





HOKO THE HOMEOWNER'S ARCHITECT
DESIGN & ACCESS STATEMENT

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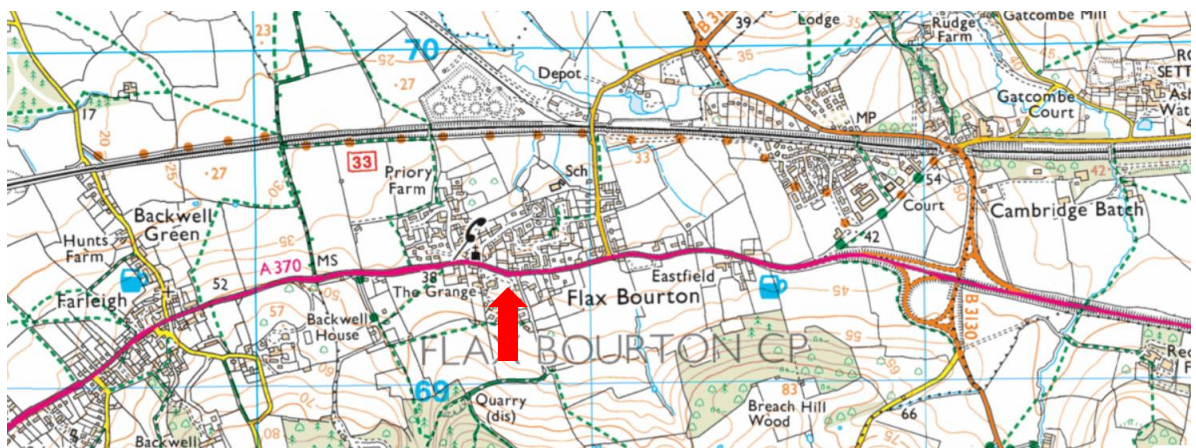
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1.0 SITE LOCATION & HISTORY

Scillonia is a detached one-and-one-half storey early 20thC extended bungalow set along Main Road (the A370) in the village of Flax Bourton. It is a modest property with mock-Tudor flourishes which is set back from the road in a mature neighbourhood that has been extended several times over the years in a rambling organic manner. From the front it remains largely untouched in external form and is typical of several properties in the vicinity.



Satellite Location Image



Ordnance Survey Map



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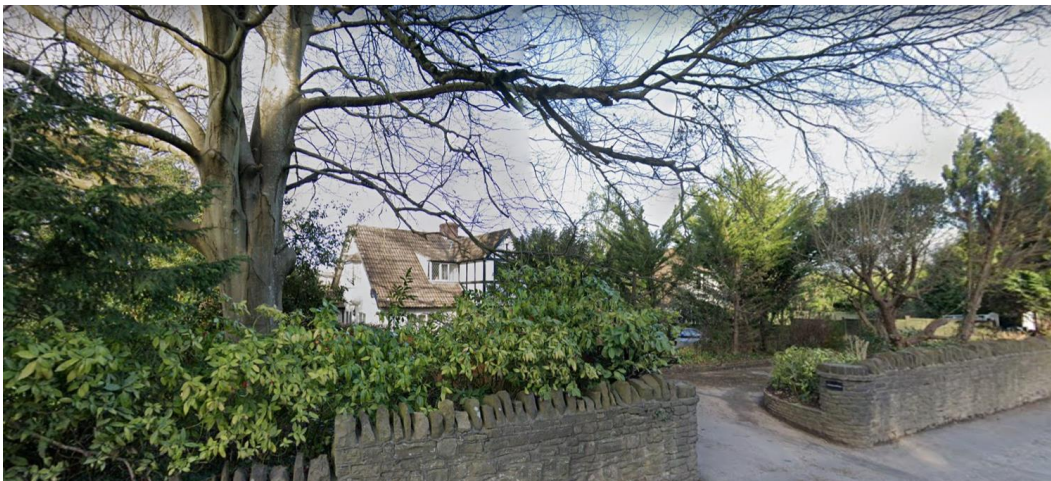
1.1 SITE PHOTOGRAPHS



