

DESIGN AND ACCESS STATEMENT

The School House, Northmoor.
Ms Elizabeth Claire Harvey

SITE CONTEXT:

- The school house is a 3 bedroom, stone building centrally located in the village of Northmoor.
- Northmoor village is a conservation area.
- As the name suggests, the building used to be the village primary school.
- The building is not listed.
- The house is semi detached; attached to it's neighbour 'The Old School House'.
- The home enjoys a large, private front and rear garden, with side access on the east side.
- To the North of the building are farmers fields.
- To the East is a farmers track leading to barns and outbuildings, as well as a residential home.
- To the west is 'The Old School House' and garden, as well as the village play park which adjoins much of The School House's garden.
- To the south is the single track highway and detached properties opposite.
- There is a small brook running alongside the highway to the front of the house. It features very low water levels and 'The School House' is in a 'very low flood risk' area.

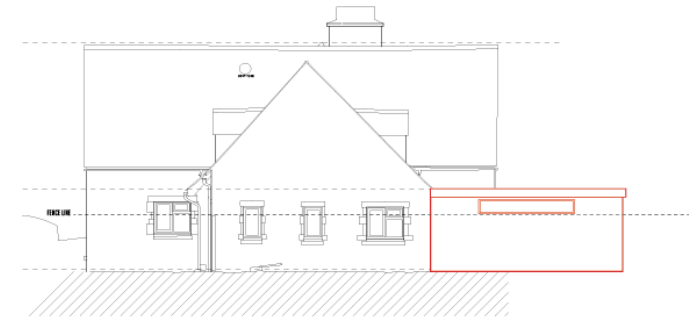


PROPOSAL:

- Single storey flat roof rear extension.
- Proposed extension to project from the existing Kitchen/Utility, leaving the majority of the rear (living room) as existing.
- Proposed 6m long.
- 3m bifolds to the end (North elevation)
- Picture glass and single sliding door along the side (West elevation.)
- Reasoning for proposal: The existing entrance to the house is very small and dark, as such, the client uses the glass doors to her living room as the front door. The current kitchen is dark and configured in an unusual way and the downstairs shower room/utility to the rear is no longer fit for purpose.
- The proposal is intended to provide more workable space within the house – remodel - as well as to create a beautiful kitchen garden room. The existing kitchen will become the utility, downstairs shower room and larger entrance space.
- The client is eager to future proof, and these modifications will mean that the spaces will be fit for purpose as she ages.
- The client would also like to centralise the existing front door (which is currently off centre to its elevation) and create a beautiful oak frame open porch.
- All windows and doors to be replaced for designs that are more in keeping with the house and surrounding village. the spaces will be fit for purpose



FRONT ELEVATION (SOUTH)



SIDE ELEVATION (EAST)



REAR ELEVATION (NORTH)



SIDE ELEVATION (WEST)



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



AMENITIES:

PARKING: The existing property features ample off street parking in the private front garden. This will not be affected during the proposed build.

LIGHT: The proposed extension will not affect the light quality of any neighbouring property. To the east elevation is a farm track and quite some distance before the next property.

OVERLOOKING: The proposed extension features a 3m long panoramic window on the east side. This window is set just below roof height and is intended to allow light into the room in the morning, rather than to provide a view. This window will look towards a farm track.

OVERBEARING: The height of the proposed extension is not perceived to be overbearing. The proposed length to the east is 6m. The east elevation runs parallel with the farm track and so it is felt that the 6m is justified in this case.

Due to the recess in the existing building, the west side only projects 4m from the rear of the existing property. We therefore strongly believe that the overall size is reasonable in this case.

ADJOINING PROPERTY: An important feature to note, is the structure to the rear of the adjoining property. The wooden structure sits on the boundary line between both properties, is 3m high and approx. 4m deep, meaning that the adjoining property won't be affected by loss of light, over bearing or indeed overlooking from the proposed glass on the west elevation.



North (rear) elevation. Large neighbouring wooden structure can be seen to the right of the photo.



North (rear) elevation. Large neighbouring wooden structure can be seen to the right of the photo.



