

01161_Design and access statement

Location: The Bramleys, Aston on Carrant GL20 8HL
Project: Residential extension and internal alteration

Use

Residential use, A home office/study is proposed which allows more space for Mrs and Mrs Holliday to work from home. The current owners work from home and with recent events with covid home working is predicted to be more regular in the future, as such the current home study/office needs to be increased to accommodate this and also give greater flexibility to allow for their children to do home and school work.

To allow for this additional space a small side extension is proposed. For economy of scale the space above will be used to provide a first floor ensuite bathroom to increase amenity for the users. As part of this extension the ground floor accessible bedroom will be increased in size to ensure that low mobility visitors and older family members are able to stay at the property and enables the currently owner to remain within Aston on Carrant long into the future.

Along with the two storey extension to the side of the house a new garden room to the rear is proposed. The current dining room is located within the existing kitchen space which lacks natural day light a connection to the garden. The new day room is to be used as a multi purpose dining room and day space providing a light, well ventilated area in the house again for greater long term amenity.

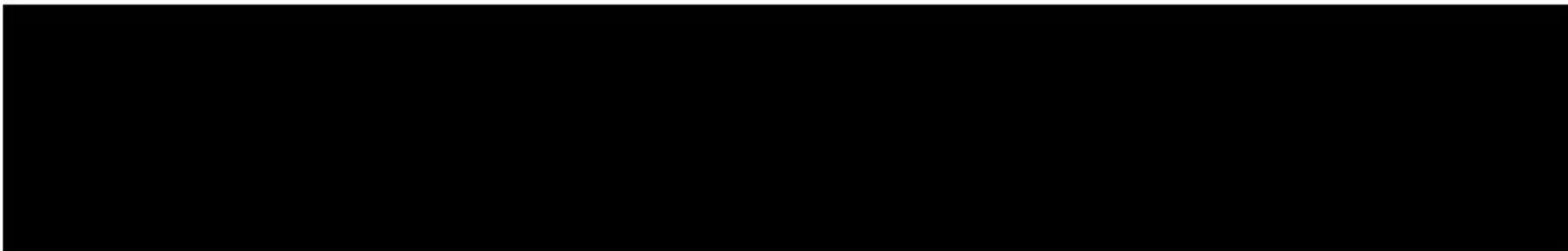
The proposed design principles

The design has been carefully put together to simply extend to the side of the house matching in with the existing scale, ridge line and material of the original house. The site is low density and the proposed is considered in keeping with the scale of the local housing. The style is to match in with the existing, the mixed style of the street. No common vernacular is in place apart from a small majority of older houses intertwined with houses of various ages, materials and mass. The scale of the road is of large low density housing.

Visual Impact

The proposed single storey rear extension is not visible from the neighbouring properties or from the road or public realm. The rear garden room space has been and designed to reduce the visual impact.

The side extension has been designed to match the existing ridge line and create a new seamless building that does not look like it has been extended. This is to reduce the visual impact, the massing is simple and will blend into the existing house easily, the distance from the proposed to the road and neighbouring house and gardens is far as such the building is read in isolation in relation to



its surroundings. The proposed is not considered out of scale. The mass of the new dormer windows is aimed to be subservient to the existing house.

Amount

The Gfa of the proposed side extension is Ground floor 19m², First floor 19m²
The Gfa of the proposed rear extension is Ground floor 24.5m²

Layout

The layout has been designed to extend the existing office space and new ground floor bedroom with minimal works to the existing ground floor layout. The garden room has been located to make use of the views to the rear, connects cleanly from the living room and provides a children's lounge. The new ground floor bedroom and amended office space will be accessible from the garden via french doors increasing access.

Access

All of the ground floor level into the garden room is designed to be wheelchair accessible to the rear. Large opening doors and level thresholds are to be provided, the ground floor bathroom will provide low mobility users with adequate facilities.

Landscaping

The rear paving will be of permeable paving with low level planting. The rear deck is to be on a recyclable raised surface providing level access and permeable surfaces to absorb rain water run off (See water management statement enclosed with the application)

Material

In line with the design principle the form is of a traditional pitched tiled roof, the material for the external walls will be of painted render to seamlessly match the existing house in a modern form. Glazing and UPVC bi folding doors to match the existing.

Energy and ecology

With a fabric first approach the building has been designed to ensure the external envelope of the structure is of high thermal insulation with low air loss. The majority of the glazing on the single storey garden room is to be shaded by the roof overhang to reduce solar gain in the summer months but provide solar passive heating the winter.

The large opening to the front and rear will ensure high natural ventilation.

Rain water drainage has been designed to be sustainable by the addition of water butts to reduce storm water surge. All paving is to be permeable to increase filtration and reduce run off.