Aerial view context looking north



Aerial view context looking south



Streetview



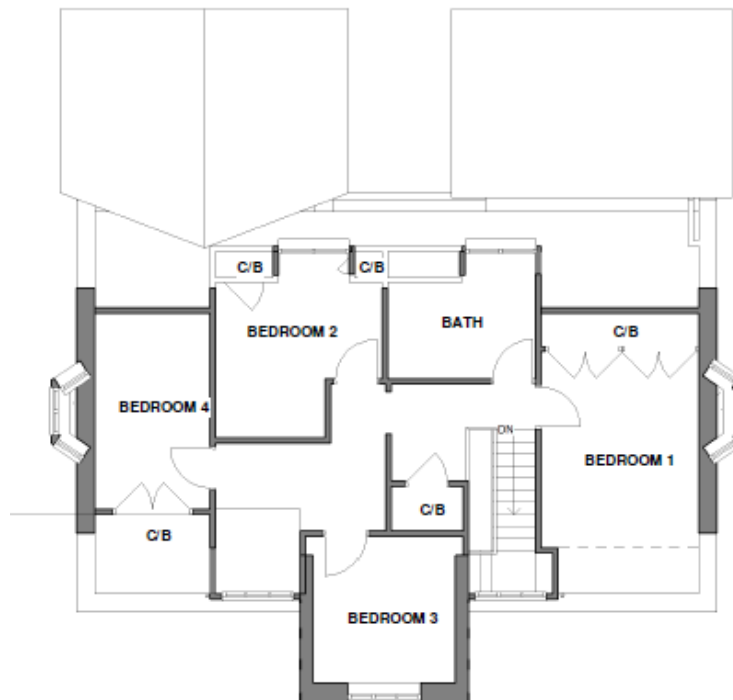
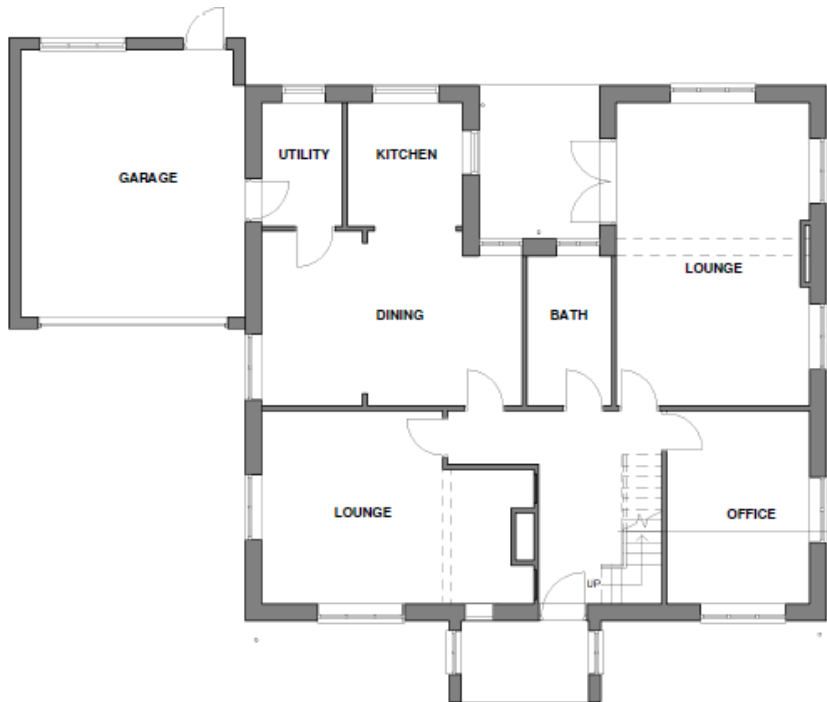
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Front and rear



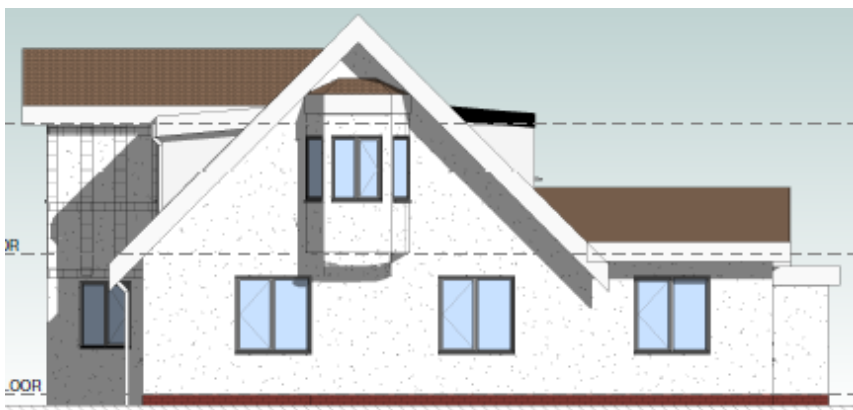
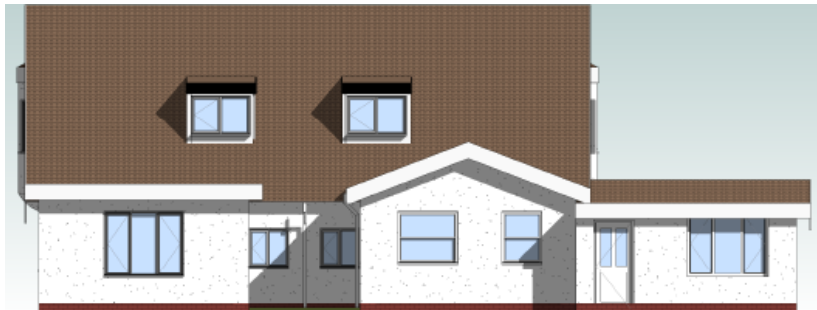
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2.0 EXISTING DRAWINGS



