

Design Statement

Swallick Cottage, Alton Road, Winslade, Basingstoke, RG25 2NG

Proposal:

Construction of part single storey, part two storey rear extension

Site analysis:

The detached property comprises two storeys and was believed to be built in the mid-nineteenth century as a pair of farm workers cottages. It is constructed of flint with brick quoining under a slate roof and sits on a large plot.

The existing roof has unusually low eaves (below head height) and ridge height for a two storey dwelling, which creates significant challenge in designing a first floor roof.

The neighbouring property, also originally brick and flint agricultural cottages, has been significantly extended over time, having originally been a similar scale to the property in this application.

Planning analysis

Basingstoke & Deane borough council has granted prior notification approval for an extension to the rear of the existing property

Planning ref: 22/02281/GPDE

This proposal makes use of the footprint and walls created by the above approval whilst adding first floor openings and pitched roof elements. The focus of consideration in this application should therefore be on the first floor and roof elements

Design principles

Retention of historic features

The design has been created to make use of the original layout and existing openings, doors and joinery where possible; the original back door will be retained in its current opening as an internal door, chimneys and fireplaces will also be retained. Materials for the extension will be matched to existing. The height of the existing eaves and ridge will be mirrored in the extension to provide continuity from old to new.

Improving energy performance

The existing dwelling is built from solid walls without insulation and the openings are drafty. The design allows for the fabric of the existing building to be retained whilst benefiting from the increased insulation using modern construction methods for the rear extension. The roof of the extension provides for the installation of solar panels (both solar thermal and solar PV) facing South to maximise efficiency. It is also intended to prepare the property for rainwater harvesting.

Family requirements

The young, growing family that own and occupy the property have a need for additional bedrooms and living space. As the children are young these bedrooms need to be located on the same storey as existing. For this reason additional ground floor footprint (that could be achieved under PD) is not the chosen route for this design.

Scale

The scale of the proposal is in keeping with the additions carried out to the property next door. It adds no footprint and little bulk over and above the already approved ground floor extension and aims to provide the required level of accommodation designed sympathetically to the existing property and remaining invisible from view from the public highway.

Visual impact

The rear extension will not be visible from any public highway or other publicly held land. The pitched roof elements will be slated to match existing, the walls built from bricks to match existing.