context should not be accepted. It is therefore incumbent upon us as professionals to attempt to demonstrate the appropriateness of the proposals. So we always work with and toward the guidelines and guidance set by the Government in ensuring quality design.

“Always taking into account that appropriateness is very much related to quality and suitability to specific context and not ever about simply copying what is already there” UK Design Council. We strive for appropriateness, sustainability and character avoiding pastiche as guided by Government guidelines. We have focused on creating proposals that enhance their local surroundings and create spaces that enhance and enliven the users experience.

Appropriateness

We are firm believers that appropriateness is as defined the quality of being suitable or proper in the circumstances. We believe the proposals as presented represent an appropriate intervention and addition to the existing family home, which will enhance the existing building and its use along with creating a durable and sustainable, accessible addition or a suitably high standard and appearance as is appropriate for this development area.

Character

The character of the area and the existing family home is that of quality, permanence, detail and stability and a strong sense and feel of individuality. The proposals meet all those key character traits and are of equal substance, distinctiveness, uniqueness as the surrounding buildings and area. The proposals possess the same traits, spirit and ethos of the existing and surrounding buildings whilst ensuring that it avoids pastiche at all costs.

In line with the Design Council guidelines, we strongly believe that you create appropriateness and character by avoiding pastiche, for us creating a resilient and sustainable proposal is about working with the existing building and enhancing it, not by copying old styles or demeaning or belittling the existing building by creating an imitation or parody of the existing.



Sustainability

The proposals are designed to be as environmentally sustainable as is practical for this proposal. The applicant is keen to ensure that the proposals improve and enhance the existing buildings performance as well as its appearance and functionality.

The sustainability of all materials and construction methods have been considered at this stage of the project and will continue to be a main area of focus as the scheme progresses. A significant part of the sustainability of the scheme is its durability and on going maintenance, this has lead to the selection of materials and finishes.

Context

The proposals are uniquely designed for this specific context. The proposals affects and enhances it surrounding and is affected by and enhanced by the surroundings in return.

The proposals take into account the unique setting, circumstances and conditions of the existing building, the extension requirements and its contextual relationship with its surroundings, in line with the UK Design Council guidance.

The layout of the proposals are as a direct result of detailed ongoing discussions with the client as part of a co-creation process. The extension and alterations are designed to meet the clients own context and requirements as full as is possible. The form is a reflection of all the client and site forces that affect the proposals and have influenced its form and function.



5 MATERIALS

A great deal of consideration has been given to the selection of materials for this site. The design takes into account the existing palette of materials on the existing and surrounding buildings and offers a front and side elevation of a rendered finish, with a tiled pitched roof to appear similar to existing.

The existing buildings character and form are proposed to be enhanced by replacing failing windows and damages soffits and bargeboards and re-rendering and painting the existing building.

We believe the proposals to respect the existing building by highlighting the new from the old, in line with the UK Design Council and English Heritage recommendations.

For any additional confirmation of details please contact the undersigned.

Best Regards,
For and on behalf of Affect Community

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