

# Design and Access Statement

The Manse

November 2023

Simon Knight Architects





# Introduction

## Design and Access Statement

Simon Knight Architects were commissioned by our Client, to modernise and refurbish their family home which is in need of updating.

This document accompanies the drawings and helps describe the site and design process we have embarked upon.

We are a local RIBA Architectural Practice based in the heart of St Albans and pride ourselves in delivering high quality architecture that is sensitive to the historic context but contemporary in design.

We look forward to working pro-actively with the planners in order to achieve a high quality piece of architecture within this conservation area.



# Site Location

## Watford

The site address is as follows:

The Manse  
27 Stratford Road  
Watford  
WD17 4QG



# Planning Policy

## Watford Local Plan

The key planning policies relating to the property are as follows:

- Conservation area
- Article 4



Conservation Area



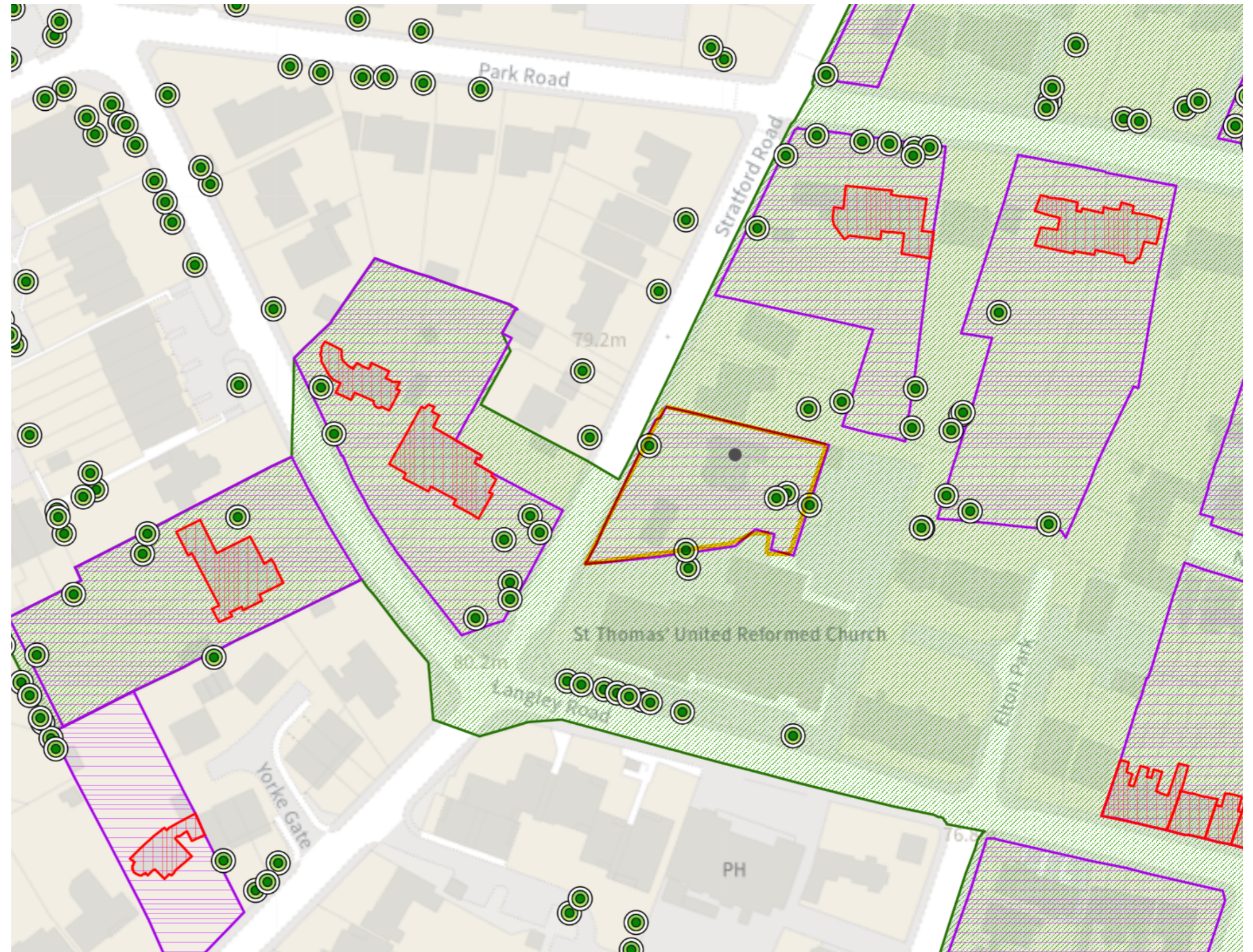
Article 4 Direction



Locally Listed Building



Protected Tree



# Historic Maps

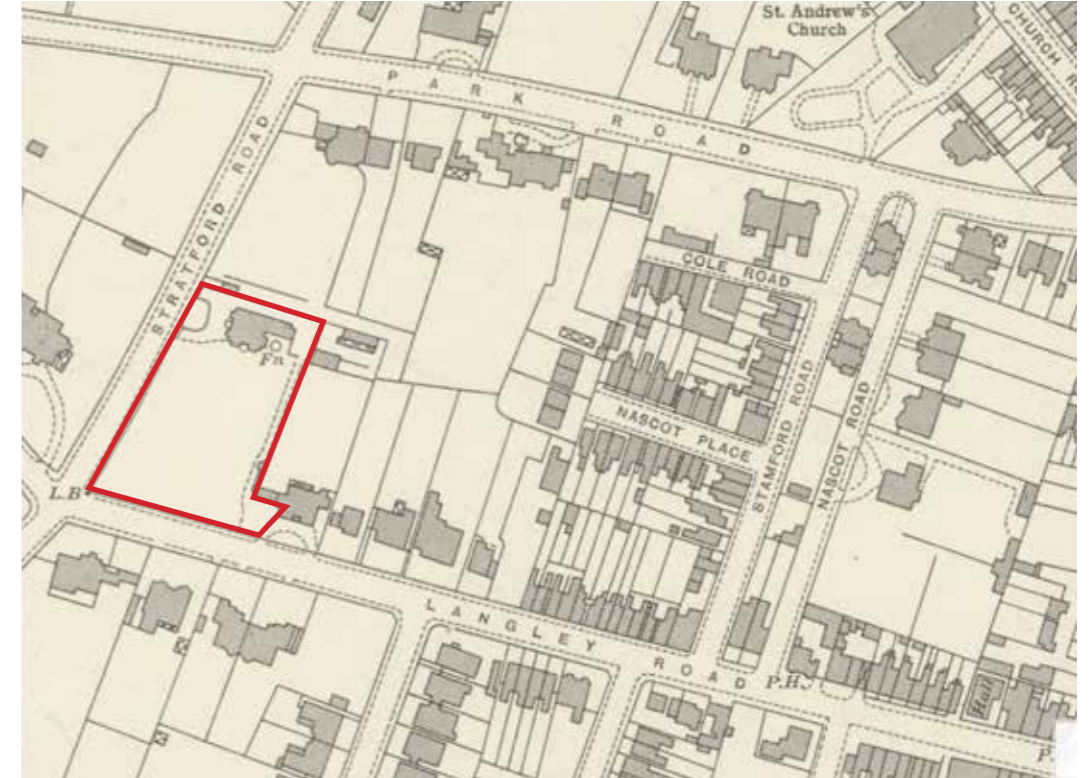
## Evolving Footprint

We can see the changes that have taken place to the property over the years through these historic maps.

The footprint of the building was larger through the 1940s and 1960s, with an extension to the rear very visible. Post 1960 there seems to have been demolition of this structure and a footprint that is similar to the present day.



