



**Open
Design
Studio**



**North Lodge
Design & Access Statement-revision 01**

To be read in conjunction with application documents and drawings.



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1.0 Introduction



1.0 Introduction

1.1 Purpose of the document

This Design and Access Statement has been produced by Open Design Studio on behalf of the applicant and describes the proposed scheme to adapt, improve, and extend the existing dwelling at North lodge to an exemplary level.

The works are undertaken in order to create a long term family home, driven by an approach of both improving the existing fabric of the building as well as unlocking the natural amenity of the site and aspect.

This document supports the existing and proposed drawings which, together, form a full planning application made to Chichester District Council.

This application provides full details of the proposal arrived at via a carefully considered, design-led process that has been undertaken closely with the client to create a home. The proposal reflects their aspirations to provide a beautiful environment for their family.

Site address:

North Lodge
Blomfield Drive
Chichester
PO19 6AB



Existing photograph - intersection of Blomfield Drive and Summersdale Road



1.0 Introduction

1.2 Project Team

Architecture, Design & Creative Thinking

Open Design Studio enjoys a reputation for delivering responsive, carefully considered and research-inspired architecture, design and strategic thinking that puts people at the centre of the creative process.



1.0 Introduction

1.2 Project Team

Design Team - Open Design Studio

Architects and designers based in Chichester, West Sussex, working across the UK. We design places and spaces that suit the life you want to live.

Open Design Studio enjoys a growing reputation for delivering responsive, carefully considered and research-inspired architecture, design and strategic thinking that puts people at the centre of the creative process.

We strive to understand the specific needs of each project and believe in the value of working together through the entire course of a project, from inception through to delivery.

We believe in a studio approach to design and architecture, which places you at the core of the creative process. Only by doing this can we capture your aspirations and vision and turn them into the places and spaces that suit the life that you want to live.

An open conversation starts the process. Ideas emerge. And design follows, right down to the finest detail. We aim to make our shared journey both stimulating and enjoyable, culminating in outstanding buildings and spaces for living which are well-designed, thoughtful and quality-driven.

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Photographs - Open Design Studio selected projects



2.0 Vision



2.0 Vision

“To adapt, improve, and extend the existing dwelling. To improve connection to the garden.

To create a clear architectural language, and a high quality, lifetime family home.”



2.0 Vision

Our vision for the project is to adapt, improve, and extend the existing dwelling to an exemplary level; creating a high quality lifetime family home.

By successfully reusing the previously constructed extension and carefully integrating a new addition, the proposal seeks to create a building and landscape which are cohesive and connected.

The proposal consists of two three key components: re-use and improvement of the existing ground floor extension to the southern elevation, a small scale high quality addition to the east elevation, and the internal reconfiguration of the ground floor layout.

The proposals seek to create a benchmark for reuse of existing fabric with integration into a new vision for the site, whilst providing new avenues to support family living and unlocking the natural amenity of the site.



Illustrative Visual

Toward south east corner of application dwelling

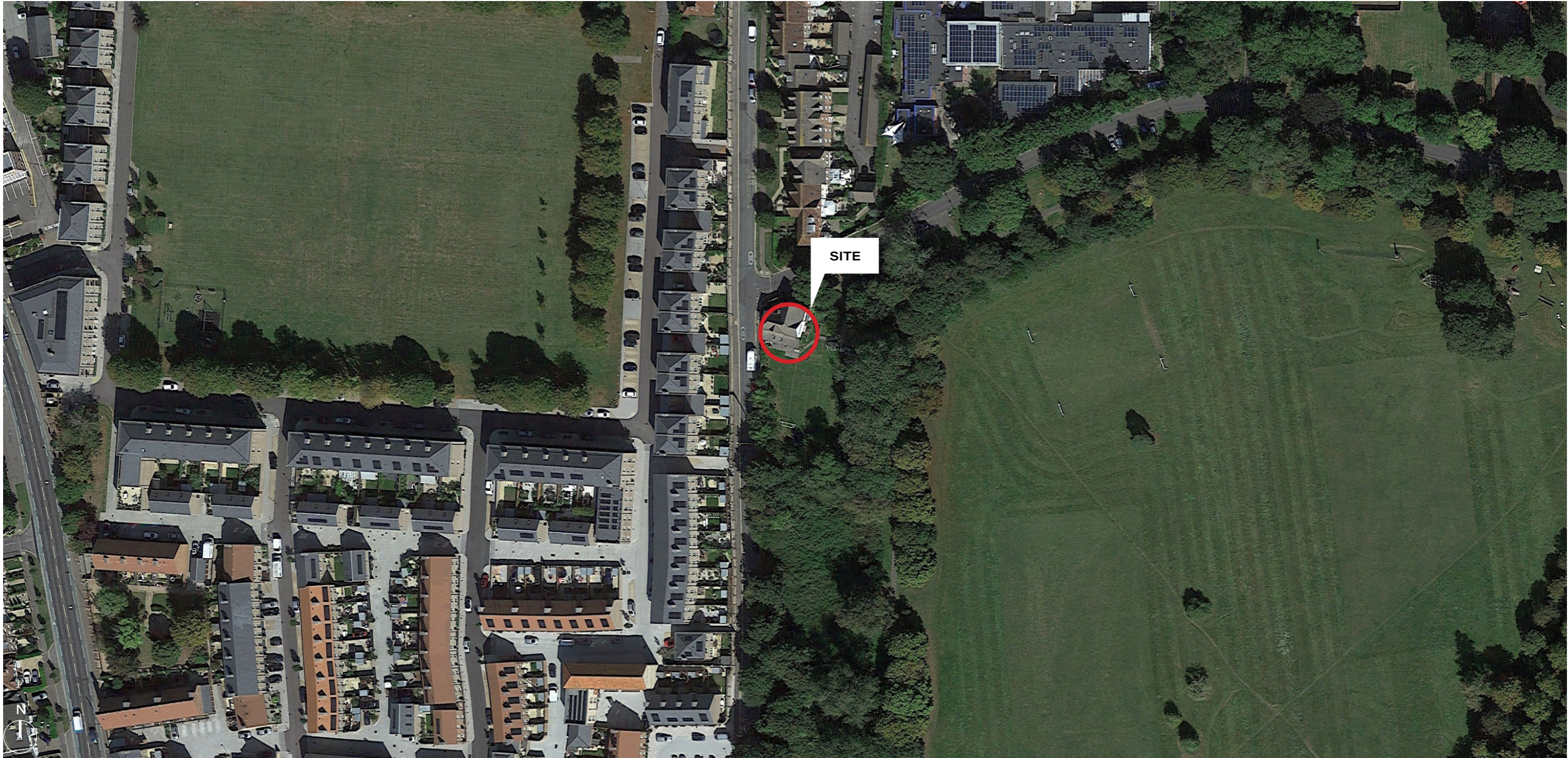


3.0 Assessment



3.0 Assessment

3.1 Location



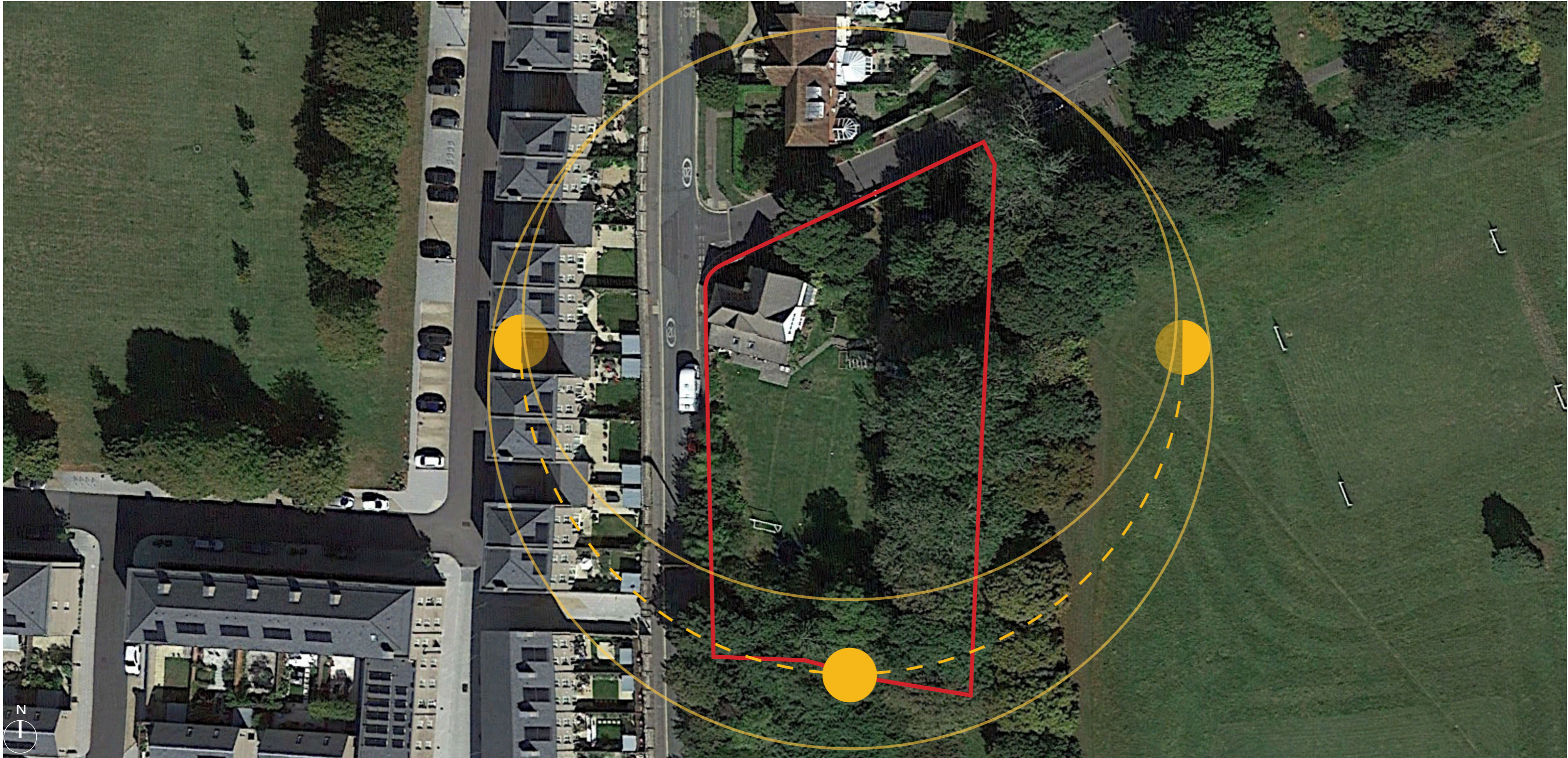
Site location:

