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“Design and Access Statement”

to accompany the following application:-

Demolition of front porch and rear conservatory, replacement of new front porch and new rear single-storey garden room

Wychwood Cottage, Ascott Under Wychwood

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The above photo shows the front elevation of the property with the insert showing the proposed replacement porch.

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Existing photographs of Wychwood Cottage



Existing property:

Wychwood Cottage is a natural stone, detached cottage located approximately halfway along the High Street in the village of Ascott Under Wychwood. The property is constructed mainly of local natural stone with the roof construction finished with a modern concrete tile.

There is an existing front porch structure currently constructed to the front elevation, this appears to have been constructed as a semi-temporary structure with the walls being constructed in open cladding with the roof finished in concrete tiles. On the rear elevation is an existing mono pitched conservatory constructed with a stone base and white UPVC walls, windows and roof framework as a modern addition to the existing property.

The existing windows are a mixture of white painted timber, white painted aluminium and white UPVC.

Design statement/brief:

My clients would like to replace the entrance porch with a structure that would be more in keeping with the existing property and more practical to use although in the same location. Furthermore my clients would like to replace the existing conservatory with a more thermally efficient extension to the kitchen.

The following gives a summary of my clients brief.

“We really love this location and are very happy here, however there are two aspects to the property that are out of keeping with the cottage and could be improved.

The front porch is incredibly compact, the door opens into the space and doesn't allow enough room for anyone to enter into the porch and close the outside door before they proceed into the house. We would therefore like to replace the porch with something of a similar overall style but slightly larger in its footprint and also constructed in stone to match the existing building.

To the rear of the house we have a UPVC conservatory, unfortunately due to the nature of this type of conservatory it is incredibly cold through the winter and becomes too hot through the summer, it really isn't a practical and usable space. We would like to replace it with a more usable thermally efficient garden room and to open up the rear wall of the kitchen so that the new garden room becomes part of the kitchen area.

We would like to make sure that both the front porch and the replacement conservatory are improvements to the existing property both in terms of our usability of the house, but also in terms of the overall appearance”.

- Mr and Mrs Weaver

Design progression:

A full and detailed architectural survey was carried out for the house, a set of existing drawings were prepared allowing everything to be reviewed, including the house sitting within its context.

In order to accurately show both the existing and proposed designs, we created not just 2-D elevations and plans, but also 3-D perspective views. These views are used within this document and within the existing and proposed drawings to help show and give a full understanding of the proposal.

The above noted 3-D model allowed us during the design process to look at the proposal from any particular angle, and see how the extension will interact with the property, but also how the property sits within its surroundings.

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Replacement front porch:

We removed the front porch and replaced it with a structure of very similar appearance with a repeat version of the mono pitch roof, however we stretched the footprint of the porch structure to make it a little larger in size, giving the occupant the ability to enter into the porch area comfortably before proceeding through into the rest of the dwelling.

My clients are looking for a structure that is in keeping, we therefore propose that the walls are constructed in local natural stone to match existing. We intend to either reuse the existing door, or create a new door in the style of the existing and also incorporate a small window also in a style to match existing.

We believe that this proposed porch is an improvement to the front elevation of the property.



The image above and the images over the page are taken from our computer-generated model showing the proposed design. Our software allows us to view the proposal from any angle and gives a realistic impression of how the building will look.

The view looks at the front porch area from the clients' driveway.

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Replacement conservatory:

We discussed different options with the client and decided that we didn't need to increase the footprint by much and proceeded with the design with a close footprint to the existing. During the design process we explored different design styles and it was clear from the outset that this proposed garden room would need to be constructed with a flat roof due to the close proximity of the first floor windows, combined with the clients concern about blocking the views from the windows.

We prepared initial concept sketches showing different choices for a flat roof construction and presented these to our clients, each of them would have been considered as an improvement on the existing building, and the clients decided on the style that you will see within the images attached. We spent some time adjusting the profile of the appearance of the flat roof and discussing the materials before ultimately deciding on the detail that is submitted as part of the application.

With the replacement of the roof as a solid flat roof structure we are able to hugely increase the thermal efficiency of this extension, but the solid roof on it's own could make the existing kitchen quite dark, so flat modern glass roofing panels have been installed in part of the roof to allow a comfortable level of natural daylight into the room.

My clients wanted to incorporate a mixture of traditional window design with some modern detailing, we explored different window options, however each of those included full height glass panels opening onto the patio. We settled on a design with three windows facing to the rear which we feel allows a good level of view and daylight, but at the same time provides plenty of new wall space which has the ability to be insulated and thus considerably improves the overall thermal performance of the extension.



This view shows the rear extension viewed from within the garden. Please note that this is inside the rear garden wall

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Conclusion:

In conclusion we feel that this proposed design is not only in keeping with the existing property, but should also be considered as a significant improvement to the building's overall appearance and to the building's overall thermal comfort levels.

Report ends