DESIGN STATEMENT

In support of a Householder planning application at:

4 Seldon Close, Winchester
Hants SO22 4JG

PROPOSAL

Planning application for the extension + alteration of the existing two-storey dwelling

March 2021

1.0 INTRODUCTION

This Design Statement has been prepared in support of a new householder planning application for the extension and alterations of the existing property. The works have been sought to improve the state of the property where certain constructional elements have potential problems and/or are failing currently, to improve the exterior styling particularly of the front of the house which is incohesive in its current appearance, and to provide more space internally.

2.0 CONTEXT

The house is situated on Seldon Close at the northern end of Oliver's Battery where it meets Badger Farm Road south-west Winchester. Seldon Close is a private road. Glimpses of the property can be seen from Badger Farm Road but it is largely obscured from sight by mature trees both along the main road, to the property itself and neighbouring properties. Travelling along the short section of Seldon Close cul-de-sac parallel with Badger Farm Road the property only comes into view upon entering the driveway of the property itself. The house sits 40m back from Badger Farm Road and 28m back from Seldon Close.

The original property was built in 1934, a rear hipped roof extension was constructed in 1958 and more recently, a side extension was built in 1992. This most recent extension was predominantly single storey with a cat-slide roof over, but with a side-facing large first floor roof extension with a window facing the boundary. The house is constructed in dark mottled brick, clay plain tile roof and aging aluminium windows.

The existing property has a number of undesirable features. The front elevation is largely unbalanced in terms of window size and position, front door position, cramped porch space and poorly built porch canopy over. There is a dominant soil and vent pipe in the middle of the front elevation serving a very undersized family bathroom given the size of the property and the presence of the most recent side extension. This extension was built in a fairly sympathetic style to the existing house in the way the roof form was dealt with and by setting back the brick façade allowing the original part of the house be read separately. However, it could be said that the 'original' front elevation was not well balanced to begin with and the addition of the side extension added to this imbalance.

In addition, the property has a large flat roof in the middle of the plan and loft roof timbers show both historic and current signs of water ingress. Due to there being hipped roofs all around the property this poses an access and maintenance issue as there is no roof hatch onto it and regular re-roofing of it requires scaffolding. It was most recently re-roofed 10 years ago but the work only has a 15-20 year design life-span. This is part of the original design of the house and as such the feature is circa 87 years old. See photos appended to this document showing water ingress to flat roof.

To the rear elevation of the property is a deteriorating timber and polycarbonate conservatory. As with most conservatories, particularly of this age, it is both too hot in the summer and too cold in the winter and so fairly useless bar for storage. In this case, the house is oriented north-south, so the conservatory faces due south. This kind of construction is proven to not work in this setting.

Generally speaking the brickwork for the most recent side extension has not blended in with the original building and the old aluminium windows are prone to condensation forming internally in the colder months of the year.

The property is not in a conservation area and is of no great architectural merit.

3.0 DESIGN PROPOSALS

It is the intention of the current property owners to undertake a range of alterations to the house that seek to address the issues raised above, at the same time as making the property meet the needs of the family and modern living generally.

3.1 SCOPE

In general terms, the proposals submitted are to:

- form a better front porch/family bathroom arrangement forming a small front extension
- build a first floor storey over the existing 1992 side extension to form a larger master bedroom suite
- relocate the office into the loft space to form a top floor office/games room which at the same time addresses the constructional issues present with the current flat roof
- replace the conservatory with a ground floor extension
- replace the rear splayed bay with a new bay window also of traditional styling
- replace all the windows throughout with timber-framed flush casement windows
- removal of the current central chimney stack and the introduction of a new side projecting chimney
- a number of internal alterations to suit the new envelope changes

3.2 FRONT ELEVATION - BALANCE

A key desire with all of the above alterations was to improve the balance and styling of the property as a whole and in particular, the front elevation. The aspects of the front elevation that don't currently work successfully are listed in 2.0 and are evident in the 'as-existing' drawings. The 1992 side extension posed a design challenge in this regard, both retaining it and achieving balance to the front elevation when the brickwork here steps back. The solution arrived at was to form a dominant architectural feature, which is anchored centrally to the whole elevation. This takes the form of a front two-storey gable extension housing a larger draught lobby at ground floor and enlarged family bathroom over. In front of this, is a timber-framed porch canopy. In combination with a strong central feature, the formation of a proper first floor extension to the right-hand side of the property - where the current hipped and sprocket roof form are proposed continuing over - enabled the whole elevation to achieve symmetry and balance.

In forming this first floor extension, the existing flat roof would either need to be extended to meet the new hip line or, as is proposed, dispensed with and a new ridge formed by continuing the existing roof slopes up to meet as a ridge. This achieves the following; it removes the current access and maintenance risk for both repair and replacement works (and the on-going cost of both), forms a more robust construction to the betterment of the property long-term and provides greater headroom in the loft.

The resulting front elevation is not (nor is it trying to be) fully symmetrical as this would have been impossible without more extensive alterations but is far more cohesive and achieves this balance through the main architectural moves proposed. Openings either side of the porch extension are the new large living room openings with lower sills and a centralised bedroom window on the left-hand side, stair windows to the right-hand side and to the set-back part, the existing utility window with a slightly raised window head to match others with a new en suite window over, both central to this section of elevation.

To the left of the property a new chimney stack is proposed which will form a central fireplace to the new living room and provides further interest to the composition of the front façade.