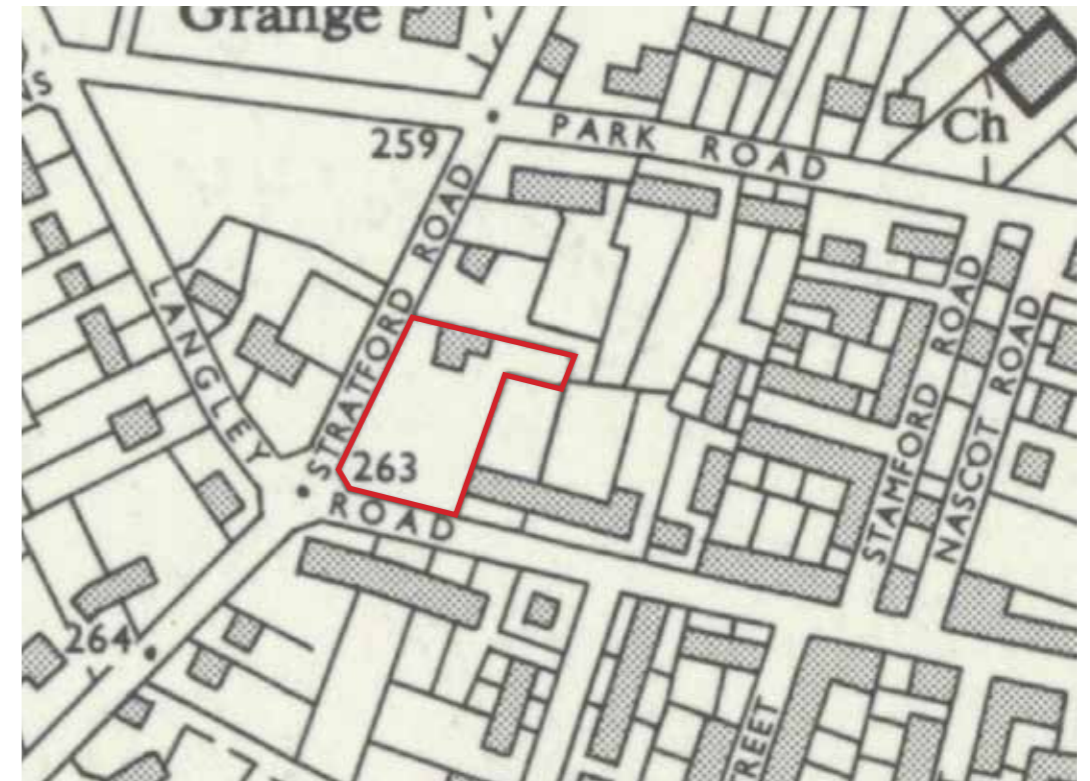
1899



1940



1960



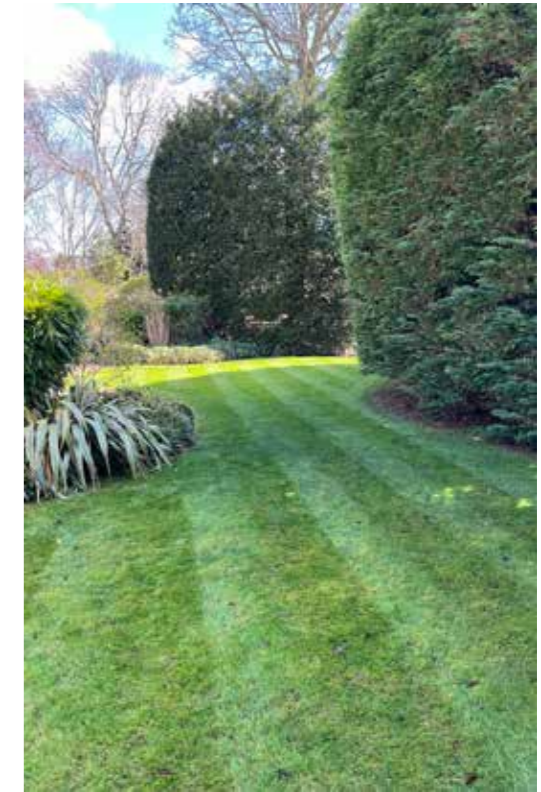
1961

# Site Photos

## External Views

The Manse is located on Stratford Road with similar detached homes with generous gardens neighboring it.

The main property is fairly untouched, with minimal visible changes to the original design. The addition of a conservatory/sun room on the side of the house is one alteration that has been made.



# Site Photos

## Internal Views

The existing property is in a fairly good state, however there is some modernisation required and a lack of natural light within some areas of the property.

The generous garden at the rear of the house is not well connected to the house. The Client are keen to revamp this property and make it comfortable for them and their young family.