North Lodge
Blomfield Drive
Chichester
PO19 6AB



3.0 Assessment

3.2 Solar pathways and dwelling position

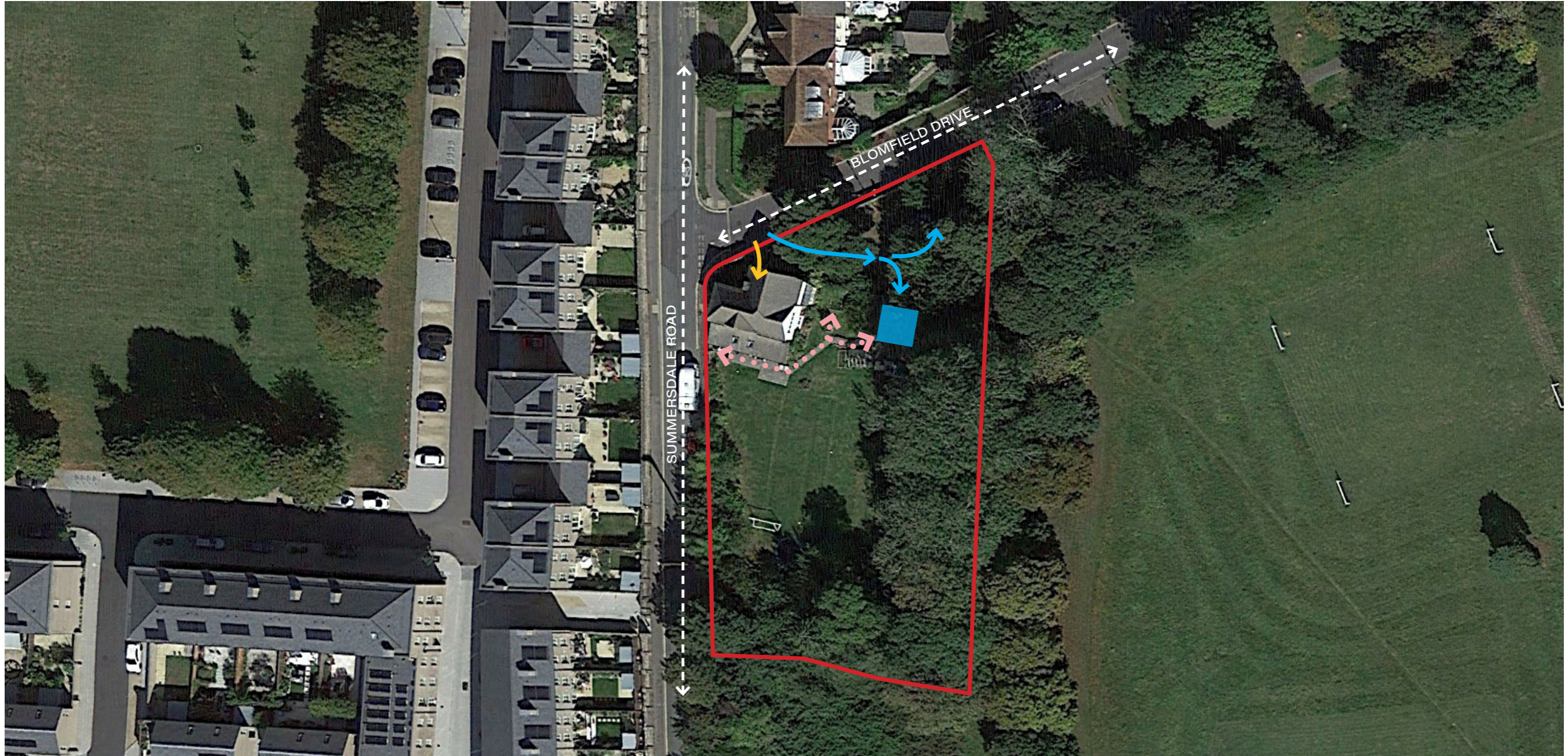


- Key
- █ Site Outline
 - █ Sun Path Diagram

- The site enjoys an abundance of natural daylight due to open location overlooking Havenstock Park to the east and south. This provides daylight to the primary elevations throughout the day
- The western elevation is sited extremely close to the boundary running north south along Summersdale Rd

3.0 Assessment

3.3 Location - Access



Key

- █ Site Outline
- █ Primary Access
- Main Roads
- ▶ Primary vehicular access

- Primary access to the site is via a vehicle crossover and pedestrian gate on Blomfield Rd; this is set closely to the intersection between Blomfield and Summersdale Rd
- To the northern section of the site there is a large area of hard landscaped car parking (open); this leads to a double brick garage outbuilding (sheltered)
- The garage and main dwelling is linked via a pathway which steps upward as it approaches the rear of the dwelling



3.0 Assessment

3.4 Site History - Historic mapping and context

1885-1900



Historic map circa 1885-1900

1892-1914



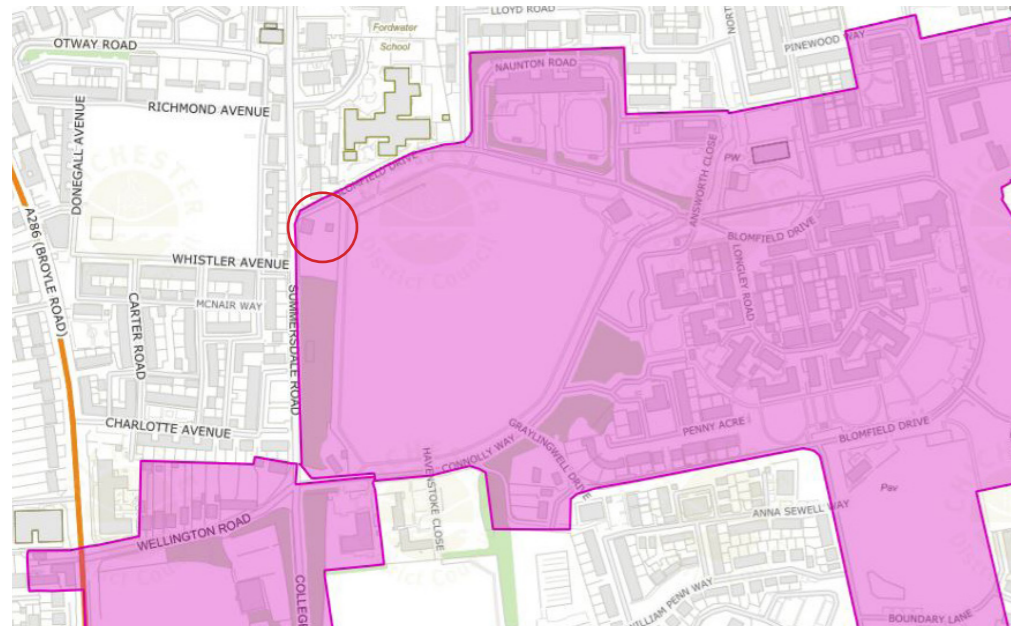
Historic map circa 1892-1914

1920-1940



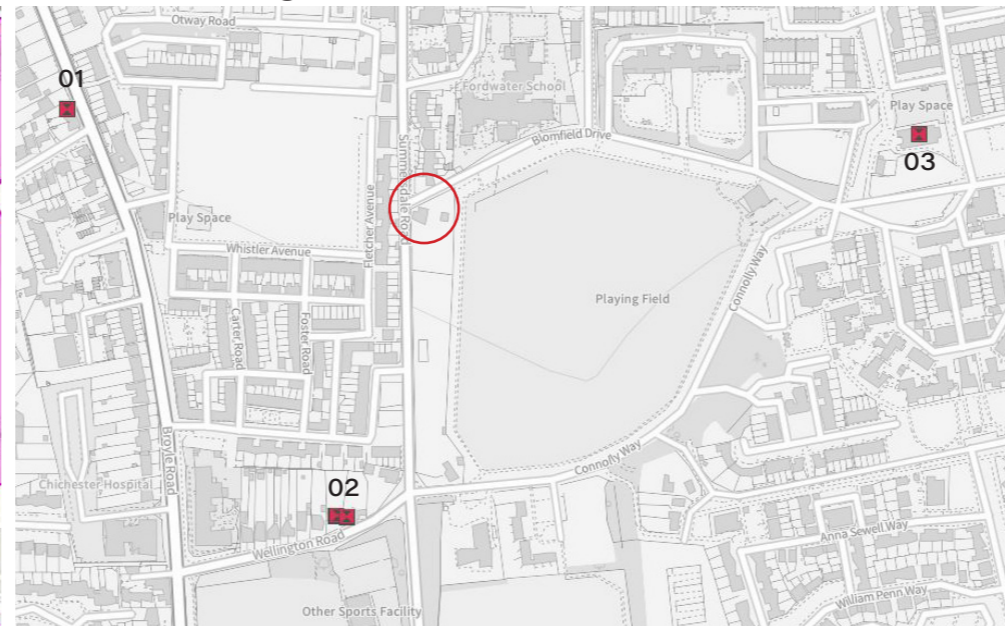
Historic map circa 1920-1940

Conservation Area



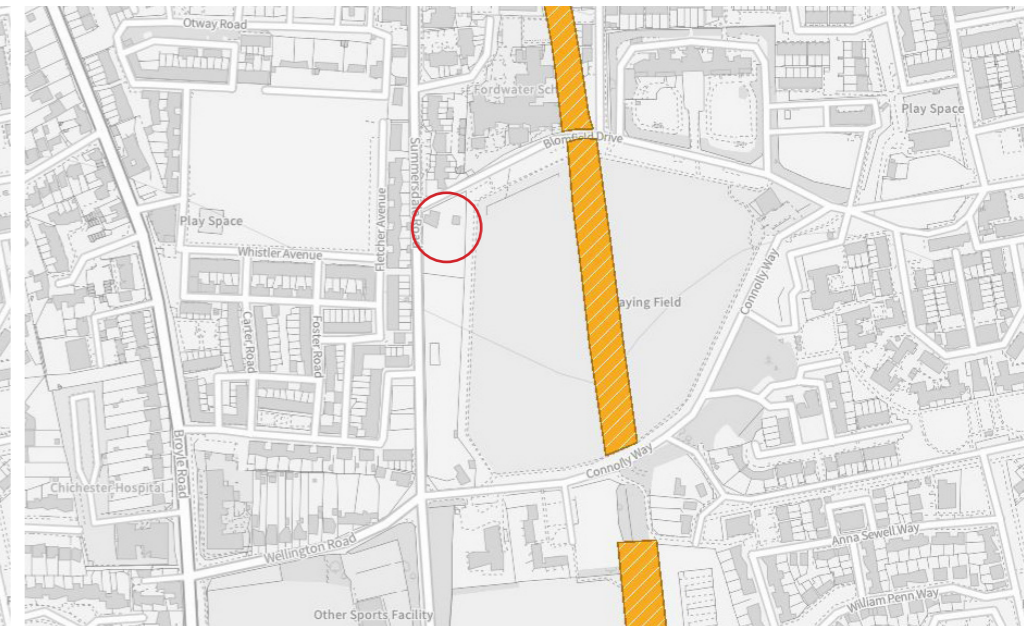
Graylingwell conservation area

Listed Buildings



- 01 Grade II 148-151, BROYLE ROAD
- 02 Grade II 29 AND 31, WELLINGTON ROAD
- 03 Grade II CHAPEL AT GRAYLINGWELL HOSPITAL