3.3 REAR + SIDE ALTERATIONS

The rear extension replaces the existing dilapidated conservatory. It is taken up just short of the existing rear outrigger and is distinguished from the rest of the building by both the large glazed sliding screen wall, the timber cladding and the single storey flat roof over. It has been the intention that this be read as a modern 'new' element to an otherwise traditionally styled house. As the rear of the property faces due south, it has been important to mitigate excessive solar gains by incorporating shading to the large glazed wall. This takes the form of a slim projecting element clad in the same timber as the rest of the extension. In conjunction with a properly insulated construction, this space will not overheat.

Skylights are proposed to the back of the flat roof to permit lots of natural daylight centrally to the dining space.

The proposed first floor extension ends on the existing rear corner of the house and centrally to the rear roof slope facing the garden is a new dormer providing windows to the new loft office/games room. The now 'squared' rear first floor elevation has an arrangement of bedroom/dressing room windows facing the garden.

To the existing rear outrigger, the existing splayed bay is proposed as being replaced with a square timber-framed bay and lead roof. This further strengthens the rationale that only the 'infill' timber clad extension reads as a modern addition and everything around it being traditional and of a style consistent with the host property.

An en suite window is proposed to the west elevation at first floor, which replaces the current west-facing en suite window. A new utility door and kitchen window are proposed to the ground floor of the west elevation.

To the east elevation the only changes are the introduction of a new chimney stack, the reinstatement of a window opening previously blocked up to the rear bedroom (part of the 1958 extension) and also the widening of the Family Space window to ground floor. This has been done to get more light into a deep plan front-to-back, reducing the reliance on artificial lighting.

3.4 SCALE + MASSING

The ground floor extension is single storey and occupies slightly more volume than the existing conservatory. It is not an excessive addition to the property, it keeps within the current extents of the rear building line. This part of the property is surrounded by mature hedging and established trees making it largely not visible from surrounding properties. The front central extension is thought justifiable as the driveway is so long and the building as a whole, is largely invisible from outside the site curtilage. The roof extension at first floor and the raised ridge introduce the most visible mass to the building but the case officer reviewing this application is asked to consider the following:

- The first floor extension to the west side of the property replaces the existing first floor en suite roof extension at the same height (eaves the same height) and no closer to the boundary than the existing. Clearly the existing en suite construction is narrower with a lower ridge, but once again, the revised side elevation is proposed as hipped and so its visual impact is minimised.
- 6 Seldon Close, the property to the west is approximately 15m away and is separated from 4 Seldon Close by very mature trees and hedging. The large coniferous yew tree which sits 2.7m into the adjacent plot but overhangs the application site by about 2m, is central to both side elevations and obscures much of the building from view of number 6. It is a healthy tree, it adds much to the amenity of the adjacent site and is not planned for removal (discussed with adjacent property owner).
- 2D elevation drawings are not how a property is ever viewed in real life but in perspective from external eye level. All the roofs to this property are hipped and therefore, sloping away from you as you look up at them. As is evidenced by the 3D model views on drawing 06, the raised

ridge makes little discernible difference from the ground in terms of adding visual mass to the building. This will be the case from all sides. An accurate 2D elevation, when it comes to roof forms can provide a rather misleading impression.

3.5 MATERIALS

As discussed above, it has been the intention that in general the property be styled to suit the locality and the host building with an intentionally distinct modern ground floor extension to the rear. As such, the new first floor is proposed as hung plain clay tiling matching the existing roof, the current side facing en suite roof extension and many half-tiled properties found in the locality. This was also chosen to prevent the issue of attempting to find bricks that match well with both the ground floor 1992 side extension and the original house brickwork which don't themselves blend particularly well. The ground storey of the porch extension will be brickwork and the first floor tile hung. The tile hanging wraps around three sides of the property at first floor, up to the rear outrigger at the back and the step in the brickwork to the front. This will hide both old and new junctions in brickwork, which would otherwise be quite a prominent feature on the elevation. The new loft room dormer is also proposed as being tile hung. It cannot be masonry without significant structure in the roof to support it and timber cladding would pose a maintenance risk at that height. It will blend in with the traditional styling of the house.

Where new window openings are proposed to the front, the intention is that these have slanted projecting brick sills as existing and soldier course headers. In the case of the new living room windows, to unify the two large openings, the head and sill detail are proposed to run through connecting the two.

The proposal for the timber-clad extension is an open rainscreen using narrow timber boards. This is a tried and tested constructional method and is actually very healthy for the timber as it promotes good ventilation to all sides of the boards.

4.0 CONSULTATION

No previous consultation has been undertaken with the local authority prior to this application. The proposed plans were shown to all 5 bordering properties and all were fully supportive and raised no concerns with the designs. It was understood by all neighbours that the proposals had no material effect on them.

5.0 CONCLUSION

Rather than simple extensions, the proposed submission here addresses the styling of much of the property as a whole and seeks to tie it all together holistically being sympathetic to both the host building, its site and the locality. At the same time, it addresses constructional problems with the existing flat roof.

The proposals are necessary to meet the long-term needs of the owners. It is believed the changes proposed are of high-quality and sensitively designed to add value and respond well to its setting.

6.0 APPENDIX – EXISTING FLAT ROOF LOFT PHOTOS

evidence of recent/current water ingress (above) and more historic water ingress (below)

evidence of historic water ingress (above + below) as well as signs of mould growth to roofing timbers