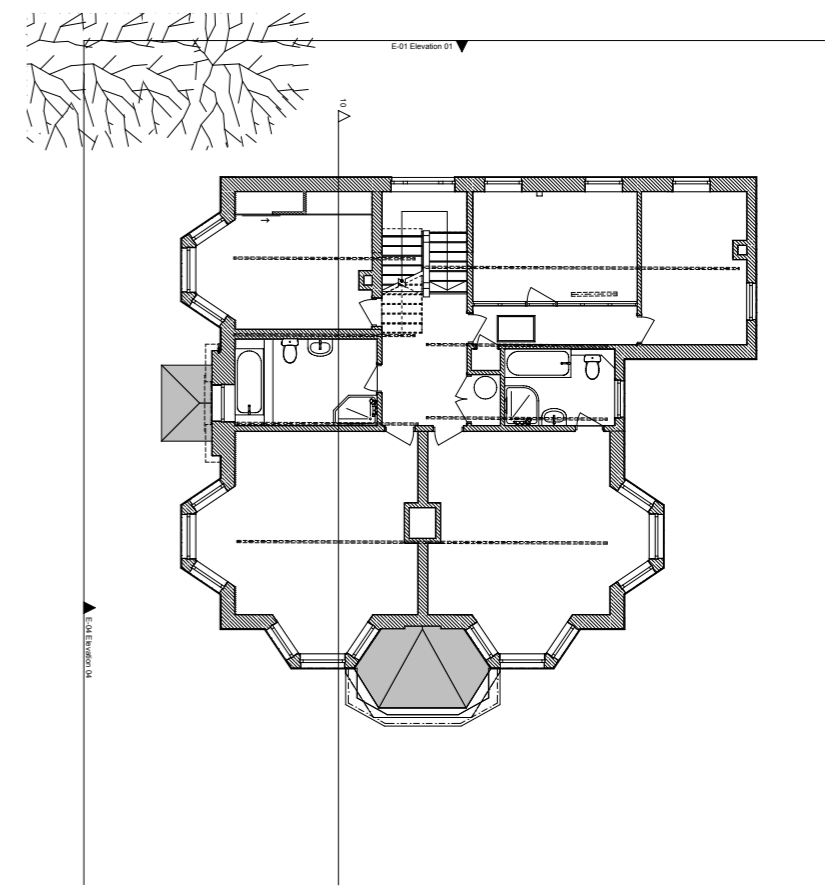
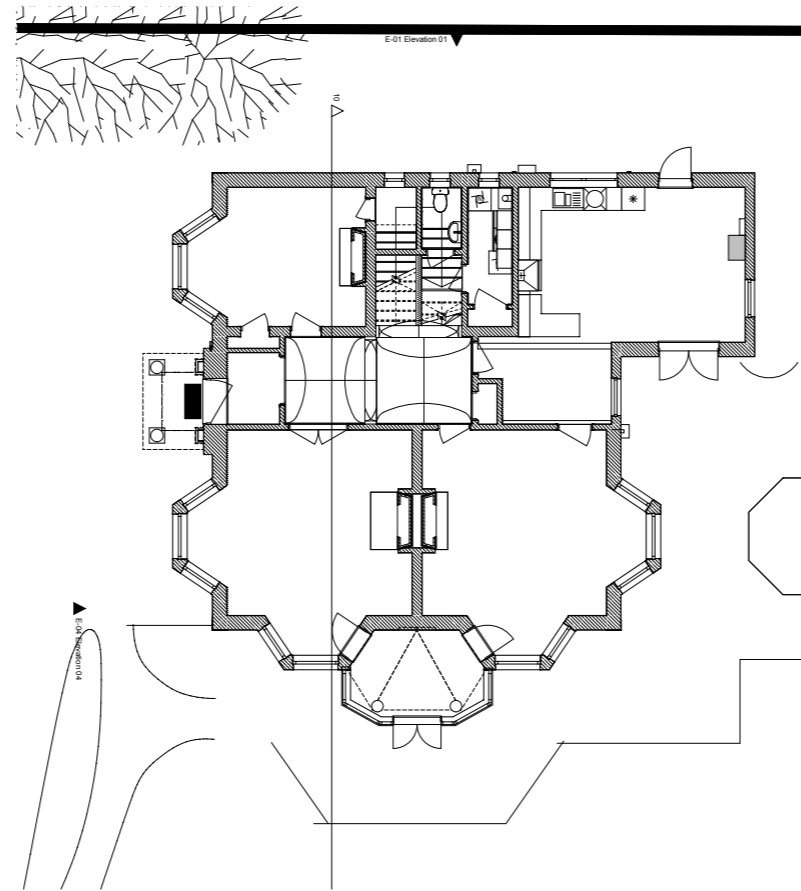




# Existing Drawings

## Floor Plans

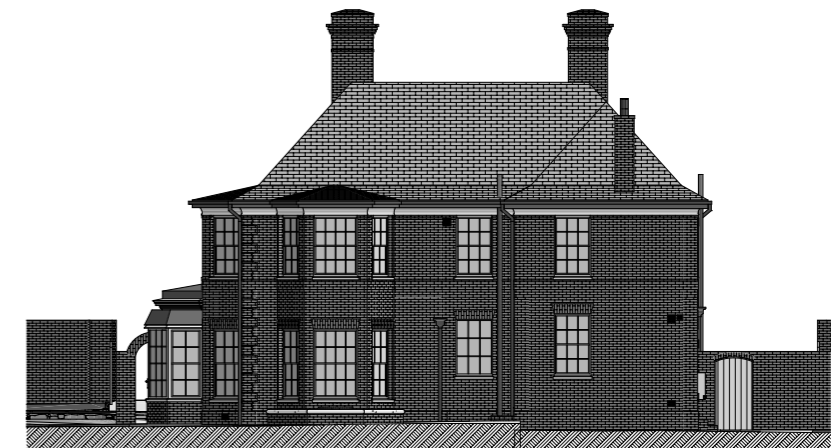
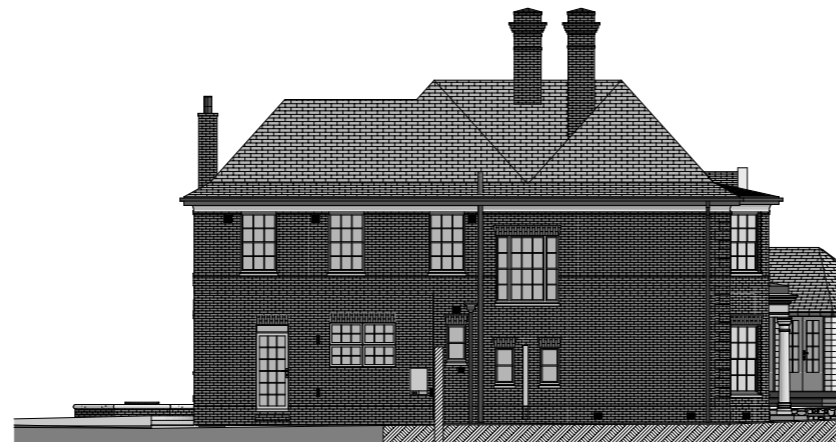
The existing floor plans show a tight plan with separated rooms and a comparatively smaller kitchen. The first floor plan shows multiple bedrooms with one en-suite bathroom



