



# DESIGN STATEMENT

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Extension to 6 Whitegate Cottages, Helmingham Road, Gosbeck, IP6 9RZ

## DATE

WEDNESDAY 29TH MARCH 2023



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## 1.0 INTRODUCTION

This statement accompanies a planning application for the partial demolition and extension to an existing two storey semi-detached dwelling. This document should be read in conjunction with the following documents and drawings:

### KLH Architects Drawing Package

- 5915-0100 Site Location Plan
- 5915-0101 Existing Site Block Plan
- 5915-0102 Proposed Site Block Plan
- 5915-0200 Demolition Plans
- 5915-0300 Floor Plans and Elevations as Existing
- 5915-0301 Floor Plans as Proposed
- 5915-0302 Proposed Elevations

This home is designed to high aesthetic and performance standards for contemporary and sustainable family living.

The purpose of the application is to resolve the restricted amount of living space in order to provide satisfactory capacity for a growing family that is better in appearance and spatial order. This application will also upgrade the enclosing fabric to current thermal performance standards as a minimum.

## 2.0 LOCATION AND SITE DESCRIPTION

### Site Location

The site sits amongst the Suffolk countryside along Helmingham Road, 2 miles South-West of Helmingham Hall and Estate.

### Site Layout

No. 6 White Gate Cottages is a semi detached ex-council house that serves as one of the first properties you see upon entering the village of Gosbeck from the east. The dwelling is surrounded by generous private garden land on the East and Southern sides of the property.



### 3.0 CLIENT'S BRIEF

#### Background

The semi detached house was purchased by the applicant circa 2021. Previously a very neglected home, the applicant has undergone minor alterations to the interior and exterior decor in attempt to upgrade and improve the aesthetic of the property both internally and from the road.

Although perhaps suitable for a small family, the applicants are compromised by the constraints of the minimal living space and confined 3 bedrooms for a family with growing children.

#### The applicants are seeking to:

- Resolve the order and volume in a proposed scheme design that improves circulation to deliver satisfactory family living space.
- Upgrade thermal efficiency.
- Maximise the sustainability of the property and way of living.
- Extend living space to provide a suitably sized kitchen and utility space that enhances the relationship between internal living and the surrounding garden.
- Introduce a 5th bedroom/2nd office to provide a healthier work from home environment and space for a growing family.
- Improve privacy of the applicant and adjoining neighbour by moving the main route of circulation in and out of the property away from the shared boundary.
- Maximise the opportunities for physical and visual engagement with a well ordered garden and connect to views across the adjoining landscape.



*View of site from South*



*View From The Road "Helmingham Road"*



## 4.0 DESIGN

### Scale

The design narrative is informed by the needs of purpose and of an honest aesthetic in response to it's setting.

6 White Gate Cottages is a modest dwelling measuring approximately 100m<sup>2</sup> (ground floor approx. 57m<sup>2</sup> ) in desperate need for improvement. The downstairs footprint will be modestly increased by approx. 20m<sup>2</sup> (following demolition of a single storey section) to enhance circulation internally and the relationship between the living space and garden. The first floor will be increased by approx. 35m<sup>2</sup> to allow for the expansion of bedroom sizes to fit double beds for a growing family, with the addition of a 5th bedroom and office, both required for the applicant's functionality.

### Sustainability

The house is of unsatisfactory appearance, the product of lack of care and degradation prior to the purchase from the current owners. The dwelling has been enhanced and improved since the purchase of the existing owners (applicant). However is still lacking the requirements to be their functioning family home and meet thermal standards of today. The new design seeks to re-solve the thermal inefficiency by using external wall insulating system to bring the property back up to standard. In addition, it is of high importance to the applicant that the proposed dwelling uses as many sustainable systems such as air source heat pumps, grey water recycling and solar panels.



North Elevation as Proposed

### Mass and Composition

An overall increase in volume is necessary to achieve these basic requirements for improvement of the property. KLH Architect's have carefully looked at layout and composition in relation to the surrounding environment to create a suitable 'end' to the row of houses; Of which, will create a large improvement on the experience when entering the village from the existing Eastly elevation that remains at this moment in time.