Scheduled Monument



Chichester Dyke, earthwork east of Chichester Barracks extending 600yds (550m)



3.0 Assessment

3.5 Existing Site Photos

Image 01



View of property from intersection of Summersdale Rd and Blomfield Dr

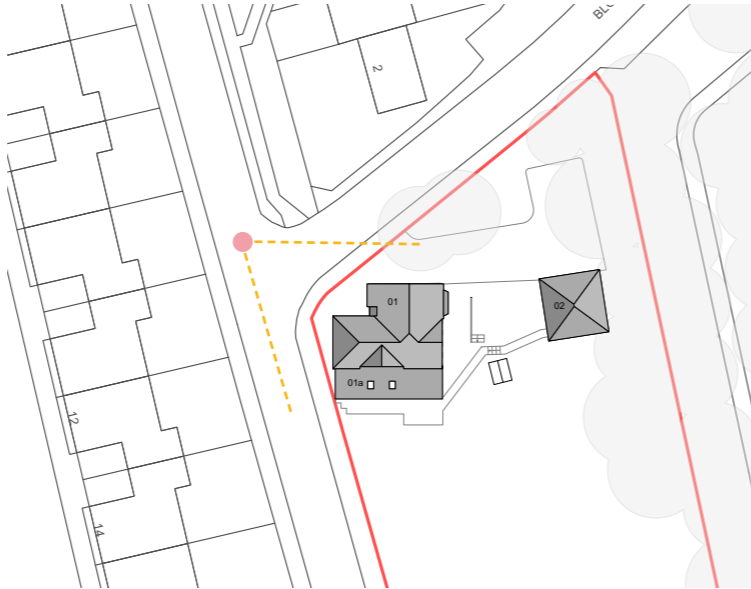
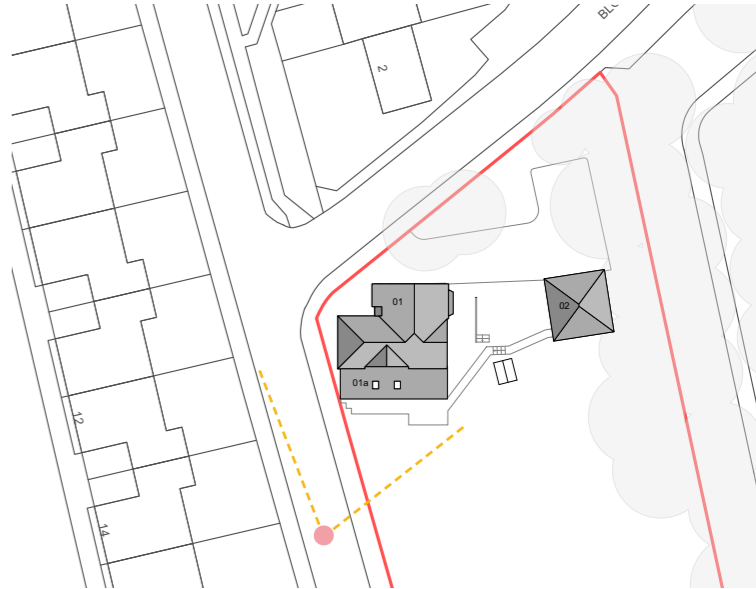


Image 02



View of property from Summersdale Rd facing towards Southern elevation





3.0 Assessment

3.5 Existing Dwelling - photo analysis

The existing photo analysis of the rear of the dwelling provides some key driving points for the project. Primarily, the poor quality of the previously undertaken masonry extension is evident.

Additionally, the works to the bay window to the east elevation are of poor quality, with the replacement of the original windows and roof with bulky roof detailing and low quality PVC windows.

Image 03



Image 04



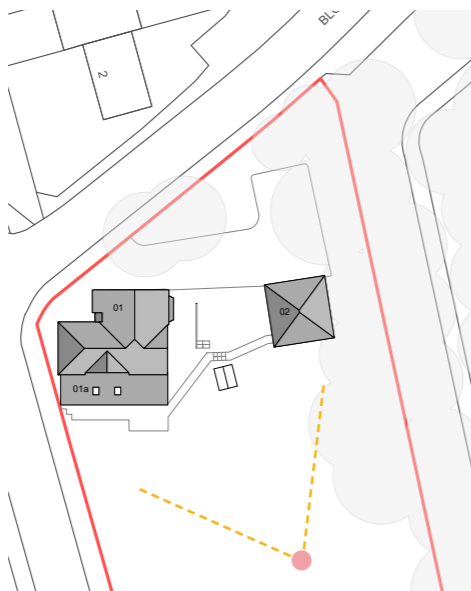
Image 05



South Elevation - Existing - view from garden

Existing extension provides poor visual and physical connection to garden.

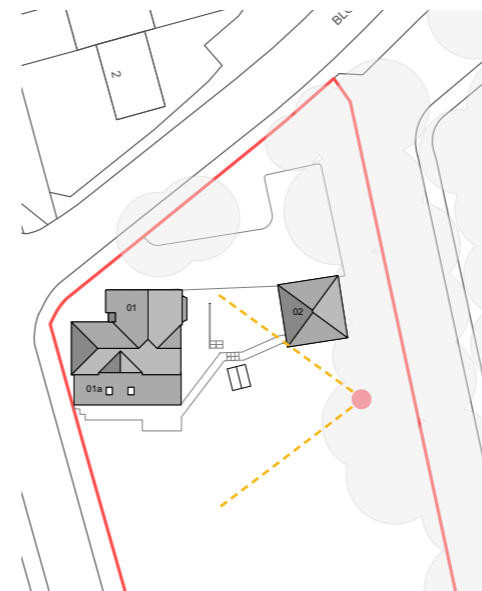
Poor quality PVC glazing units along width of elevation.



East Elevation - Existing - view from garden

Existing extension provides no visual or physical connection to garden.

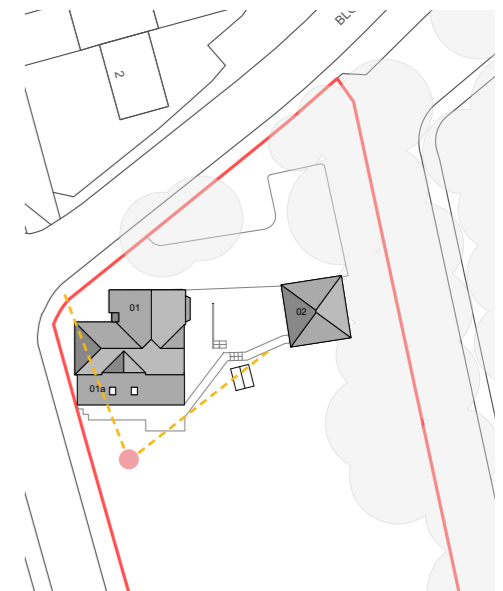
Original bay window with non-original poor quality flat roof, and PVC windows installed.



Rear Extension - Existing - low quality

Existing extension provides poor visual and physical connection to garden.

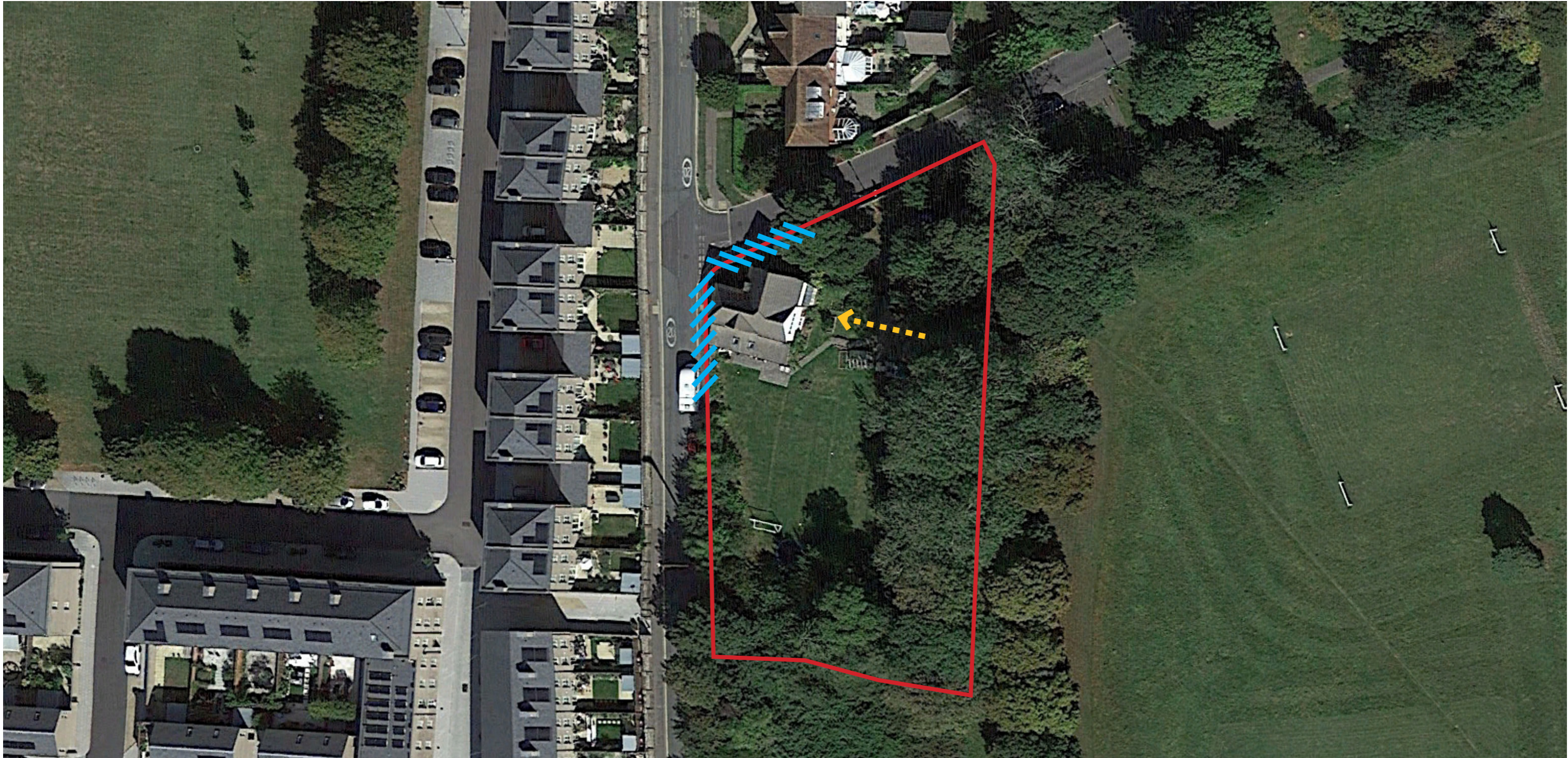
Poor quality PVC glazing units along width of elevation.





