
DESIGN & ACCESS STATEMENT

for Thames House, Lower Mill Estate, Somerford Keynes, Cirencester



Prepared by:

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Introduction

Thames House is one of original buildings at the Lower Mill Estate, before the site was expanded and created into holiday let location following the gravel extraction works near the site and the formation of the subsequent lakes.

The house is a Georgian-styled brick property with sash windows, overhanging eaves and symmetrical proportions to the south (rear) facade. The east facade of the house overlooks the River Thames.

It is proposed that a small glass extension is added to the existing ground floor kitchen to create additional dining space and to introduce more natural light into the kitchen. As well as providing views of the river, the proposed extension will create a direct connection from the house to the rear garden by way of full height glass doors on the front and sides of the extension which open out to the garden.



Design

The extension will be placed on the south-east corner of the house, and will project out to the river (east) side of the house. The proposed glass extension will be modern, but will be sympathetic to the historic nature of the house by incorporating a traditional-inspired grid pattern. It will have a flat membrane roof draining over a fascia.

The wall which is to be removed to open up the kitchen has a chimney projecting beyond the external face of the wall. The chimney wall above will be supported by a parallel steel beam system. All supporting structure will be flush with the existing walls and will not be visible to give a seamless aesthetic.

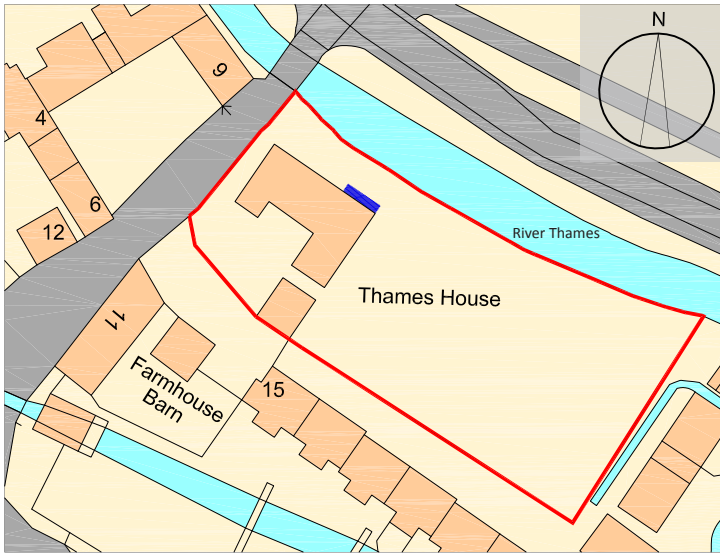
Currently, there is a double glass door on the south side which allows natural light into the room. It is proposed that this double door is replaced with a window, which will match the existing windows on that wall.

Access

Because of the small size and location of the extension, there will be no changes to the existing pedestrian and vehicular access to the site and the house. External circulation routes are unaffected by the proposal as there is a private access drive from the main road to the house.

Proposed Site Plan

Not to scale



Proposed Ground Floor Plan

1:100@A4

