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1 Clays Meadow

1 Clays Meadow, Littlebury, Saffron Waldon, CB11 4TX

Design & Access Statement
for Householder Planning Application

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1.0 Introduction

1.1 The Document

This Design & Access Statement has been prepared by Snell David Architects on behalf of the applicants Mr. & Mrs. Ritchie, and has been written to support a Planning Application for the proposed refurbishment and extension works to a detached dwelling located at 1 Clays Meadow, Littlebury.

The existing substantial site comprises a 2-storey, five bedroom house, and a detached garage. The dwelling was constructed on the 1980s as part of a small development of similar houses, and whilst generous in floor area, the internal layout is lacking in respect of flow, functionality, quality of natural light and connection to the garden. These proposals seek to sensitively enhance the external presentation of the property and to improve the function of internal spaces by way of internal structural alterations and a strategic yet modest single storey rear extension.



Google Maps Image: Clays Meadow, Littlebury with Application Site Highlighted in Red
NTS

1.2 Site Location

Clays Meadow is a private road cul-de-sac, accessed via Strethall Road from High Street, Littlebury, and comprises a small development of 5 detached dwellings, of which the application site is one. It's understood that the development was constructed in the late 1980's. All properties share a similar mix of materials of red brick and painted render walls with red clay roofing tiles, there is some variation in compositions and architectural detailing.

The whole north-side plot boundary of 1 Clays Meadow runs along the access road, and features a low brick wall boundary. As a result the private rear garden feels rather open and exposed to the road.

The site is not within a Conservation Area.



Photograph of existing front elevation



Photograph of existing rear and side elevation

1.3 Client Brief

1 Clays Meadow has been the applicants family home for over 15 years and is in need of modernisation and adjustment to meet the families evolved requirements.

Snell David Architects have addressed the applicants' over-arching requirements for a modern and practical family home, whilst adopting a design approach which both enhances the external presentation of the existing property as well interior layout and character. Key aspects of the proposals are as follows:

- Replace all existing dated PVC windows with simplified, high performance triple-glazed side-hung casement windows.
- Re-render the external walls with an insulated render system to boost thermal performance and to cover the existing brick quoining, which is deemed as poorly proportioned and out of character with the local architectural vernacular.
- Remove the existing single-storey front entrance porch and enhance the front entrance with modern glazing
- Create a modest single-storey rear extension to enable open-plan Kitchen / Sitting / Dining internal layout.

2.0 Design

2.1 Strategy and Concept

The design approach has been to subtly enhance the exterior presentation and performance of the existing property, whilst introducing contemporary additions that will stand in contrast to the backdrop of the original dwelling house. Part of this investment is directed towards improving the thermal performance and overall sustainability of the property.

2.2 Scope of works

The following provides a summary of the proposed works, categorized into 3 key elements: refurbishments, extensions and external works.

Alternations and Refurbishment of Existing Property

- *Demolition of the existing front entrance porch*
- *Application of new insulated render system to all existing external walls*
- *Replacement of all UPVC windows to high performance painted timber framed casements*
- *Construction of new front porch canopy, complete with new oak front door, full-height glazing and exterior timber panelling (to match facade of proposed rear extension).*
- *Various internal layout alterations*
- *Internal insulation to existing Garden Studio room including replacement of existing window opening with glazed 'French' patio doors.*

Extensions

- *Construction of a single-storey flat roof rear extension, with extensive glazing to the rear garden aspect*

External Works

- *Erection of a natural Oak pergola structure at rear of property, positioned to provide visual screening of the garden from the access road into Clays meadow.*

2.3 Scale and Mass

The rear extension has a staggered footprint to create 2 internal volumes; extending the Kitchen by around 2.2 meters and the providing a dining area that projects some 4.3 meters into the garden. The extension provides a total 40 sqm additional floor area to the ground floor family accommodation.

In elevation, the rear extension comprises a flat roof with a parapet eaves.

The removal of the existing front porch will reduce 'bulk' from the front elevation, whilst the proposed front glazing, canopy and timber panelling additions will enhance the architectural presence of the property, in an attempt to create a more welcoming and ordered frontage to the house.

The extension rear extension will be mostly screened from the private access road by the existing masonry boundary wall and proposed oak garden pergola structure. The proposals do not impact on any neighbouring properties in terms of bulk, mass, over-looking or over-shadowing.



Indicative Ground Floor layout with relation to the site

2.4 Materials

As described above, refurbishments and alterations to the existent property will be in-keeping with traditional vernacular, swapping the UPVC window frames for triple-glazed casements and simplifying the building elevations with a clean painted render finish.

The proposed extension is essentially timber-clad, though substantially glazed between vertical natural timber mullions, set out at regular centres to create a repeating structural rhythm across the facades. The contemporary flat roof form is softened by the textures and colours of natural timber vertical mullions that cast deep shadows across the elevation.

The front entrance canopy, glazing and wall panelling uses the same pallet as materials as the rear extension.



Indicative coloured proposed North (front) Elevation



Indicative coloured proposed South (rear) Elevation

3.0 Access

The existing vehicular and pedestrian access arrangement is unaltered. The number of parking places is unaltered.

4.0 Conclusion

It is the applicants intention to breathe new life into their property; to implement improvements and extensions that will render the family home suitable for future generations of modern living. It is felt that the proposed works successfully respect and enhance the character of the original property, whilst boldly celebrating the proposed contemporary additions in a way that can be clearly understood. The proposed extension is screened from the public highway and will have no impact on surrounding neighbours.