3.0 Assessment

3.6 Site Constraints



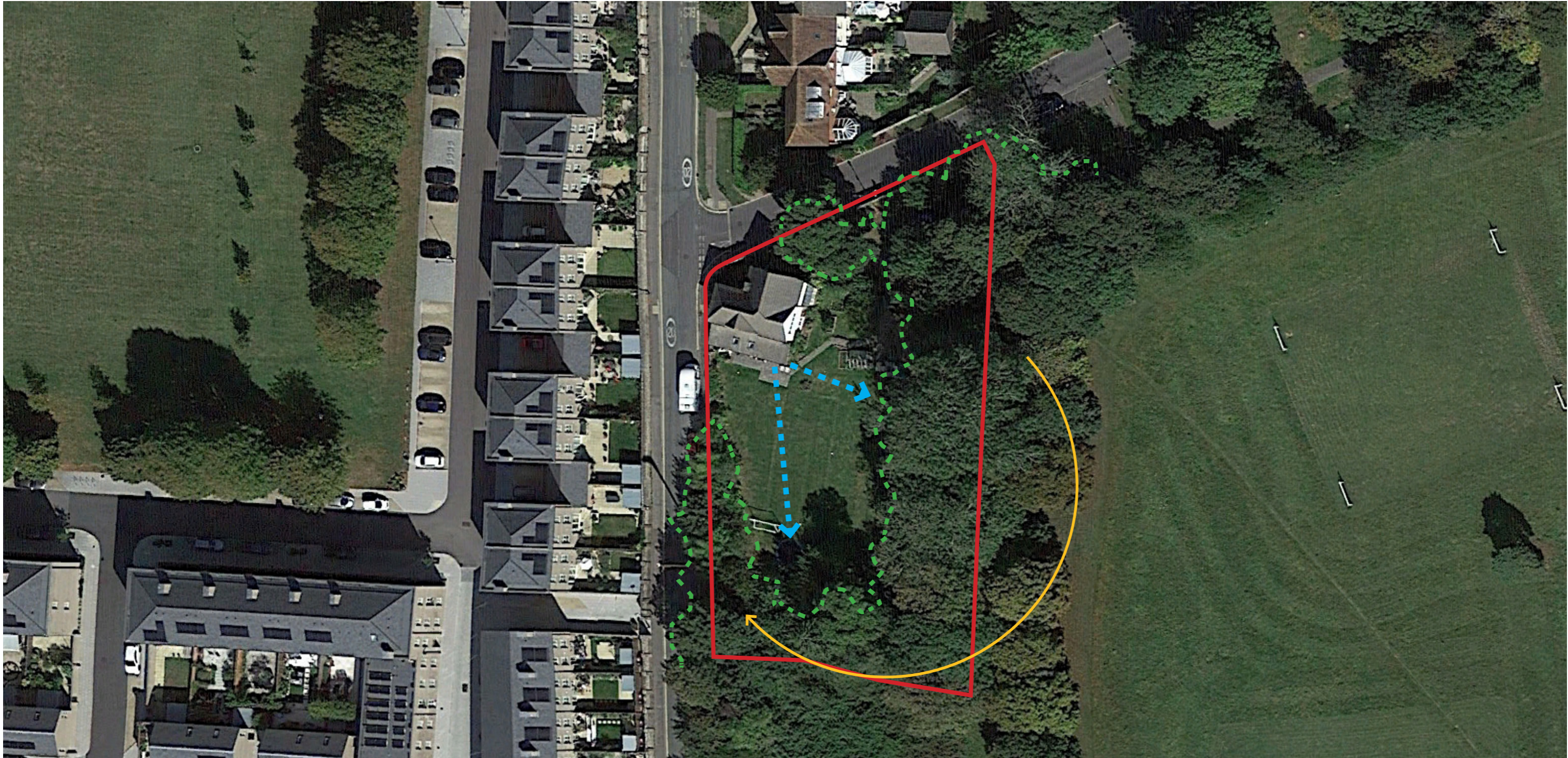
- Key
- █ Site Outline
 - █ Boundary proximity
 - █ Landfall

- Proximity to western + northern boundary + angle
- Incline of land west to east adjacent to house



3.0 Assessment

3.7 Site Opportunities



- Key
- █ Site Outline
 - █ Views within site
 - █ Surrounding tree boundary

- Mature tree-line perimeter and orientation relationship
- Potential views out over south eastern vista of Havenstoke Park
- Potential views within boundary of site
- Strong morning and daytime aspect



3.0 Assessment

3.8 Heritage Statement

This Heritage Statement supports and accompanies the planning submission relating to the property at North Lodge, Blomfield Drive, Chichester, PO19 6AB. Although not listed itself, the property falls within the Graylingwell conservation area and adjacent to a group TPO area. This is highlighted below.

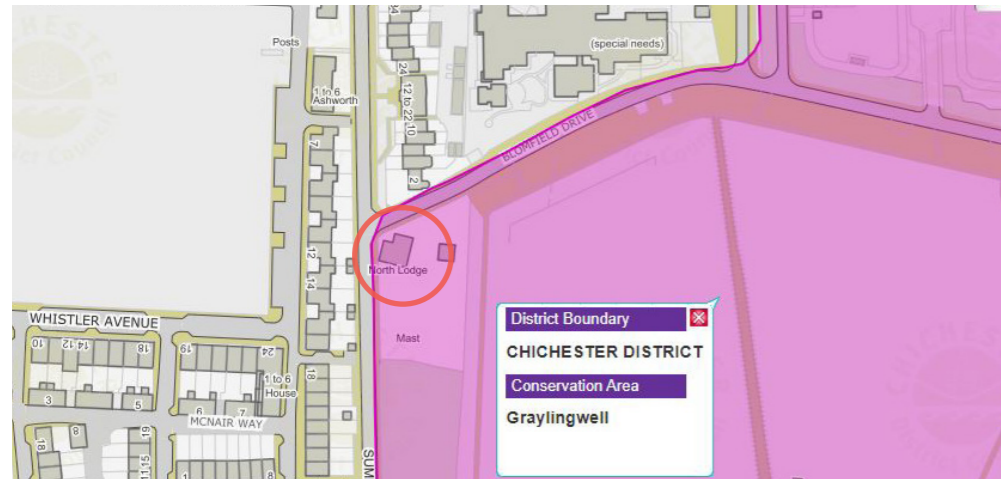
Planning History

19/01810/DOM | First floor rear extension and alterations to existing fenestration

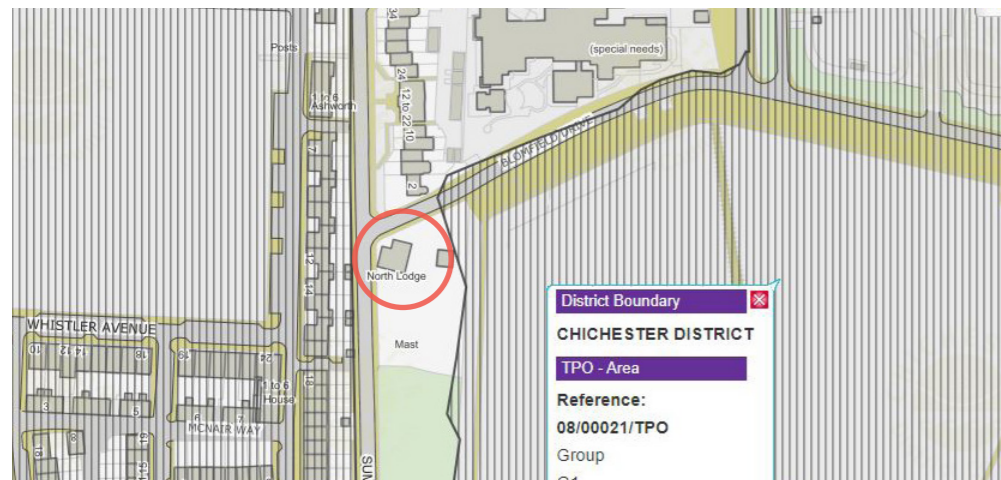
Granted - 21/10/2019 (not built)

10/04288/PLD | Single storey rear extension, additional first floor windows to rear and repair of existing bay window.

Granted - 30/11/2010 (built)



Graylingwell conservation area



TPO group area

History & Character

A study of historic mapping completed in section 3.4 of this documents indicates the dwelling in it's current position (immediately adjacent to the north western corner) first appeared on maps in the first half of the 20th century. Previous to this an unidentified mass is shown within the centre of the plot with access indicated to be via from Summersdale Rd.

The original dwelling is composed of a two storey detached masonry bungalow. At ground floor the brickwork is left exposed, while the first floor is rendered around the full width.

The tiled roof consists of a primary gable end facing towards Blomfield Dr. This face is finished in hung tile cladding. A secondary ridge is set marginally and runs perpendicular to the primary ridge, this terminates in a hip facing towards Summersdale Rd and a gable towards the eastern boundary. The gable end in this location is rendered. A bay window features on the eastern elevation at ground floor and has been amended at a later point to replace the original roof with a flat roof.

A modern ground floor extension was constructed following the granting of a lawful development certificate under permitted development rights. This consists of a mono-pitched single storey extension in exposed masonry, tiled roof, and white PVC glazing units.

Schedule of Works

The proposed works primarily affect the modern ground floor addition. These consist of replacement of the existing rooflights, over-cladding of the exposed brickwork with timber and replacement of the PVC windows with high quality aluminium glazing units.

A small scale single story side extension is proposed to the eastern elevation, as well as internal alterations to the layout. The first floor layout remains unchanged.

Additionally the proposal seeks to replace the eastern bay window flat roof with a new tiled pitched roof and timber windows to replace the PVC units.

Statement of Significance

The heritage asset is not viewed as being significant in nature. However, the work undertaken previously is viewed as having had a negative effect on legibility of the original dwelling.

Impact of Works

This proposal seeks to reduce the harm to the heritage asset by improving the relationship between the existing addition and the original dwelling. This will be achieved by improving the material clarity between the original dwelling and the more recent brickwork. This brickwork - although is intended to match the existing - is poorly executed and only serves to detract from the original brickwork and in doing so muddy the relationship between new and old. The proposed new cladding will provide an improved relationship between old and new.