Existing Floor Plans



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Existing Elevations



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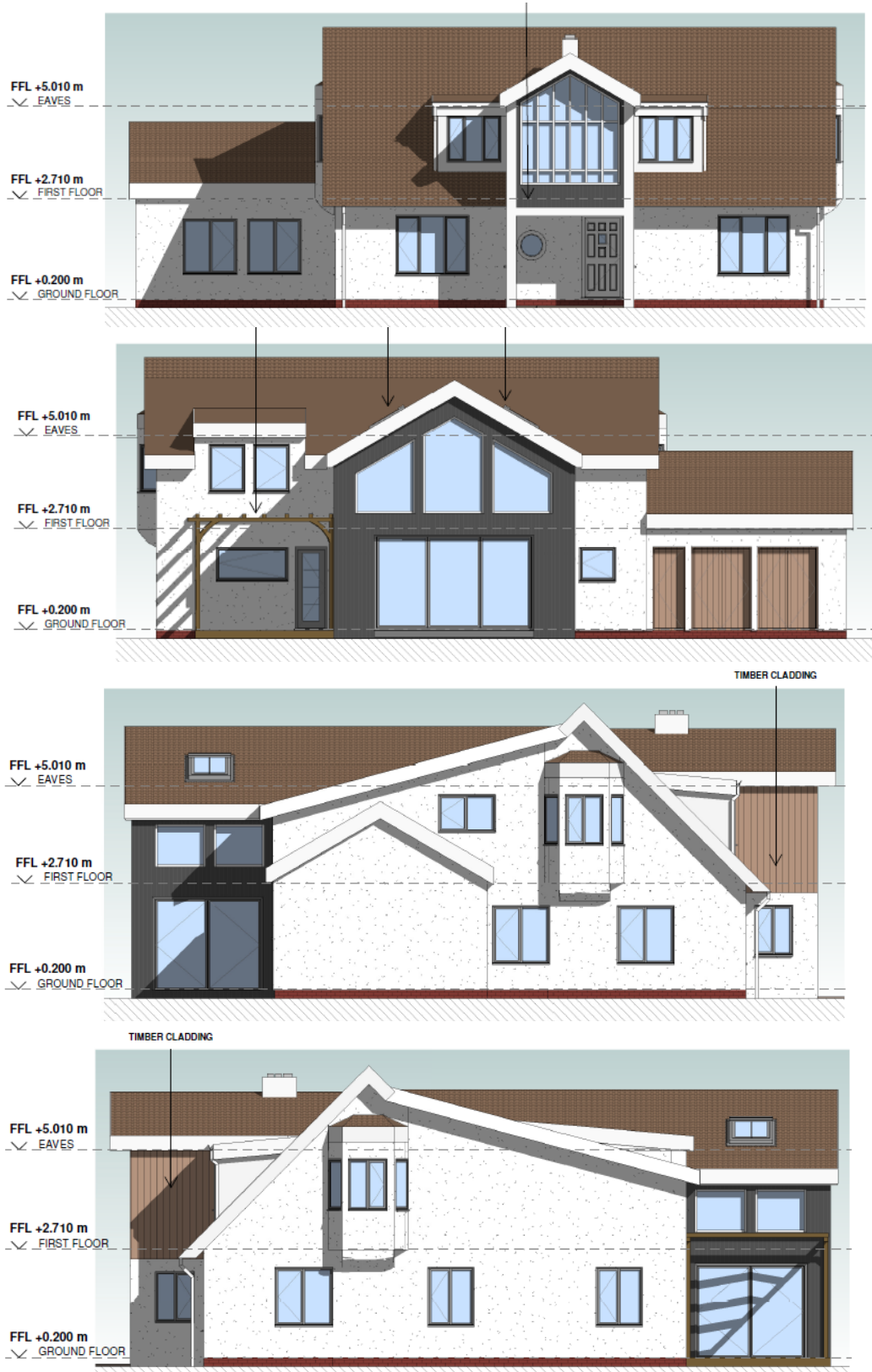
Proposed Ground Floor Plan