A stepped ground floor will set the building into the natural slope of the site and will replicate the existing step down within the end extension that is present.

### Materials

A material palate of interlocking pan tiles (to match existing and neighbouring property), vertical boarding, sensitively coloured render and contemporary glazing will , in terms of order, texture and colour articulate the composition and blend into and suit the rural surrounding environment. Windows will consist of fixed glazing-bar-less panels, with opening timber panel doors for ventilation. This will help to emphasise honesty of form and subtly uplift the exterior whilst holding onto it's existing composition.

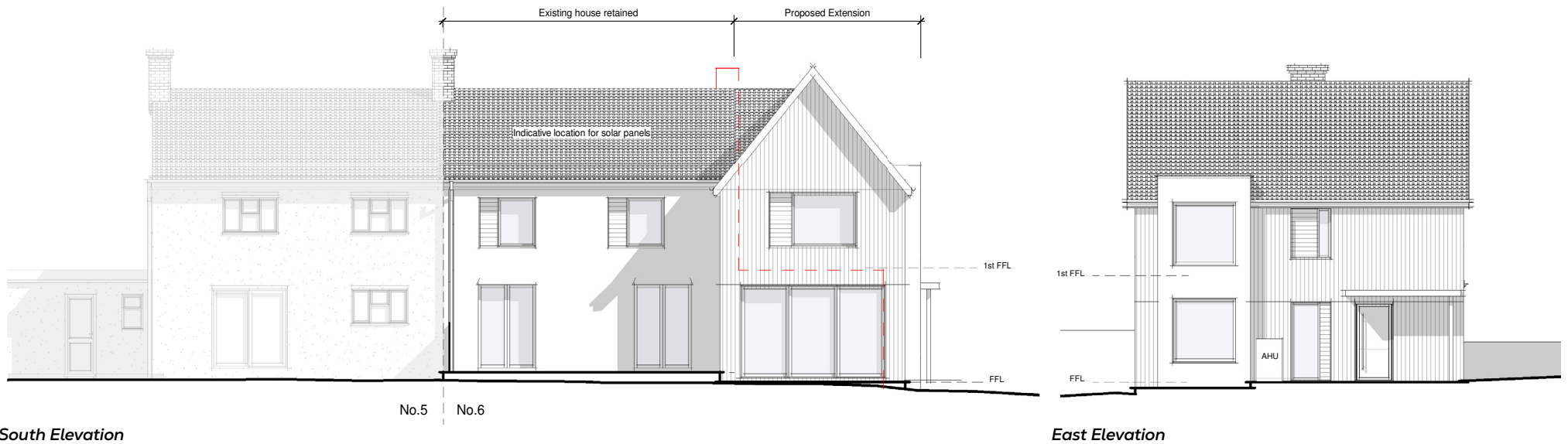


Concealed View From Approach

## 4.0 DESIGN

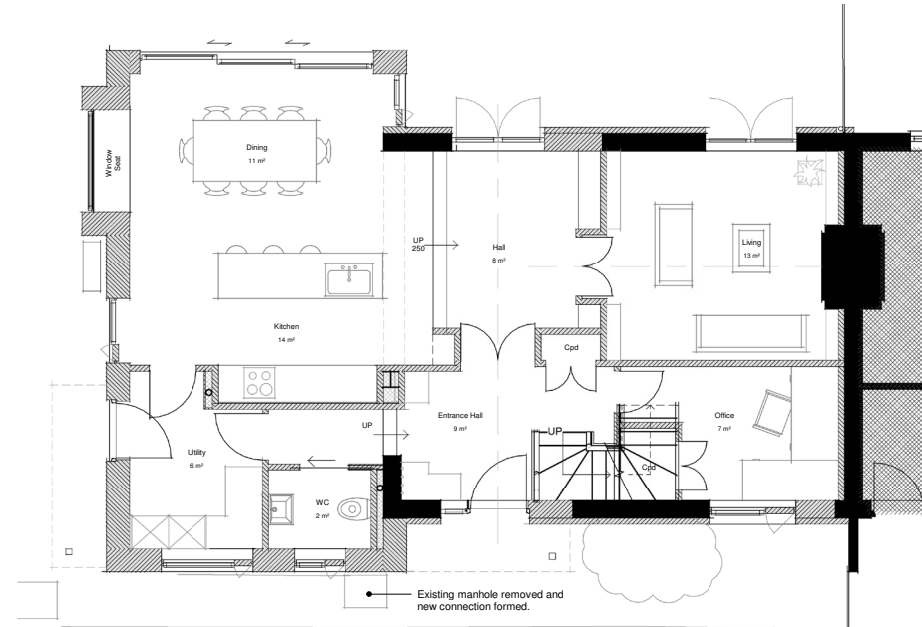
### Elevations

Preliminary Material Palette inspired by vernacular architecture:

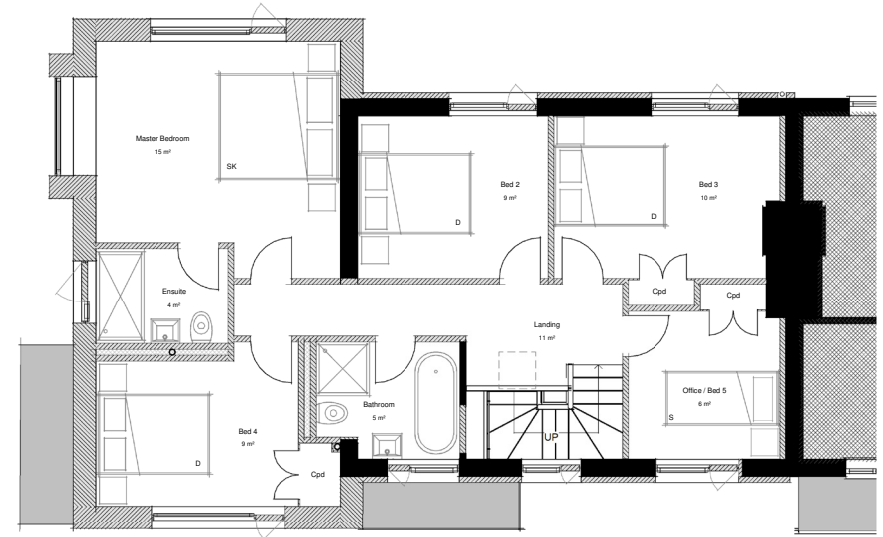


# 4.0 DESIGN

## Floor Plans



Ground Floor Plan



First Floor Plan

## 5.0 NEIGHBOUR AMENITY

The adjacent home to the West of the property is adjoined to no.6 Whitegate Cottages.

Glazed screens have been positioned to not overlook the neighbouring property but instead focus on the views to the South and East. One window is to be installed facing West, however this is on ground floor level and is to be shielded by the existing fence denoting the boundary between the two properties.

Main entrance has been shifted to be more central to the main Northern elevation to keep footfall away from the neighbour. Likewise, a utility door to the East of the property will also provide easy access to the building without passing the boundary.

Planting will be used as an instrument for screening and enhancing privacy.

## 6.0 LANDSCAPING

Present hard and soft landscaping will be retained and boundary treatments will be enhanced. A lowered extended patio area will be laid in response to the down setting of the principle living area.

## 7.0 ACCESS

A present access from the road will remain, and parking will be increased to accommodate a minimum of 3 cars.

## 8.0 SUSTAINABILITY

The new home will be to a high energy efficiency using renewables.

New built elements will be of a timber framed construction. Thermal insulation standards in the new construction and the upgrade of present fabric will exceed prescribed standards.

A new air source heat pump will be installed as core heating system replacing open fires.

## 9.0 ECOLOGY

The house is set in a cultivated garden unsuitable as protected species habitat. Building work will be confined to the present house and immediate surroundings, including the footprint of the demolished extension.

## 10.0 CONTAMINATION

The house and garden is understood to have been in domestic use only, so soil contamination is not suspected.