Farm track to the East elevation of The School House. Neighbouring barns and farm buildings do not have windows or openings looking towards The School House.

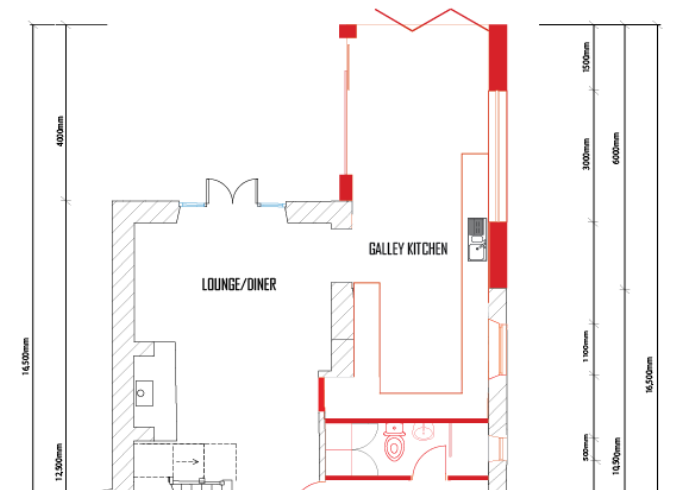


Image to demonstrate the difference in perceived scale between the east and west elevations.



DESIGN:

- The proposed extension has been designed with the local and immediate aesthetic in mind, whilst also incorporating some modern features to set it apart from the house, making it easy to differentiate between old and new.
- Current windows and doors are to be replaced with Residence 9 casements which will provide a much more sympathetic aesthetic. It is thought that they will either be Cotswold green or Cotswold biscuit.
- The front door will be centralised on it's elevation and lead into a fit for purpose, spacious hallway.
- The rear extension features a sleek depth roof of cold flat roof construction, for elegance. To be finished in zinc for a modern. High end finish which will reflect it's surroundings over time.
- Glazing frames in the proposed extension will be aluminium in anthracite grey as a nod to modern design.
- The overall build will be in natural stone to match the existing School House.
- Glazing on all sides of the proposed extension will allow for adequate lighting throughout the day.
- We feel the design is sympathetic to the existing whilst also invigorating an old building. The proposal will balance out the house in terms of useable spaces and will provide more connection between interior and exterior.



South elevation. Demonstrating current window casements and offset front door.



Rear Elevation and proposed in red.



Cotswold biscuit Residence 9 window casements.



Whilst the stone elements of the extension will be 'sleeker' than that pictured. This image, gives a representation of the overall intended feel.



SUSTAINABILITY:

- The flat roof construction requires less energy for heating and cooling.
- Openable windows on all sides allow for cross ventilation in warmer months.
- All new glazing will be triple.
- Whilst Passive solar energy is not possible given the buildings orientation; underfloor heating and a tiled floor will provide efficient thermal mass.
- The proposed will shade the rear windows/doors to the living room in the morning, and the neighbouring wooden structure will shade the west glazed elevation in late afternoon/early evening.
- Existing windows and doors will be offered for reuse in other building projects.
- Glazing on all sides of the proposed extension will allow for adequate lighting throughout the day.
- The proposed site is currently paved and so no loss of vegetation/habitat is required.
- There are no additional bathrooms/kitchen spaces so no additional water outlets.
- All lighting is LED.
- Insulation will be rigid in floors, walls and the roof space.



Existing garden taken from the rear (north) elevation.



Paved area to the rear. Proposed site to the left of the photo.

Summative statement.

Ms Harvey has lived in Northmoor village for many years. She is therefore acutely aware of her surroundings and that both the aesthetic and environment be considered. It has been an imperative requirement for her that the proposal is of sympathetic design that will not impede on her neighbours amenities.

We acknowledge that the proposal is large in length, however, given the situation to the east and west, we feel strongly, that the size will not remove any amenity from neighbouring properties. Overall, we are confident that the proposal will result in a practically well designed home with beautiful future proofed spaces.

