



Design and Access Statement

1 Wood Edge | Halstead Place | Halstead | Kent | TN14 7BJ

Householder planning application and Conservation Consent | For the alterations to the roof, consisting of additional roof lights and apex window to north facade.

July 2021

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1 . The Site

INTRODUCTION

This planning application submission is for the alteration to the roof space of an existing 5 bedroom dwelling which is part of a modern development and within the conservation area. The owners are a young family who need the additional space for an additional bedroom and home office area, hence the decision to alter the existing roof.

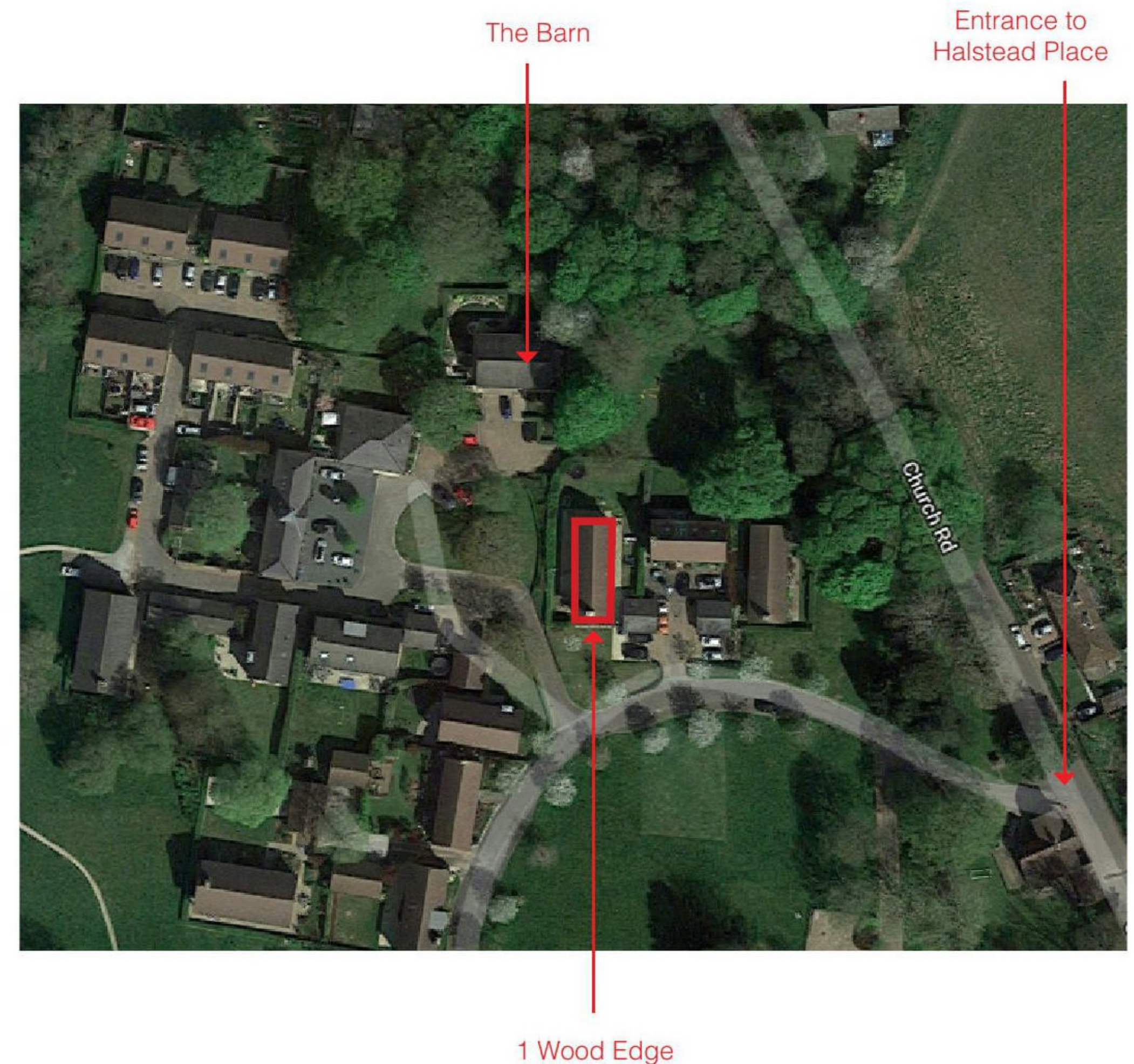
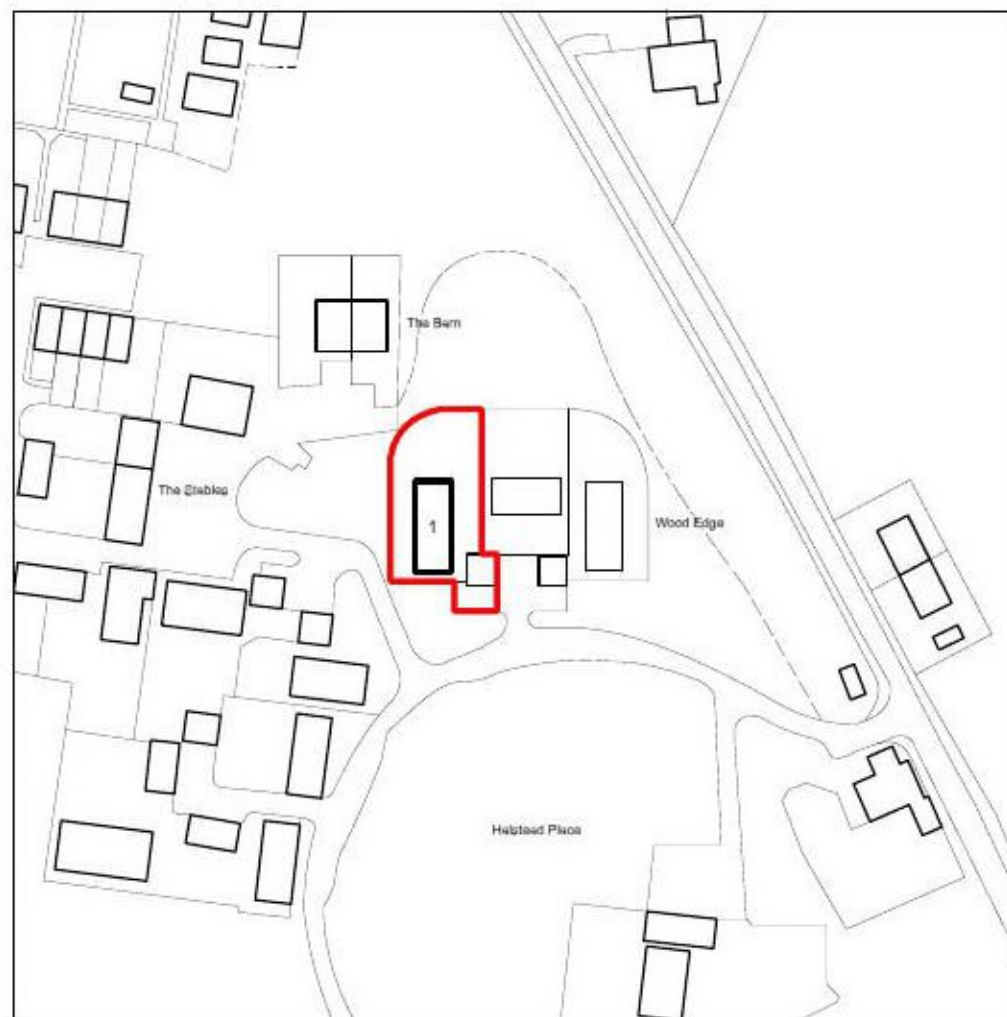
SITE