## Elevations

The elevations illustrate a fairly plain facade comprised of brickwork with vertical Georgian style sash windows.

The west and south elevations are neatly composed and ordered with a symmetrical arrangement of windows and doors. The east and north elevation have more of a mixture of window sizes and placement.



Scale = 1:200@A3

# Design Development

## Testing Different Ideas

During the development stage we made many iterations of the design in order to assess the possible outcomes.

A variety of options were tested with regards to materials, roof styles and glazing. This ranged from very modern through to more traditional.

The resulting design is sensitive to the upstairs windows in its roof line and has well proportioned windows and doors which align with existing facade features.



Testing roof styles.



Testing roof and glazing styles.



Testing roof styles and materials.



# Proposed Plans

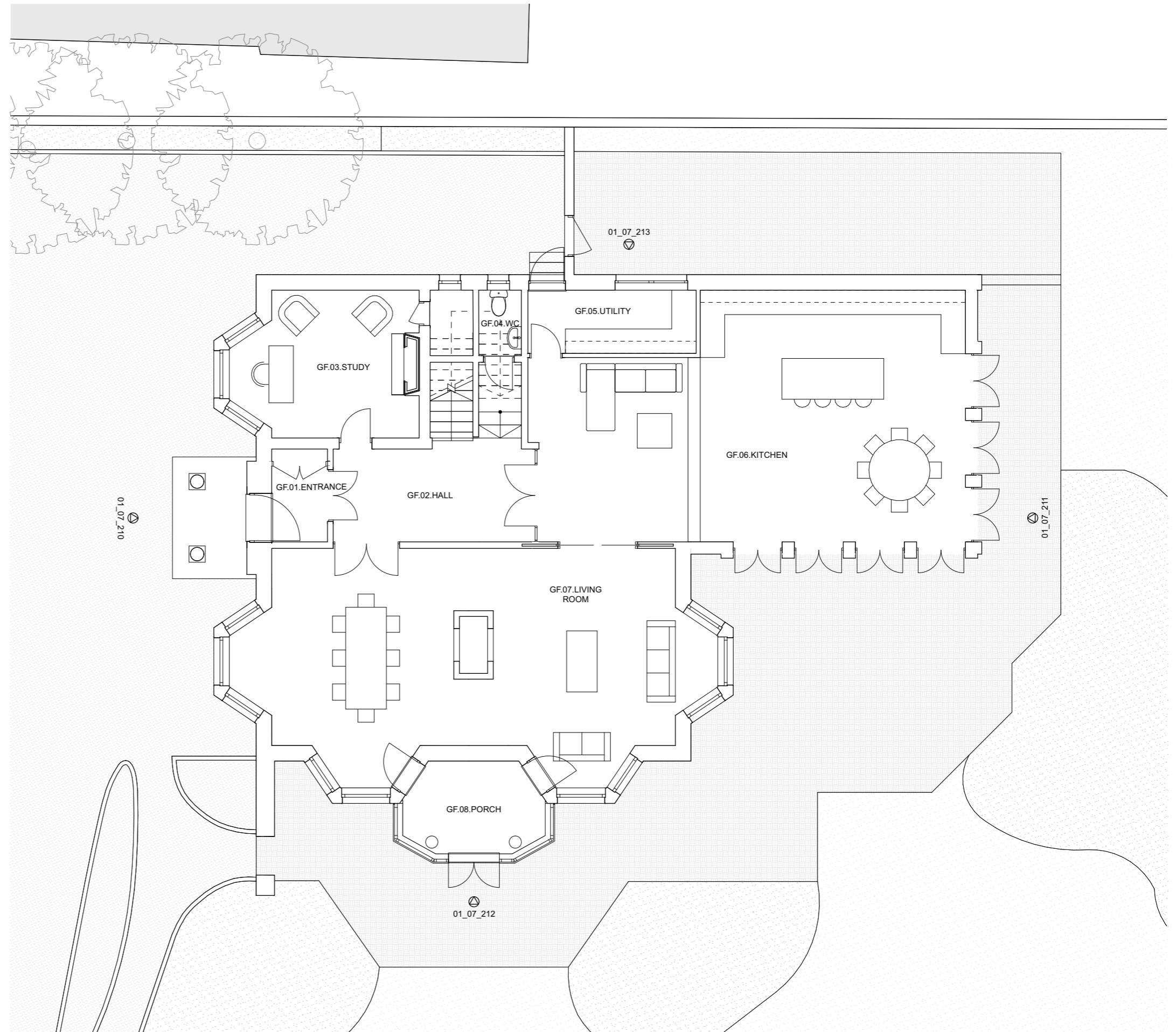
## Ground Floor Plan

The ground floor includes a new living dining area which connects to the new kitchen. A utility room has been added to the area connecting to the kitchen. The kitchen then opens to the rear patio and connects seamlessly to the garden. The kitchen also has a skylight proposed to allow more natural light.

The footprint of the new extension is similar to the previous footprint of the house in the 1940s as seen below in the image. However post 1960 this extension was demolished. With the new design we are reinstating a similar footprint.



1940



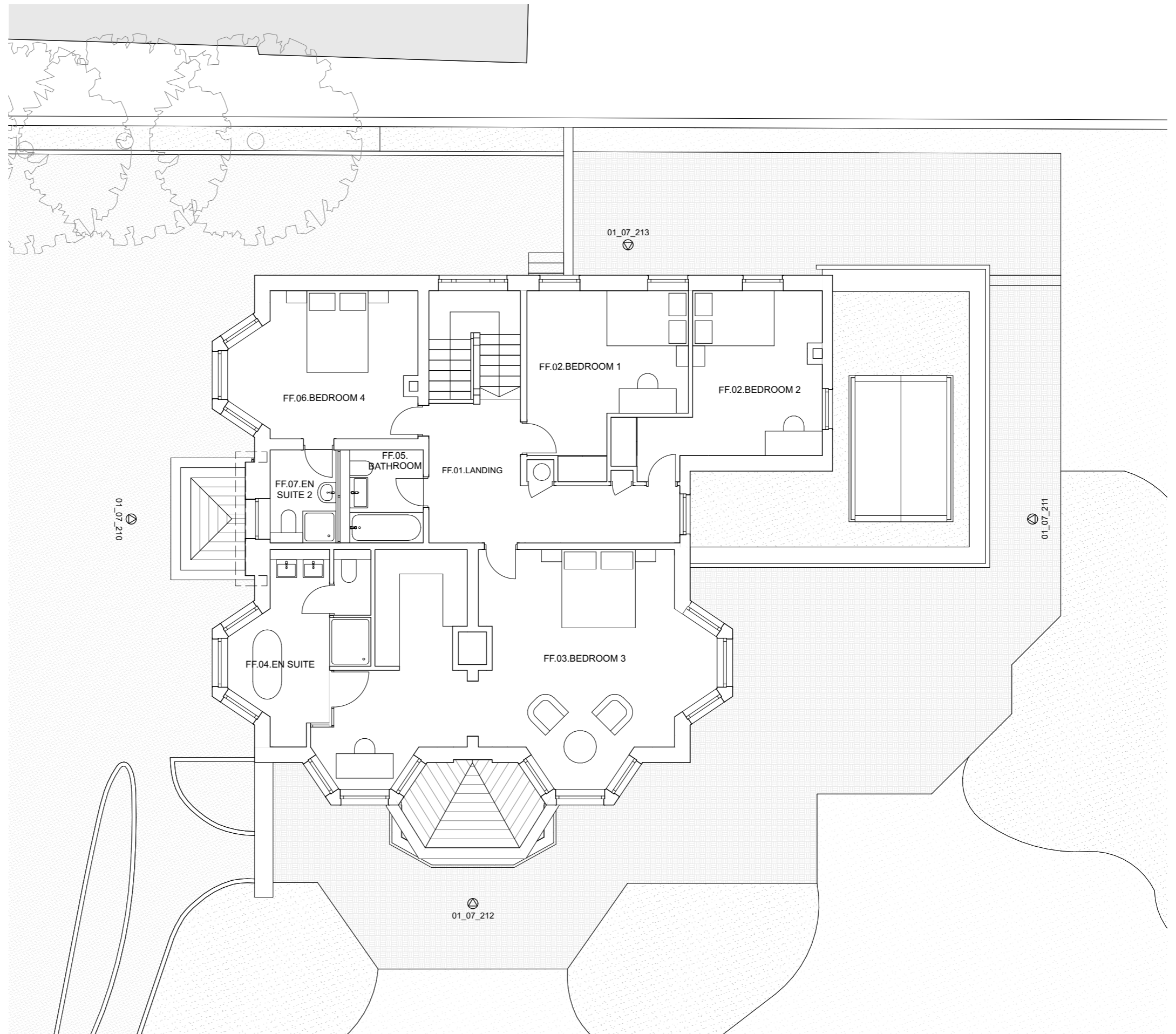
Scale = 1:100@A3

# Proposed Plans

## First Floor Plan

At the first floor the rooms have been reconfigured to allow for more a new master suite and a better layout of bedrooms.