Additionally the replacement of the bay window roof and windows seeks to reduce the harm caused to the asset by providing a more appropriate roof language to the original fabric.

The proposed side addition is of modest scale and of high quality material and architecture. The addition is set back from both Summerdale Rd and Blomfield Dr and as such the impact on the heritage asset will be minimal. The finish is proposed to clearly demarcate between the modern extension and the original dwelling, in doing so ensure that the new and old can be clearly and legibly read.

None of the above works will impact the TPO zone.

Special Interest Impact

No special historic, archaeological, architectural, or artistic interest associated with the dwelling or property.

Structural Impact

No significant element of demolition or rebuilding is proposed.



4.0 Evolution



4.0 The Evolution

4.1 Initial Concept

A review of the existing ground floor layout provided a direction for a concise series of design moves and relationships.

This is primarily driven by a need to open up the inward looking plan layout in order to enhance the internal zonal relationship, to maximise dual aspect living, and to increase visual connection to the garden.

The adjacent diagram illustrates this.

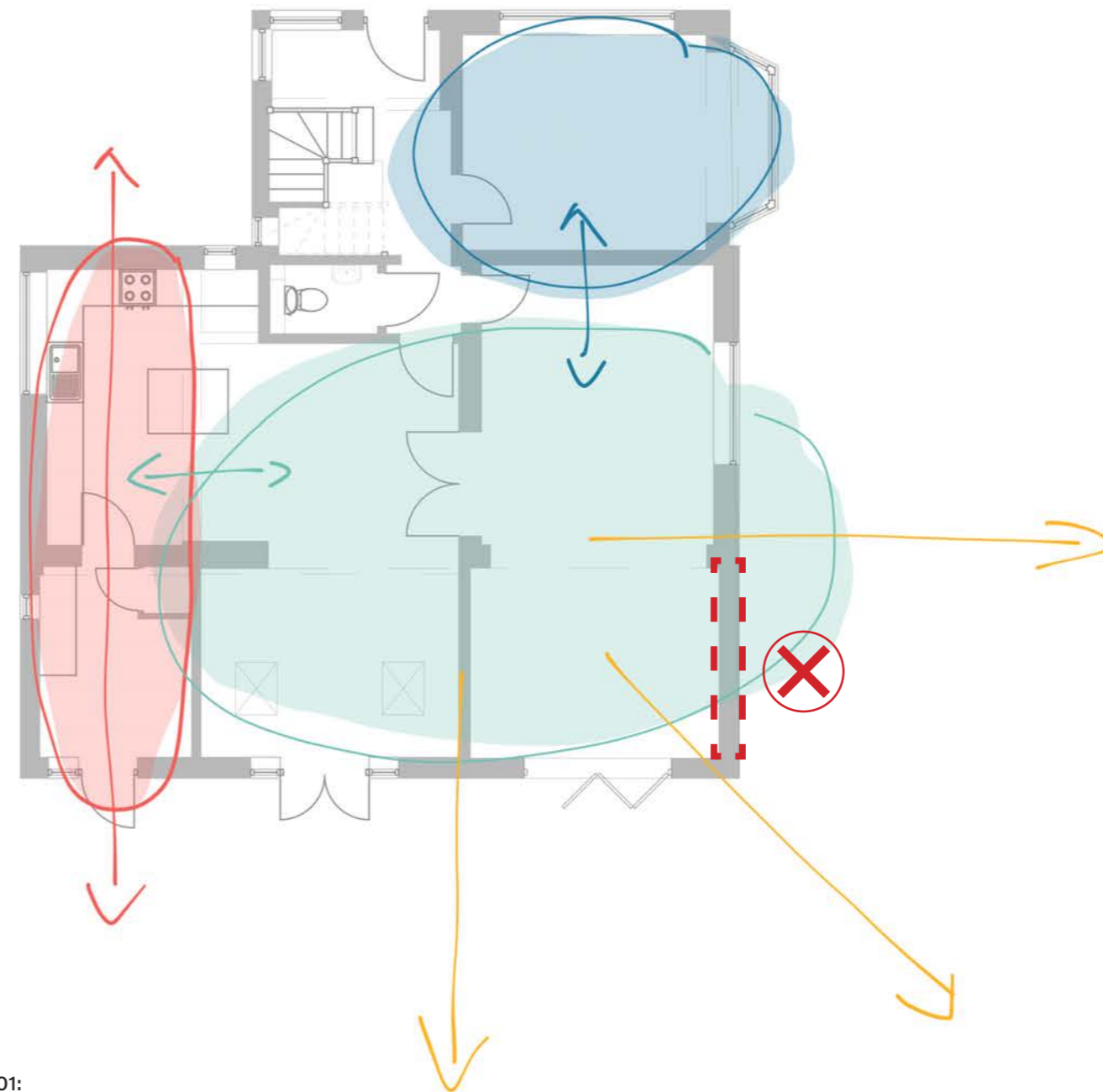
KEY

- BOH support zone; boots, utility, larder.
Well connected to external + main living area

- Main Living zone; kitchen brought into action, walls opened up and removed in order to create less cellular arrangement; living is pushed towards south eastern aspect

- Front room; more readily connected into living flow

- X Poor visual connection to primary garden aspect



Sketch 01:

Ground Floor - design moves diagram



5.0 Design Principles



5.0 Design Principles

5.1 Design Principles

The process has been underpinned by four key design principles. These are identified in order to ensure a high quality result are achieved and are outlined below.

01

'Retain & Enhance'

- Retain and enhance existing lower quality elements with modern, design led techniques
- Improve poor occupation relationships from internal living areas to external garden

02

'Clarity & Legibility'

- Provide architectural clarity between original and later additions
- The proposal, although contemporary in form, will blend in harmoniously with the surrounding and respects the existing house's character
- Rectify confused language of previous addition materiality and proportion to original dwelling

03

'Material Detailing & Craftsmanship'

- Contrasting the balance of textures and materials
- Differentiating from the existing brick and render dwelling
- Lightness in the proposed design
- Craftsmanship in detailing and natural materials
- Materials that will work in simple aesthetic harmonies

04

'Sustainability in Design'

- Design an elegant ecological extension
- Harmonising natural materials and low embodied energy design
- High performance and sustainable building techniques
- Improvement of the existing low quality fabric where applicable



6.0 Use, Layout & Amount



6.0 Use, Layout & Amount

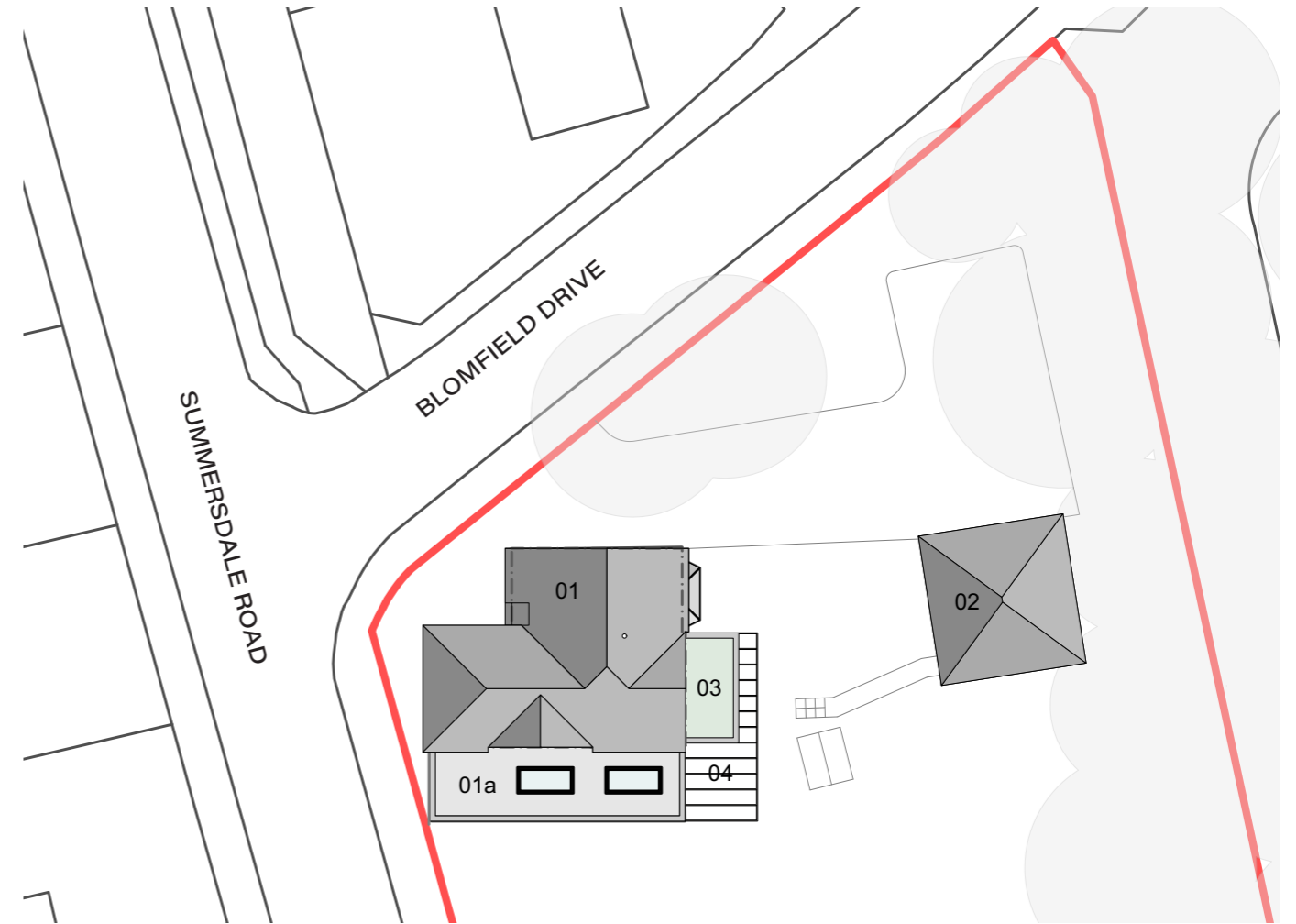
6.1 Building Uses



Existing Site Plan

Existing building uses:

- 01 Original dwelling
- 02 Later modern addition
- 03 Garage



Proposed Site Plan

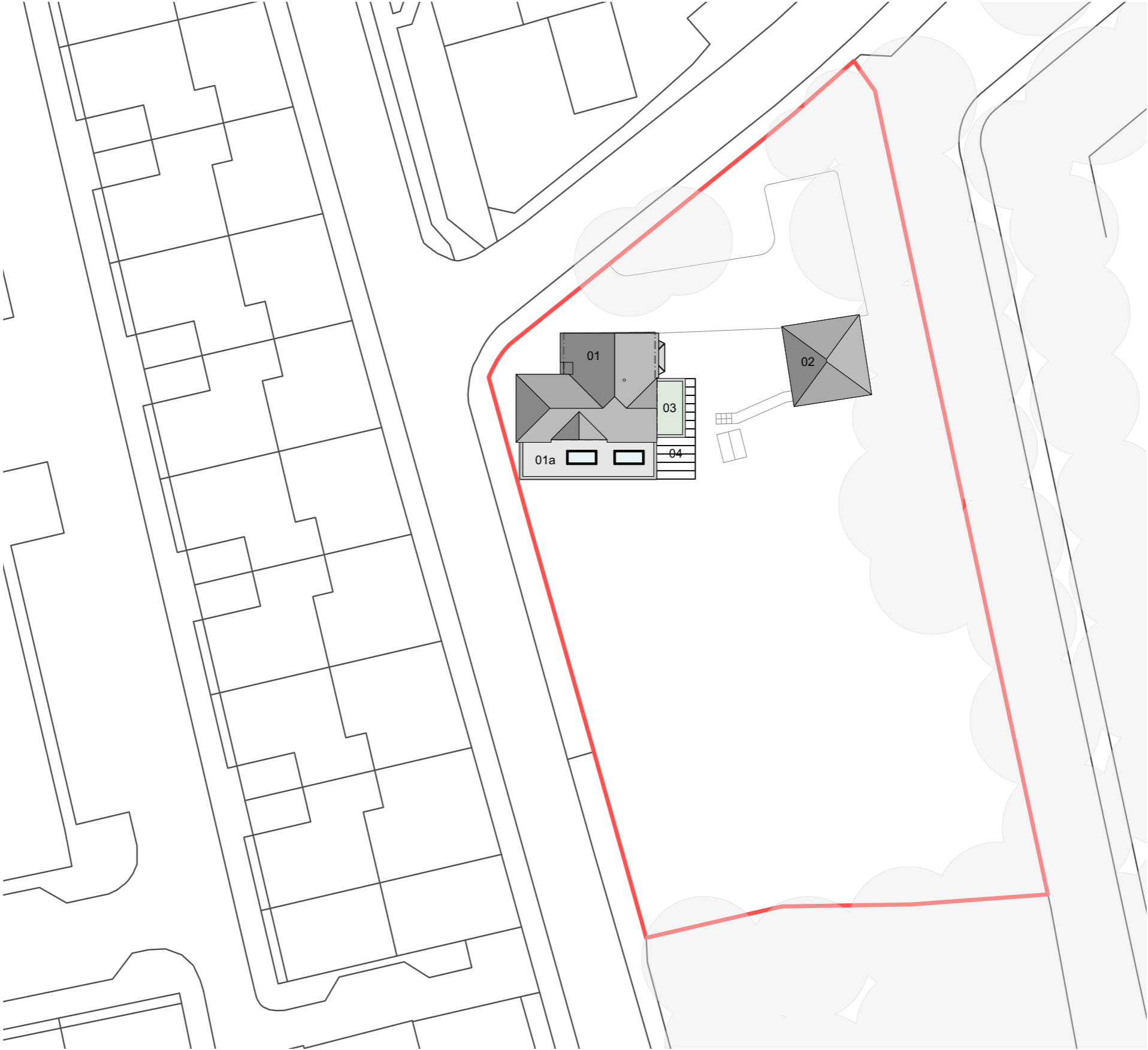
Proposed building uses:

- 01 Original dwelling
- 02 Adapted modern addition
- 03 Garage
- 04 Proposed addition + open pergola



Proposed Site Plan

- KEY
- 01 Existing Dwelling
 - 01a Existing Extension
 - 02 Existing Garage
 - 03 Proposed Extension
 - 04 Proposed Pergola
 - Site Boundary





Ground Floor - Proposed

The layout has been arranged with careful consideration of the building orientation to maximise the enjoyment of the east and south aspect.

Working within the existing footprint of the extension we were able to open up, and rearrange the kitchen in order to create a more convenient, connected, and open kitchen / dining space.

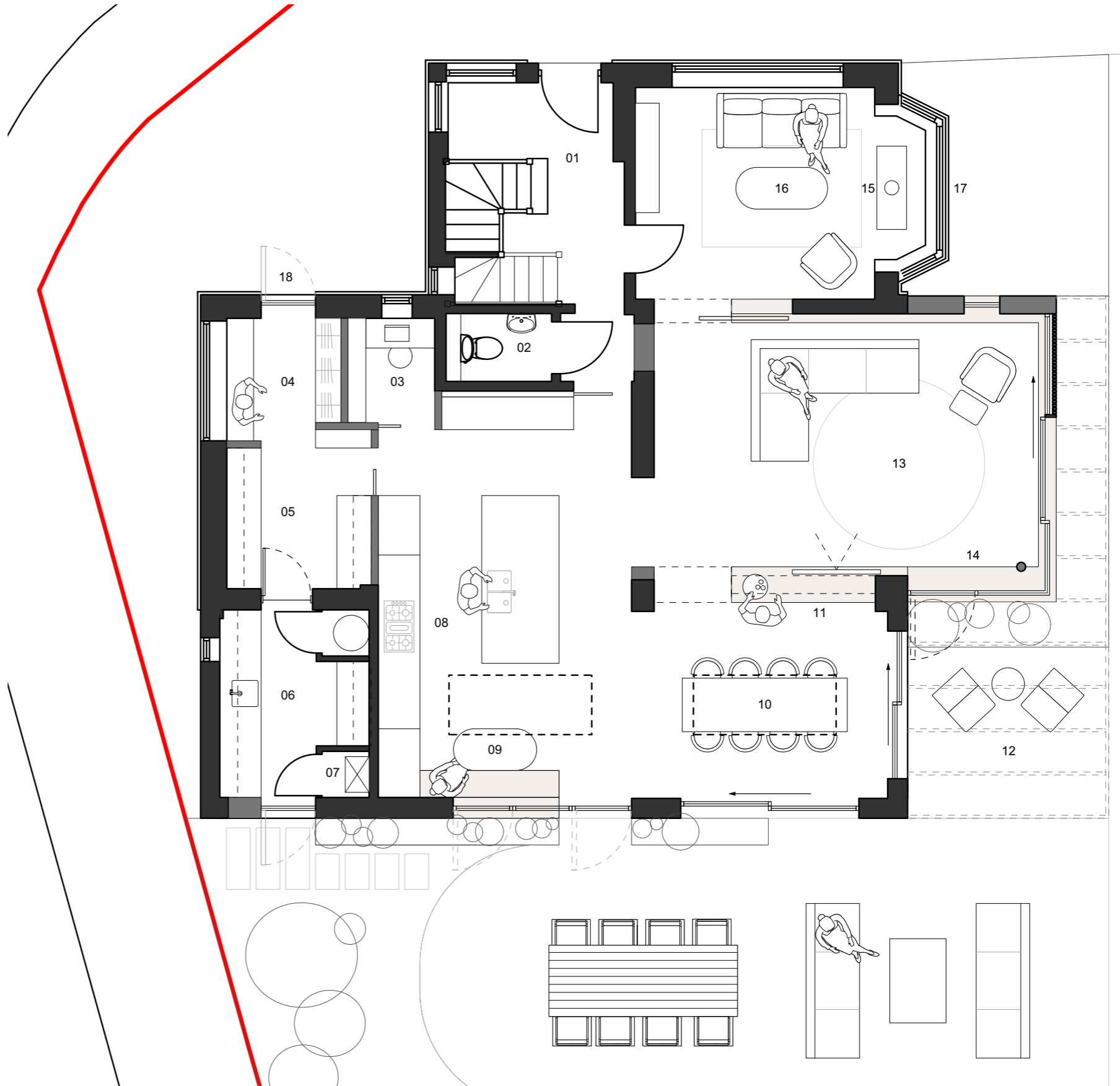
A modestly scaled extension is proposed to the east elevation which provides both a good sized living space internally but also a greater connection into the garden.

The existing utility space has been retained in-situ, minimising the impact of works while a new larder and boot room have been provided within the western side of the floorplate. This is proposed to be connected via a discrete entrance to the north.

The proposed layout ensures that all spaces enjoy good levels of natural light at the appropriate time of day.

KEY

01	Entrance	10	Dining
02	WC	11	Dividing unit TV
03	Study nook	12	Covered terrace
04	Boots	13	Living space
05	Larder	14	Window seat
06	Utility	15	Wood burner
07	Boiler	16	Snug
08	Kitchen	17	New timber windows to replace existing PVC
09	Informal seating	18	New timber glazed door





