

DESIGN AND ACCESS STATEMENT

For Works proposed at

Gossellin, Main Street, Dorton, Bucks, HP19 9NH



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DESIGN AND ACCESS STATEMENT

INTRODUCTION

Gosselin is a two storey detached dwelling, built around the early 1970's.

The building sits back from the public highway, roughly in line with the street building line.

Building ages and styles vary in the proximity of the property. To its right is a pair of period brick built cottages, with a track between them and this property.

To its left is a pair of semi-detached dwellings of the same age.

Opposite are semi detached dwellings, some late 1800's, others possibly of 1960's origin.

Gosselin is of little architectural merit and the application proposals aim to put this right, using traditional materials to complement the local vernacular yet in a contemporary manner.

The site's planning history comprises the provision of a covered way to the garage (77/00236/AV) and the provision of a single storey rear extension (79/01394/AV) neither of which were built or have survived.

THE PROPOSAL

The project takes on two aspects.

Firstly the provision of a single storey side extension, and a loft conversion under a raised and re-profiled roof, with dormer structures on the right hand slope, and proprietary roof lights (Velux) on the left slope and in the side extension roof slope.

The second aspect is to re-face the building, to cover the somewhat bland and uninspiring low quality brickwork, provide a new roof covering and re-work the fenestrations.

The side extension creates a formal entrance hall with a front elevation entrance and improves the ground floor circulation space.

The creation of the loft room under a re-worked roof creates an improved first floor layout and provides improved bedroom accommodation in the dwelling.

The cladding of the building aims to improve on the kerb appeal of the building. The client came to this Practice with the idea of cladding the elevations in a mix of timber shingles or plain tiles, and timber cladding. Introducing new and adapted glazing elements.

It was pointed out to them that their styling ideas were close to the styling adopted at the Golden Mede development in nearby Waddesdon.

This project therefore moved in that direction.

Vertically hung plain tiles will be used on the side elevations and the same tiles on the roof slopes.

Timber cladding will be used on the front and rear elevations.

Grey coloured metal clad box windows will be added to the front and rear elevations, with a matching dormer projection on the right hand roof slope.

On the same right hand roof slope will be a plain tile covered box dormer, with chamfered roof slope. This structure includes a window in the rear facing cheek.

The existing chimney stack goes, to be replaced with an external metal flue to serve the front reception room fireplace.

To the rear is a canopy structure over the new door set, to provide solar shading and a covered terrace area.

ACCESS

Access into and within the building will be improved upon, to satisfy current mobility requirements as far as possible. The ground floor layout is certainly improved upon.

PARKING

There is no increase in the bedroom numbers, therefore parking arrangements are unaffected. It is currently possible to get three cars on the forecourt to the front of the property. The garage will be lost, but is inaccessible to all but a small 'city' car and is effectively redundant.

BIODIVERSITY STATEMENT

A provisional assessment established that there is no evidence of roosting or other bat activity in the roof space.

David Buchanan
September 2021



Existing street scenes



Existing street scenes



Existing street scenes



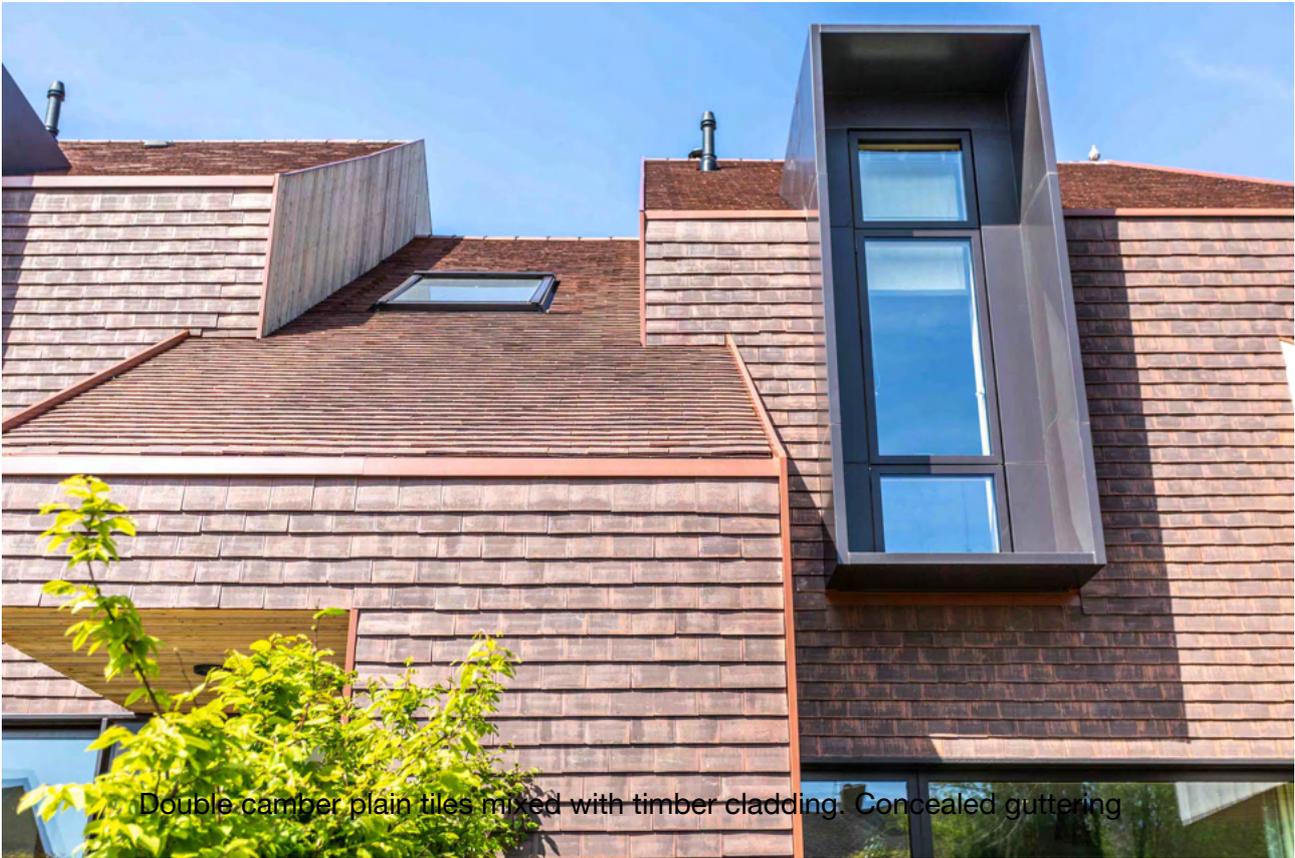
Existing street scenes



Mock up Front view of the proposed alterations.

Design Inspiration





Double camber plain tiles mixed with timber cladding. Concealed guttering