Proposed First Floor Plan



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Proposed Elevations

DESIGN & ACCESS STATEMENT SCILLONIA FLAX BOURTON BS48 3QJ AUG 21



HOKO THE HOMEOWNER'S ARCHITECT DESIGN, MASSING, & MATERIALS

4.1 DESIGN

The proposal is to remove the two circa 1960s single storey rear extensions (one flat roofed, one gabled) and consolidate the form with a single two storey rear extension as part of a comprehensive renovation of the property. The existing front façade will not change in terms of massing. The proposed two storey extension will extend 3 metres to the rear of the back wall of the existing garage and comprises open living space on the ground floor and a master bedroom suite on the first floor open to the living space below. The ridge height of the extension's opposing gable will match the existing bungalow ridge. The existing flanking rear dormer windows will be removed, enlarged, and extended to align with the new footprint below and will provide space for an additional bedroom to the east and an additional bathroom to the west. At the front elevation, the mock Tudor cladding will be replaced with timber to match the rear extension, and the existing triple casement window will be replaced with a larger glazed unit to echo the rear. The remainder of the front façade will be maintained as is, so the effect is retained of a modest bungalow. The purpose is to rescue the existing worn property, remove the incongruous extensions to clean up the disjointed roof forms, consolidate the disparate living spaces, and create a fit for purpose living space for a growing family.

The existing bungalow contains multiple small rooms with extensive circulation spaces, a plan arrangement which reflects how it grew in an unplanned and organic fashion over time, none of which appear in any way professionally considered or designed. This proposal will remove the multiple layers of finish and correct various poorly detailed and executed renovations by taking everything down to the core structure, salvaging the sound structural elements where possible, and rebuilding with modern methods and materials to meet current building regulations and space standards. The bungalow proper will be clad in smooth render to match the existing with high performance windows and doors as well as bifold patio doors to the rear garden, whilst the extension itself will be clad in timber to contrast and accentuate the new form. Existing rainwater goods (gutter, drain, and downpipe) will be modified and/or replaced to accommodate the new footprint.

4.2 MASSING

Conceptually this proposal is simply an opposing gable with flanking dormers to the rear, which is itself just a larger version reflecting the current existing front façade. The extension will add approximately 23m² of net gross floor area to the footprint. At circa 132m² existing footprint, the proposed extensions increase the current building footprint by 17%. The overall plot coverage increases disproportionately smaller, from 13% existing to 15% proposed.

The proposed renovations and extensions will not block any light or view from any adjacent properties, nor will it remove any existing hedges or trees. Incidental ornamental landscaping will be removed and an area of lawn taken up.

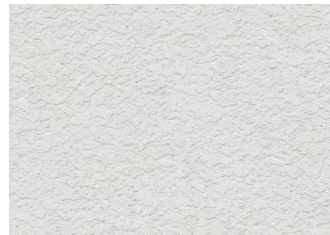


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4.3 MATERIALS

The proposed material palette will substantially match the existing. Render finish of the same texture as the house is the primary material. Roofing will be tile to match existing. Timber cladding is proposed at the extension and front gable. Doors and windows will be high performance insulating glazed

Render finish



Casement window (door similar)



Cladding



Roofing





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5.0 ACCESS

There will be no alteration to the existing access from the public highway.

6.0 RELEVANT PLANNING POLICY

The subject property is not located in a Conservation Area, SSSI, AONB, nor are there any relevant Article 4 directions or TPOs. It is within the Flax Bourton Settlement Boundary and is in the green belt. The site is within the Horseshoe Bat Zone C category of the North Somerset & Mendip Bat SAC.

7.0 RELEVANT PLANNING HISTORY

There are no records of any planning applications for this property.

8.0 CONCLUSION

This proposed renovation and extension will replace two insensitive extensions and renovate a worn property that has become neglected. The modest extensions to the existing bungalow and associated reconfiguration project will provide a fit for purpose accommodation and improve a tired structure without depriving any neighbours of their amenity or enjoyment of their surroundings, nor will it be at all out of keeping with many similar projects in the immediate area. The aspiration is to achieve carbon neutrality in terms of annual energy consumption and future-proofing to the greatest extent practical via a combination of super-insulation, PV panels, and air source heat pumps, all completed within the constraints of an existing salvaged structure (at the original dwelling) and a modern efficient structure (at the new extension). There are no negative public impacts as the exterior street view from the public right of way is unchanged.