

Design and Access Statement

Layout

The new proposal aims to offer a better functioning house, equipped for modern day living. The two floors are imbalanced, with the first only really offering 1 good sized bedroom. The flat roof section of the ground floor has a poor layout, which means a lot of the garden is occupied while offering little benefit.

The proposal streamlines the ground floor, the rear extension doesn't extend as far into the back garden, and instead balances the front elevation by reclaiming the awkward, non-useable garden at the front. With the staircase at the side of the property, the new upstairs space flows seamlessly together with the existing rooms. There are no ugly dark corridors. The desperately needed an upstairs bathroom, which it now has. It also has an ensuite to the master, which makes the property much more attractive, and in line with modern living.

Scale

The proposal aims to celebrate the existing architecture. The dropped roofline of the new side extension bookends the building and creates a really nicely balanced front elevation, which is far better than the flat roof. The rear extension doesn't extend as far as the current flat roof extension. The ground floor space is opened up to allow a better flow, and this allows the building to reduce it's footprint at the back.

Landscaping

The new porch at the front creates a traditional style entrance, in keeping with the aesthetic of the property. The front path / garden will be landscaped to elevate the street appearance. With the rear garden increased in size, the client plans to make better use of the garden, which currently is pretty unusable due to its size and gradient.

Appearance

The new extension protects and enhances the aesthetic of the house. A matching red brick is proposed to knit new and old together, while a modern style dormer window shows the house is developing with time. The conventional shape of the porch means the dormer doesn't overbear the front elevation; the existing aesthetic still maintains hierarchy. At the rear, the red brick continues, and a parapet flat roof is proposed with lantern rooflight, taking inspiration from Georgian orangery spaces.

Access

The front entrance is made more evident with the design. With the main house being split into two semis, the front entrance to Olben is currently not clear. The new extension allows a porch to be proposed without making the front seem awkward.