Bedrooms 1 and 2 have been made larger and a better proportion. An en suite and walk in wardrobe have been added to the bedroom 3 to create the master suite. The existing bathroom near bedroom 4 has been split and converted into an en suite with access from bedroom 4.

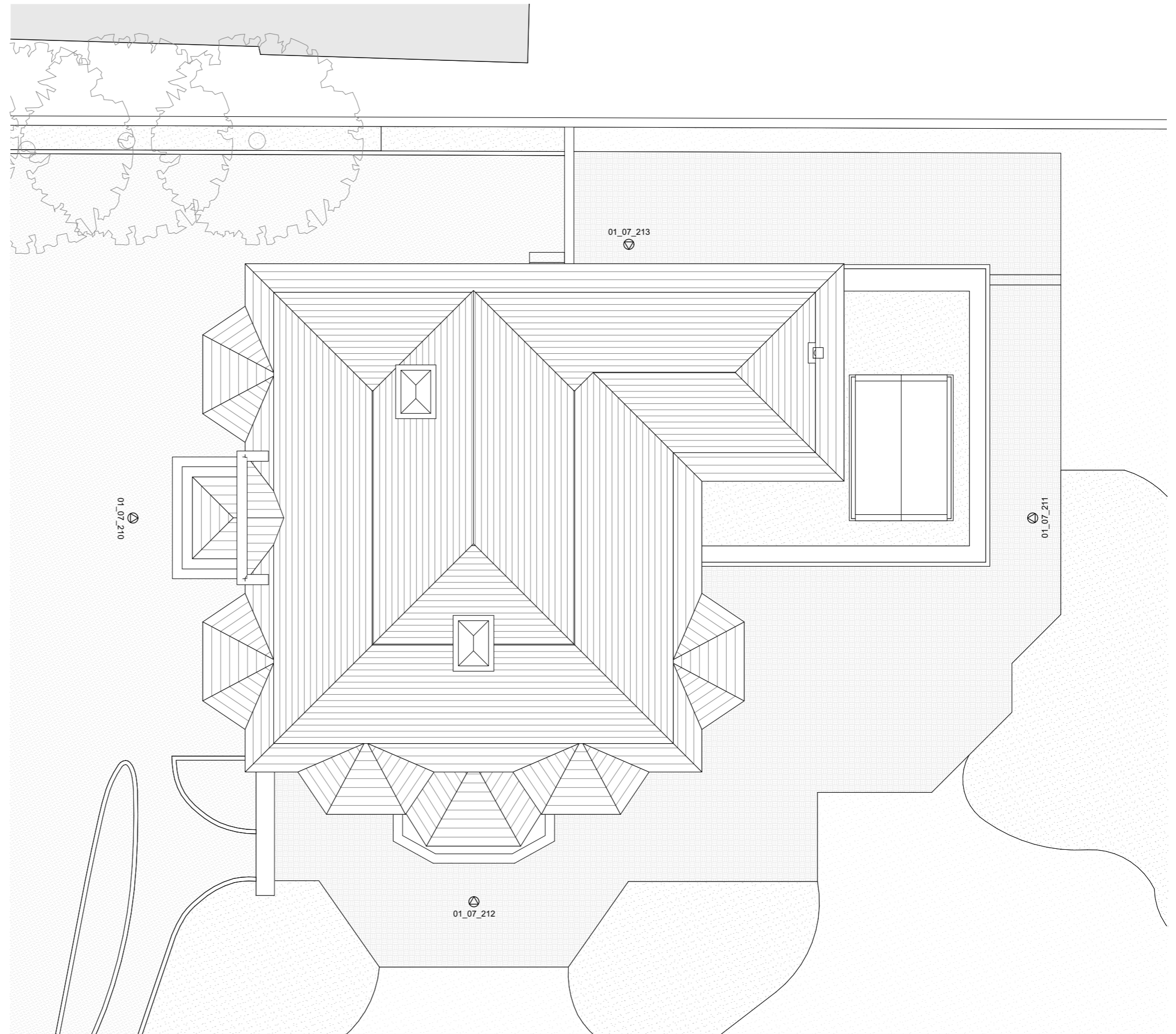


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# Proposed Plans

## Roof Plan

The roof plan indicates the provision of the new pyramid skylight within the extension providing more natural light. The rest of the roof plan remains the same as existing.



