

Design & Access Statement

Single Storey extension and outbuilding at 6 Set Thorns Road, Sway

The application site is located on the Southern side of Set Thorns Road and occupies a corner plot with Crittal Close. Unusually, 6 Set Thorns has its entrance and access points from Crittal Close. With the areas natural topography falling north-south, the existing dwelling as part of semi-detached housing sits lower than those on the north side of Crittal Close, so whilst a corner dwelling, where lower than the street level and set behind a mature evergreen hedgerow, its presence within the road is minimal.

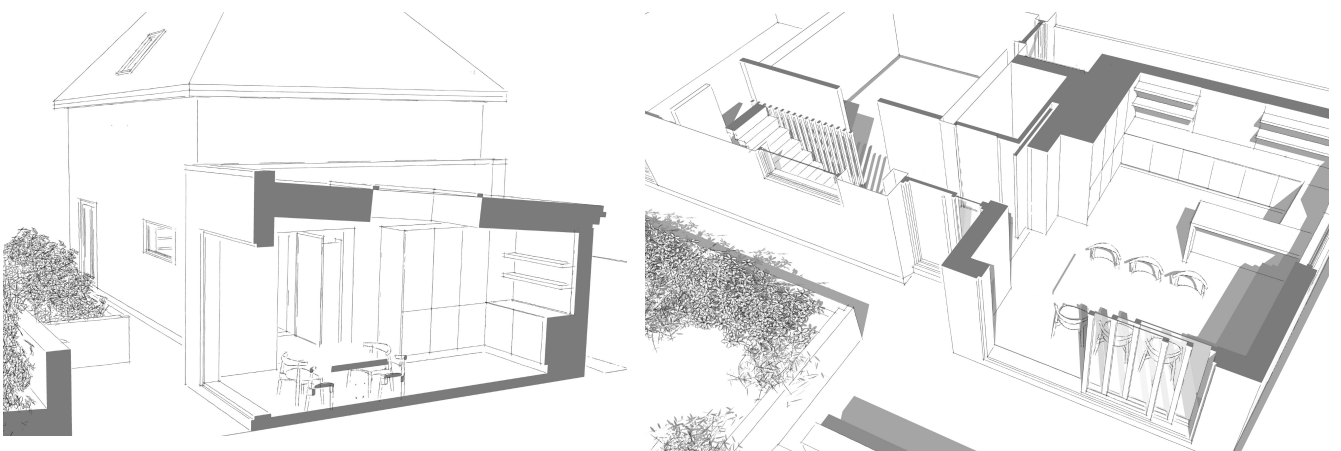
Generally dwellings within the immediate area are 2-storey with pitched roofs, many of which have single storey flat roof extensions, of varying siting. The presence of 2-storey side and rear extensions are also noted in the area.

The application comes forward to remove a flat roof outbuilding linked to the existing dwelling and replace it with a flat roof single storey extension. The application has gone through a rigorous design process where numerous forms, massing and layouts were explored in both 3D and 2D to allow the creation of a space suitable for modern family living for a local family, whilst respecting neighbouring amenity and impact on the character of the area.

The way in which families live and work has changed significantly over the past 18 months with a much placed emphasis on high quality living space and the ability to work from home. This extension and outbuilding creates such a space, suitable to modern day living for the applicants Dr & Mrs Cook and their children.

The initial brief was to create a bedroom and dining area within a new extension. The layout has evolved and rather than just create a bolt-on extension to house a bedroom which would be accessed through dining space, an opportunity exists to much improve the layout and function of the house internally. Currently the garden is not a private space, with the entrance awkwardly placed and no safe direct access for children to use the garden.

The ground layout has therefore been rationalised with the entrance moved towards the new extension; this provides legibility from the road and in-turn allows a more private space for the family to enjoy the garden with direct access from the existing living room. The uses of the house have been explored - with a family space enjoying a westerly aspect and bedroom shifted to the (darker) centre of the ground floor. By offsetting the extension away from the boundary with the neighbour at 5 Set Thorns Road, this not only reduces any impact but also allows a small south facing private window area for the new bedroom. The impact upon 4 Set Thorns Road is further reduced with a mono pitch roof which drops down in height towards the boundary.



1. section demonstrating reduction of mass to the rear whilst maintaining a high quality design.
2. rationalised floor layout to improve quality of spaces.

In order to break up the bulk of the extension, the 2 defined functions it creates (entrance / kitchen) have been designed with differing heights and materials. This not only reduced mass, but is also a nod to the existing (and commonplace in the area) single storey extension which is set away from the existing dwelling.

The design is simple and picks up on the existing use of red brick and flat roof nature of extensions in the area. As noted above the use of parapet allows a mono-pitch roof to minimise impact on neighbouring amenity behind and allows a neat form which compliments the existing architecture. A roof light is proposed to the kitchen area - this is set behind a parapet to reduce its view from public vantage point, the use of fitted blinds to the roof-light will prevent light overspill during night time use.

The applicant has been in discussion with the adjoining neighbour at 5 Set Thorns Road during the design process which has helped inform the design and who are supportive.



A garden room / outbuilding is proposed to the more private north end of the side garden; this sits adjacent the existing hedgerow and due to its' mono-pitch form, is not seen from any public vantage point.

No change to vehicle access nor the pedestrian access from the highway are proposed.

In conclusion, the proposal put forward will improve the appearance of the existing dwelling to meet the needs of a local family without detriment to any neighbouring amenity and we look to the Local Planning Authority for full support.