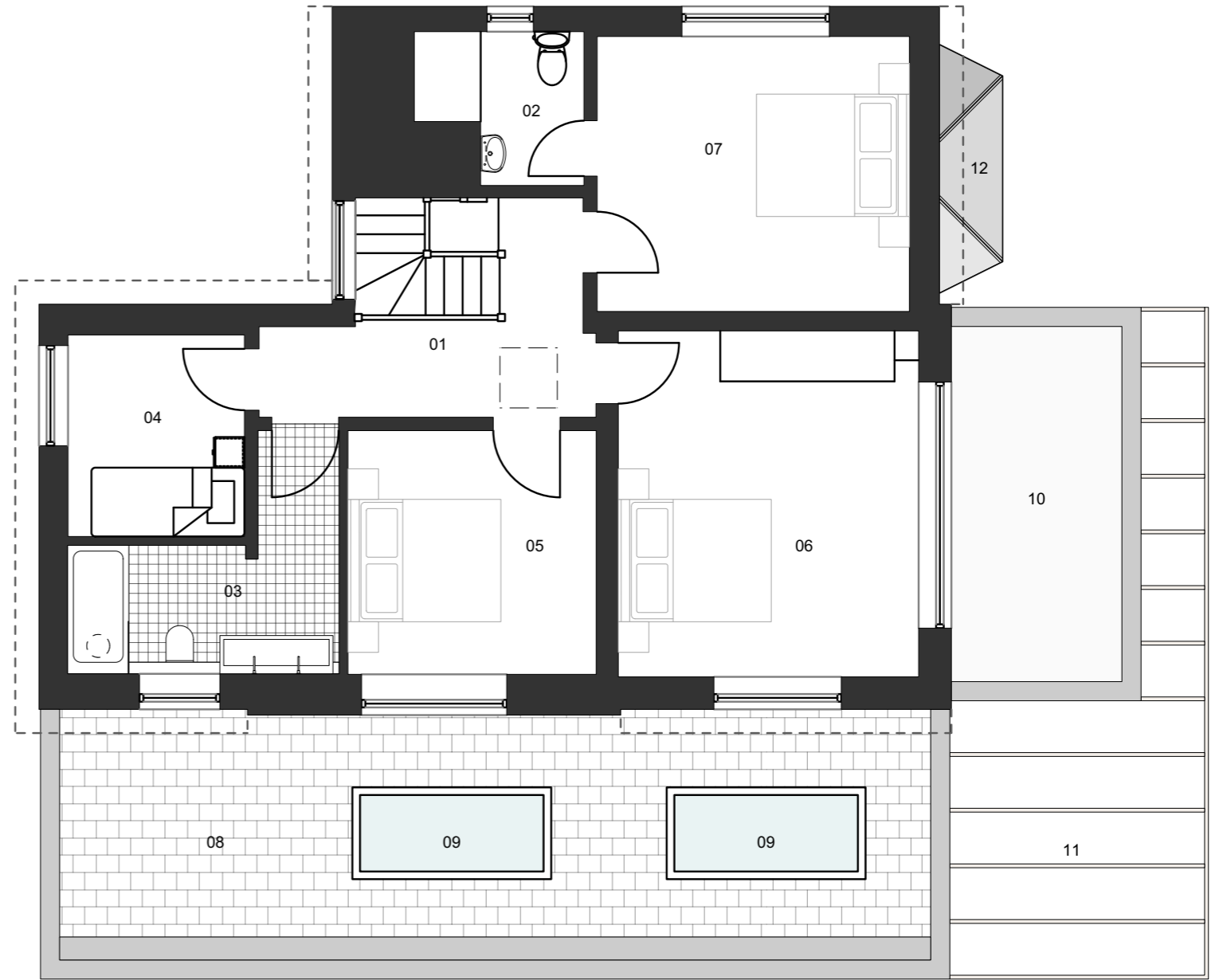
First Floor - Proposed

The internal layout of the first floor is proposed to be retained as existing.

A new flat roof, and timber pergola are proposed to the east elevation.

The existing bay window flat roof is proposed to be replaced with a new pitched slate roof.

Within the existing monopitched roof to the southern elevation 2no low profile rooflights are proposed to be set over the kitchen and dining spaces. These will be treated with internally mounted blinds to minimise light pollution.



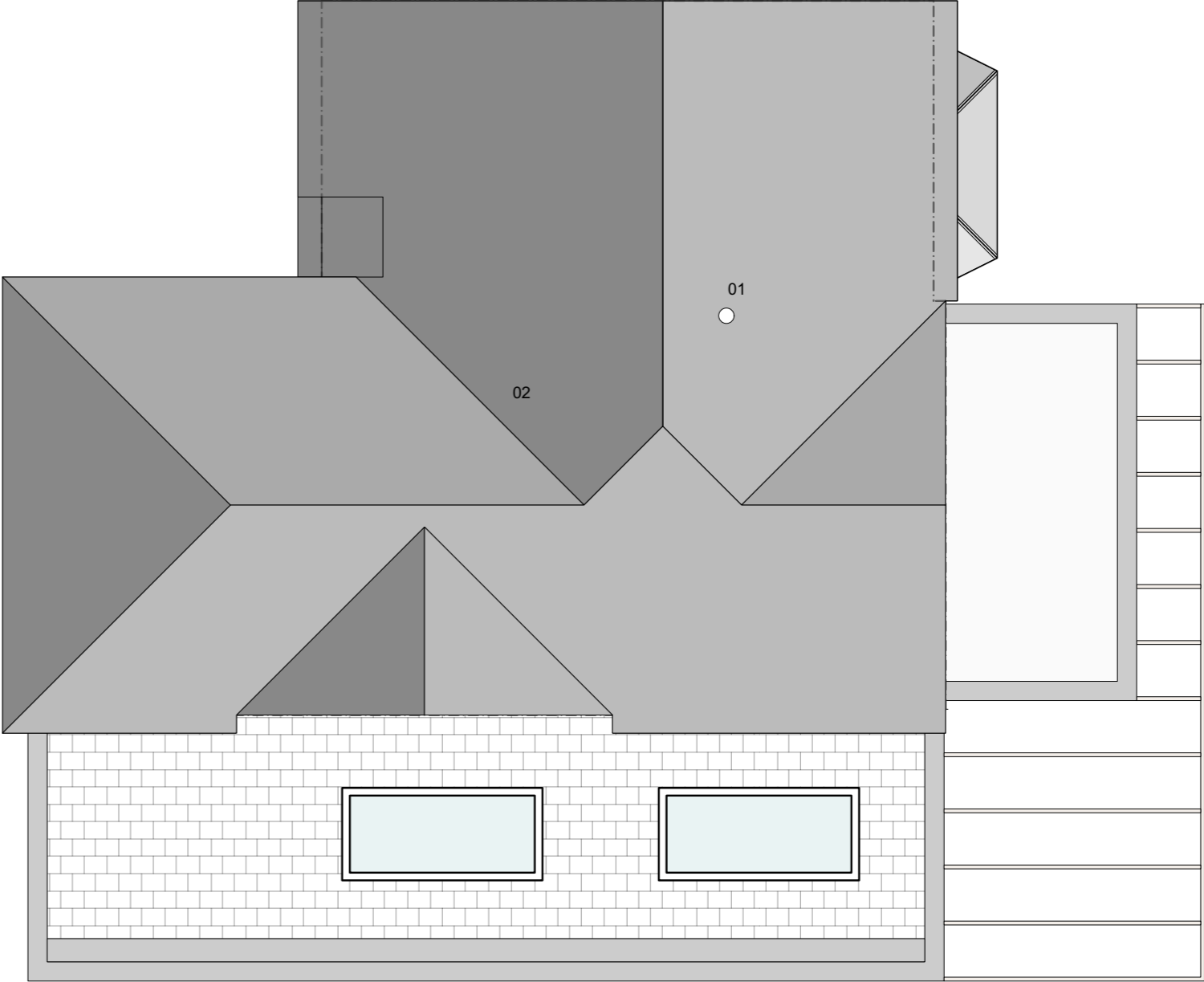
KEY

01	Existing Hallway	09	Proposed low profile Rooflights
02	Existing En suite	10	Proposed Extension
03	Existing Family bathroom	11	Proposed Timber pergola
04	Existing bedroom 01	12	Proposed replacement roof to existing bay window
05	Existing bedroom 02		
06	Existing bedroom 03		
07	Existing bedroom 04		
08	Retention of roof to existing extension		



Roof Plan - Proposed

The primary roof is proposed to be retained as existing, with the exception of a new flue to service a proposed wood burner located within the ground floor snug area.



- KEY
- 01 Proposed flue to service woodburner within ground floor snug
 - 02 Existing primary roof



7.0 Appearance Quality & Character

7.0 Quality & Character

7.1 Previous Extension - Improvements

01 Over-cladding of non-original masonry

The proposal intends to retain the existing masonry walls; over-cladding with a high quality architectural timber finish. This cladding will match the proposed addition to the East and once more is intended to bring both coherence to the proposal and establish a clear delineation between the original house, and the later additions.

02 Greater connection to garden

The existing openings are improved along the south elevation; widening and integrating into the internal layout of the house more cohesively. This provides great visual and physical connection to the garden and improved amenity for the family. A new opening is formed to the east elevation within the existing masonry; this orientates the living/kitchen/dining spaces better toward the south east corner of the garden.

03 Improved glazing installation

A modern standard of aluminium framed glazing is proposed to replace the existing PVC units. This will provide improved solar control and higher visual quality.

04 Replacement rooflights

The existing low quality rooflights will be replaced with larger low profile units; unlike the current units these will provide a much higher standard of glazing and light amenity into the plan.





7.0 Quality & Character

7.2 Proposed Addition

01 Proportional Scale

The overall scale of the extension is proportional to the existing dwelling and previous extension which it seeks to improve.

02 Position in relation to Blomfield Rd

As illustrated via the site plan, the proposed addition is set back considerably from the street frontage and primary elevation.

03 Greater connection to garden

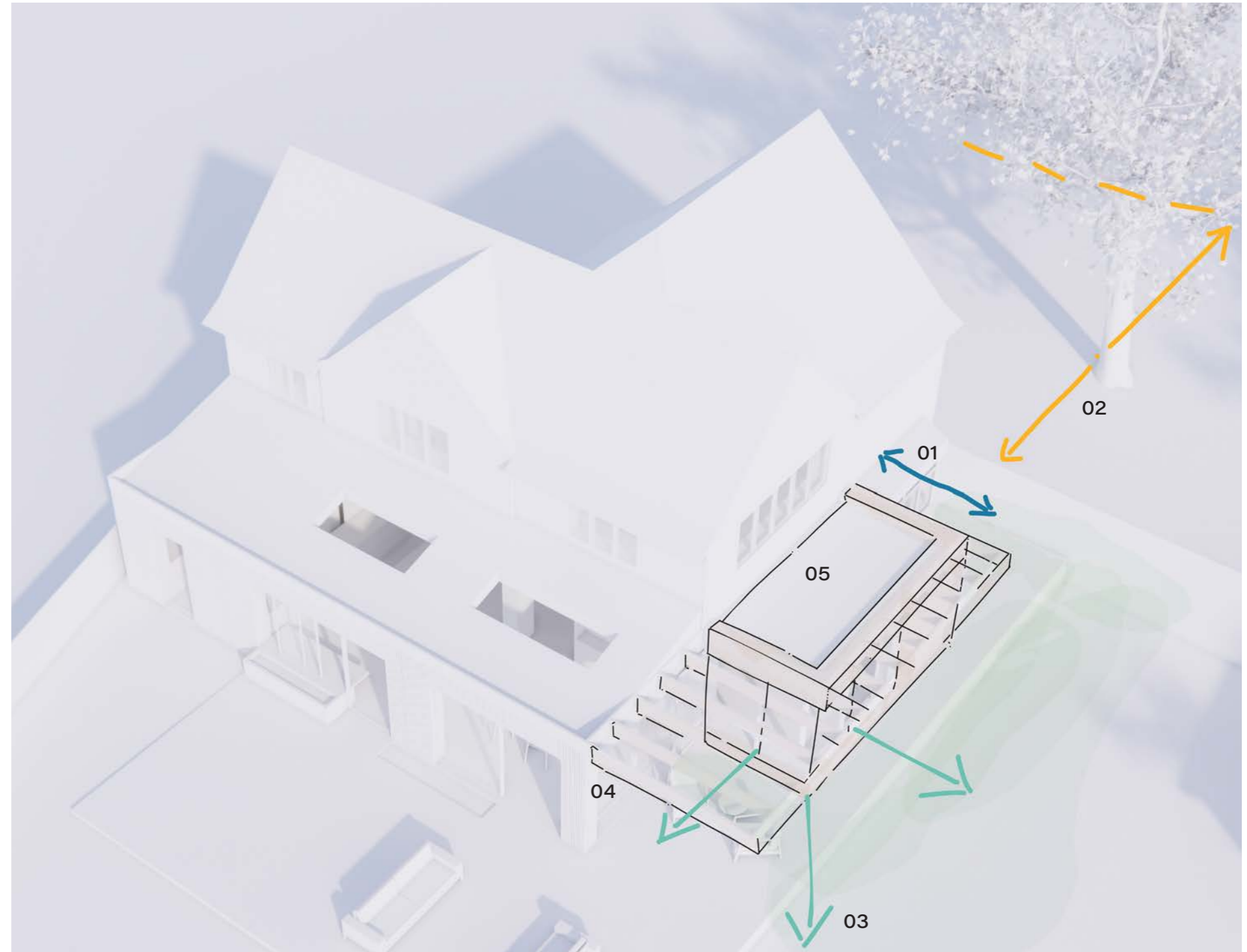
A series of highly considered openings are proposed for the new addition, centring around the experience and connection to the garden. This provides great visual and physical connection and improved amenity for the family within the living spaces.

