

DESIGN & ACCESS STATEMENT

EXISTING CONTEXT

The application site is located within a village setting with views to open countryside. The existing dwelling is a two storey 3 bedroom detached house sitting within a substantial plot of 0.37ha. The house is set back from the street with a good sized front garden and to the rear is extensive garden land with a number of outbuildings of varying size and age, dotted along the northern boundary.

USE

The proposed two storey rear extension will provide additional living accommodation and a further bedroom, enhancing the property to a generous 4 bedroom house befitting a plot of this size.

AMOUNT

The original house has a total GIA of 183m² which includes two converted attic spaces. The proposed two storey rear extension is 76m², increasing the overall GIA to 259m². The resulting dwelling will be a large family home that sits comfortably within extensive curtilage.

LAYOUT

The dwelling enlargement is constrained to the rear to ensure there is no visual impact to the village street scene. About a third of the proposed footprint replaces the existing conservatory. Drawing PL12 and the section below on scale, describes in further detail the parameters that have driven the form and layout. A first floor recessed balcony offers solar control and private amenity space to the master bedroom, limits overlooking to next door's garden, frames the view of the surrounding countryside, and provides maintenance access for the high level glazing to the dining area. The balcony also incorporates balustrading and solar control to the dining area is achieved through vertical screening and an overhang. Internally, the principle drivers for the layout are as follows:

- Introducing voids and associated windows/ roof lights, especially within the vertical circulation, to allow light to penetrate the centre of the enlarged footprint.
- Other than the aforementioned voids, the layout of the original house has been kept largely intact to preserve its charm and character.
- The higher ceiling open plan of the extension, particularly at ground floor, contrasts the series of lower ceiling compact spaces found in the original house. The design approach to contrast old and new is thus, reflected internally as well as externally.

SCALE

As outlined in drawing PL12, the 45° rule has been applied in plan to set a limit on the depth of the extension footprint and ensure the development is not overbearing to the adjacent property at No.5. The height of the extension ridge is slightly lower than the existing house ridge so it is hidden from street view; and the 45° rule has been applied in elevation as a further check against overbearing development to No.5. There are no windows in the side elevation facing No.5 to prevent overlooking, and the orientation and separation of buildings means there is no overshadowing to either of the adjacent properties.

APPEARANCE

During design development of the extension, it became apparent that mimicking the rustic appearance of the original house resulted in a bulky form that would be difficult to execute due to its age and style. A better and more respectful approach was to leave the front of the property largely as existing (except for modernising the windows and porch), thus preserving its essential village character; and introducing contrast to the old at the rear of the property which would only be visible in the private realm. The window articulation and application of timber cladding to the first floor walls and roof provides this modern contrast, while being materially and visually subservient to the masonry envelope of the original house. Matching brickwork is used at ground level to anchor the extension and tie in the new with the old.

LANDSCAPING

Even with the addition of the rear extension, the extensive rear garden land remains essentially intact, as does the front garden. The proposal has no impact on the cluster of yew trees by the outbuildings; and the additional foul drain connection to the front of the property (see drawing PL03) will be carefully hand dug to minimise impact on the roots of the yew tree in the east corner of the site.

ACCESS & PARKING

Currently, there is separate gated pedestrian and vehicle access and off-street parking provision for 3+ cars. These existing access and parking provisions will remain unchanged.



Notes:

REV:	DESCRIPTION:	BY:	DATE:
STATUS: PLANNING			
SITE: Yew Tree House, Churchend Slimbridge, GL2 7BL			
TITLE: VISUALISATION WITH DESIGN & ACCESS STATEMENT			
SCALE AT A3:	DATE:	DRAWN:	CHECKED:
NTS	25.04.22	SL	HL
PROJECT NO:	DRAWING NO:	REVISION:	
2201	PL13	-	