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# Proposed Elevations

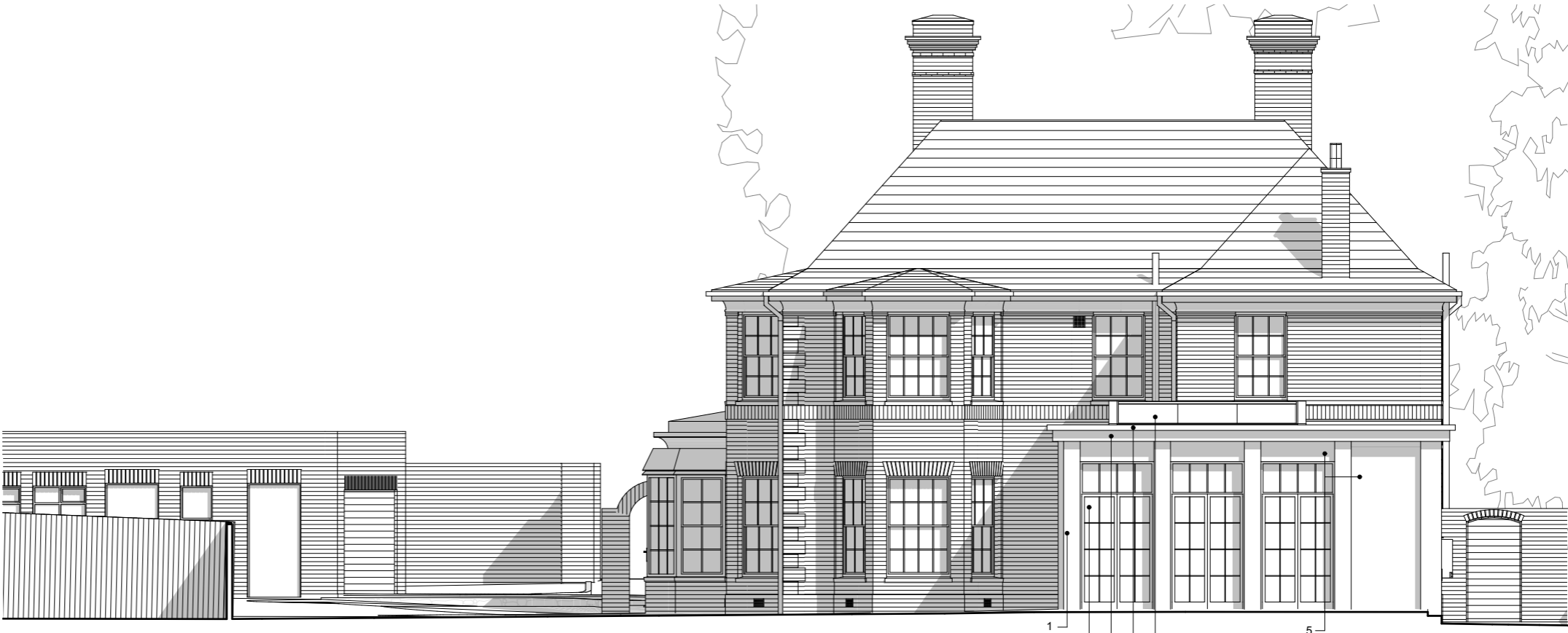
## West Elevation

The front elevation of the property remains unchanged.



## East Elevation

The proposed elevation can be seen in this view with crittal doors opening into the patio and garden. The style of doors used is sympathetic to the original style of the house.



Scale = 1:100@A3

# Proposed Elevations

## South Elevation

The south elevation displays the longer side of the extension with the critical doors opening into the patio and garden. The walls of the extension have a rendered finish. The top of the glazed doors align with the top of the lintels to the house windows and the roof is set below the existing protruding brick course to the main house.



## North Elevation

The north elevation displays the rear view of the extension. The rest of the elevation remains unchanged.



Scale = 1:100@A3

# Materials

## A Sensitive Material Palette

The materials that have been chosen are sensitive to the conservation area but with a contemporary angle. The dark render and the crittal windows will match the existing house.



Render system



Crittal windows



Pyramid skylight



Polyester Powder Coated Aluminium



# Conclusion

## External view of the extension

In summary the new extension has been added to the original house with a modern twist, while being sympathetic to its original design. There are no over-looking or over-bearing issues with this design because of its orientation and location.

The design significantly improves the rear aspect of this beautiful old house and will ensure the retention and enjoyment of it for future generations.



Artistic Impression of the north aspect

# Simon Knight Architects

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