1 Wood Edge is part of a residential development , and is located at the edge of Halstead off Church Lane.

1 Wood Edge is part of a cluster of three dwellings. The cluster is accessed by a private road and is not seen from the Church Lane.

To the North and the West of the site there are large trees that over shadow 1 Wood Edge, to the East Boundary there are two other properties that form the Wood Edge Cluster.

To the North West of 1 Wood Edge is another cluster of houses named 'The Barn', these are located around 30m from Northern facade of 1 Wood Edge and are screened by the overshadowing mature trees. (Refer to site photos for additional information).



2 . Site Photographs - 1 Wood Edge



Existing South Elevation - Fronting the main communal green and entrance road



Existing North Elevation

2 . Site Photographs - 1 Wood Edge



Existing East Elevation - Main entrance



Existing West Elevation

2 . Site Photographs - Context (Long views)



Existing view of 1 Wood Edge



2 . Site Photographs - Context (Long views)



Existing view of 1 Wood Edge



2 . Site Photographs - Context (Long views)



Existing view of 1 Wood Edge



2 . Site Photographs - Context (Long views)



Existing view of 1 Wood Edge



2 . Site Photographs - Context (Long views)



Existing view of 1 Wood Edge



3 . Design Proposals - Roof Scape Proposal

PROPOSAL

The proposal is for the conversion of the roof space into a new Office room with en suite to accommodate the current working from home situation and an additional bedroom for their growing family.

We are proposing to extend the existing staircase, which will allow the roof alteration to be integrated to the existing plan and to minimise disruption to the internal flow of the house.

The design has been developed so that the alterations (additional roof lights and vertical circulation) are considered as part of the original design. These will assist in enhancing the light and floor to ceiling heights within the loft space.

With the site being located in the Halstead Conservation Area we will not be altering the existing roof line of the dwelling.

The only alteration to the roof will be the addition of 10 x conservation roof lights (5 to the East elevation, 5 to the West Elevation) that will sit flush with the existing clay tiles, a sensitive approach to the conservation area.

The roof lights will all be positioned to the East and West elevation of the dwelling, maximising the natural light in the morning and evening.



Conservation roof lights will be used within the roof scape, a sensitive approach to the proposal.



Proposed West elevation - 1 Wood Edge

3 . Design Proposals - North Facade Context Analysis

EXISTING FACADE ANALYSIS

The proposal for the Northern facade of the dwelling is to provide a large apex window to the loft conversion. This will provide an enhanced outlook onto the mature trees and green spaces surrounding 1 Wood Edge and improve light into the office room .

The existing and surrounding dwellings are constructed using brick and weatherboard. This can be seen on the existing images and is used at 1 Wood edge on the East, south and the West façades.

The Northern facade is all brick and as you can see from the existing elevations has little symmetry and interest. We feel that there is an opportunity to enhance the northern facade and respond to the treatment of the surrounding dwellings.

SURROUNDING CONTEXT ANALYSIS

The surrounding dwellings on of Halstead Place have a consistent appearance and style.

The weatherboard on the dwelling to right has been used consistently within the development. Applying the weatherboard to the eaves and the upper part of the facade provides interest to the facade and responds to the habitable room in the loft space.

Another aspect of the facade that is obvious is the asymmetry of the glazing to the Apex. The windows are not aligned with the centre of the pitch, again creating interest in the facade.

The glazing to the apex on the dwelling to the right has been subdivided vertically and horizontally , creating a more traditional appearance.

KEY DESIGN MOVES TO INCORPORATE AT 1 WOOD EDGE

- 1 - Weather board to the apex provides interest in a standard brick facade
- 2 - Asymmetry to the glazing and window provides interest
- 3 - Subdividing the windows responds to traditional character of the area



Existing South elevation
(Fronts onto road)



Existing North Elevation
(Backs onto green common space)



Surrounding Facade Analysis - This glazed apex within the eaves is an example of the surrounding architecture. The use of the asymmetry and weatherboard will influence the treatment to the north facade of 1 wood edge.

3 . Design Proposals - North Facade Design Proposal

THE NORTHERN FACADE - DESIGN PROPOSAL

The proposal seeks to replicate and respond to the surrounding dwellings. The grey weatherboard will be used on the apex, providing a connection to the other façades of 1 Wood Edge and also providing a datum to the roof line and loft extension.

The new window to the apex will be asymmetrical but will align with the bedroom window below. The new windows will be subdivided equally as displayed on the sketch below and the proposed elevations. This is a response to the existing glazed proportions of the windows at 1st floor and the precedent of the surrounding dwellings. The new window will be a white timber or PPC coated aluminium to match the existing windows.

CONCLUSION

This sensitive approach to the Northern facade and the roof scape enhances the existing appearance of the dwelling and is sensitive to the surrounding context and local character . The considered design, internally and externally will allow the family to maximise the potential of the house without relocating.



Existing North Elevation
(Backs onto green common space)



A grey weatherboard to match the existing façades of 1 Wood Edge will be used on the apex to the North facade.



Proposed North Elevation
Responding to the local character, the asymmetrical glazing in the apex enhances the facade and creates interest. The subdivided windows responds to the traditional style of the surrounding dwellings .

Thank You

NWDesignStudio

31 Salehurst Road. SE4 1AS

07599845624

For further information please contact

Nicholas@nicholaswheelerdesign.co.uk

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