04 Solar Shading

The proposal looks to install a timber pergola structure which will both be an integral part of the language of unifying the later additions but will also provide solar control along the eastern and part of the southern elevations. Additionally this creates a pocket of semi shaded external space, further improving the garden amenity of the family.

05 Green Roof

The addition proposes a green roof structure in order to provide improved thermal performance, visual amenity to the first floor bedrooms.



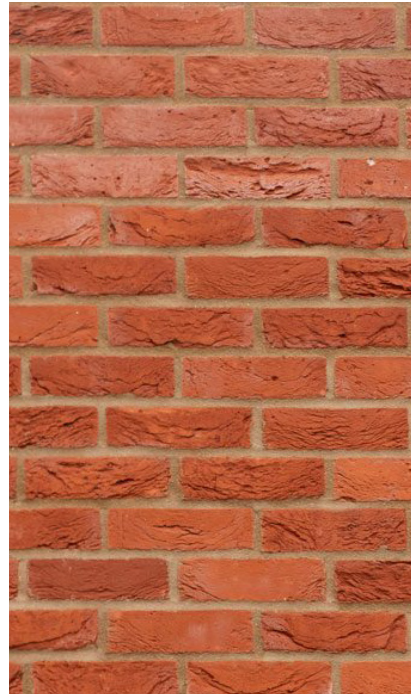


7.0 Quality & Character

7.3 Material Palette - External

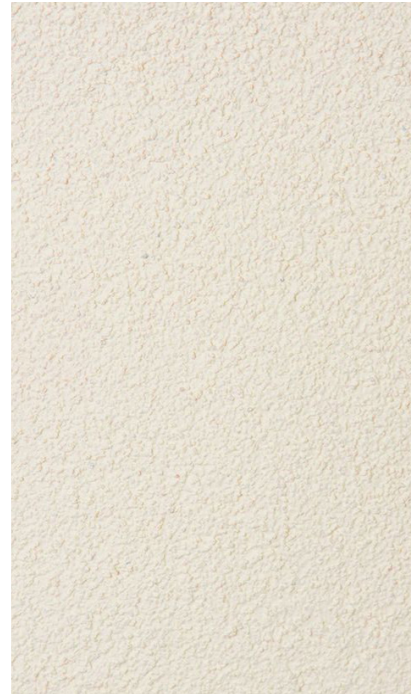
Existing

01



EXISTING WALL
Redbrick, Stretcher Bond

02



EXISTING WALL
Cream Render

03



EXISTING ROOF
Tiles

04



EXISTING WALL
Hung Tiles

The existing material palette consists of redbrick laid in stretcher bond at ground floor, combined with a datum of cream render which runs around all elevations at first floor. This is combined with a hanging tiles to the gable end on the north elevation and tiled roof.

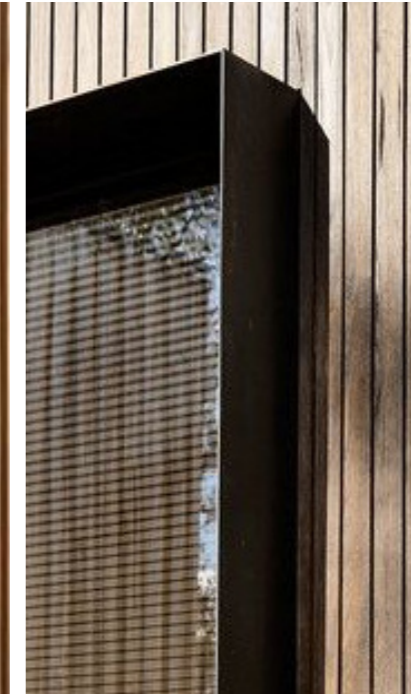
Proposed

05



PROPOSED WALL
Natural Timber Cladding

06



PROPOSED EXTERIOR
Black Metal Reveals

06



PROPOSED EXTERIOR
Minimal Framed Aluminium
Glazing

Rather than attempt to mimic the existing palette, the proposed offers a contemporary but warm architecture. This is proposed as a legible break from the original house, as well as a method of addressing the sub standard finish of the previously constructed extension.



7.0 Quality & Character

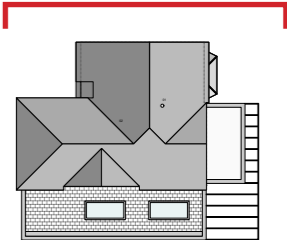
7.4 Proposed Elevations - North



Existing



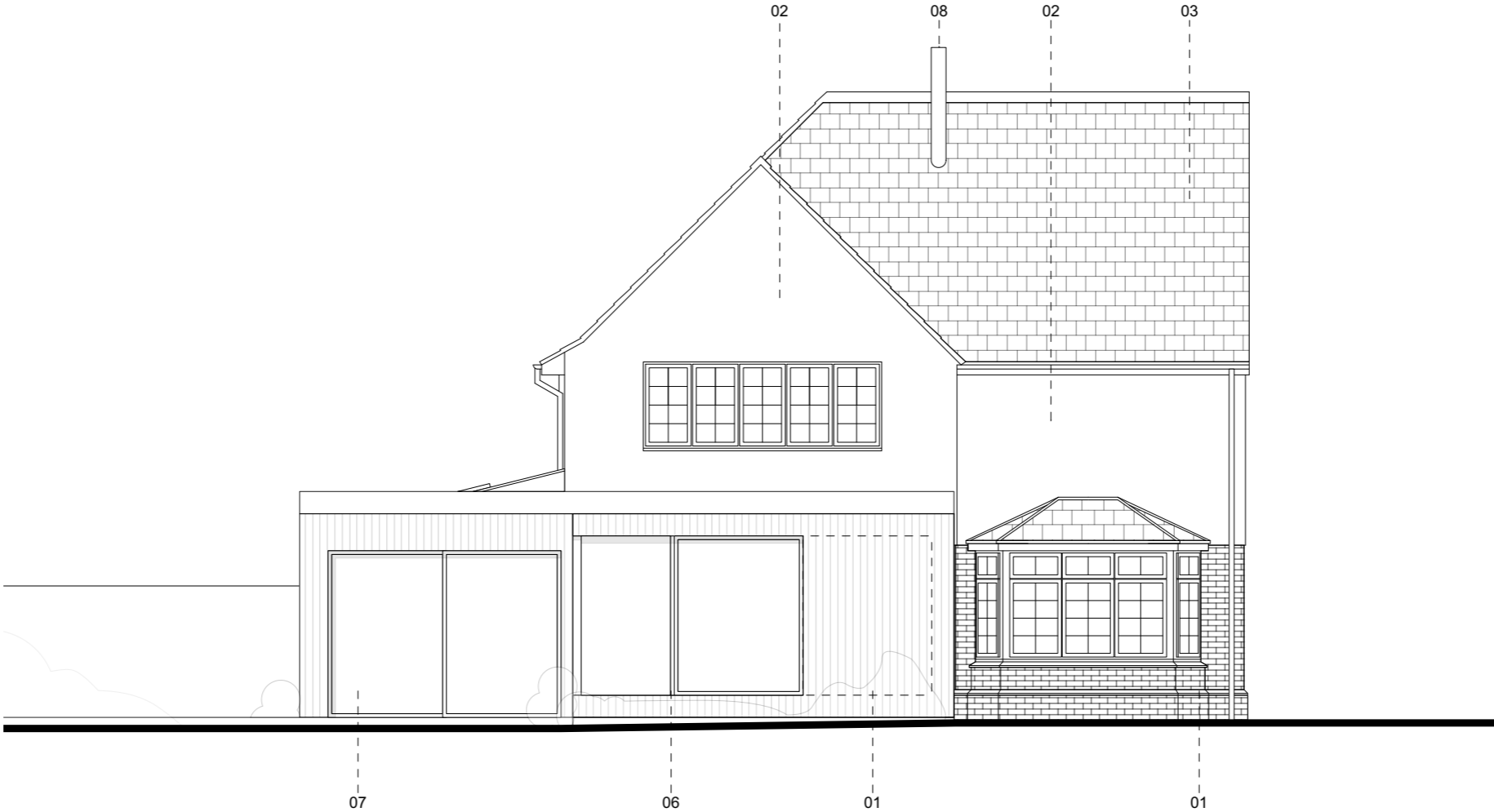
Proposed



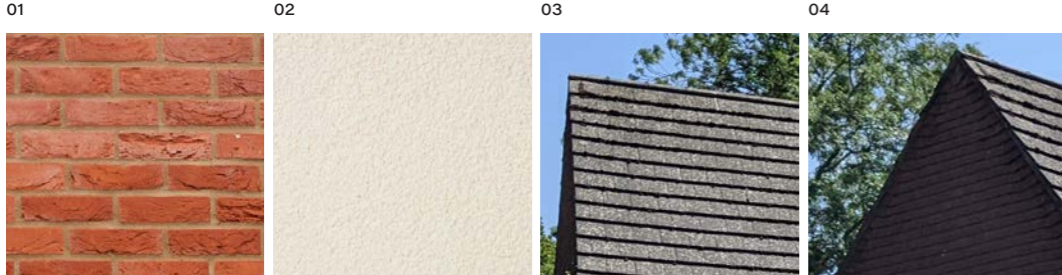


7.0 Quality & Character

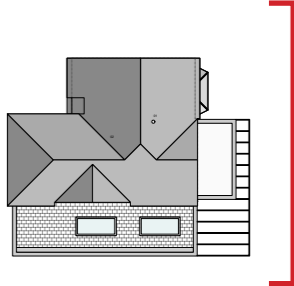
7.4 Proposed Elevations - East



Existing



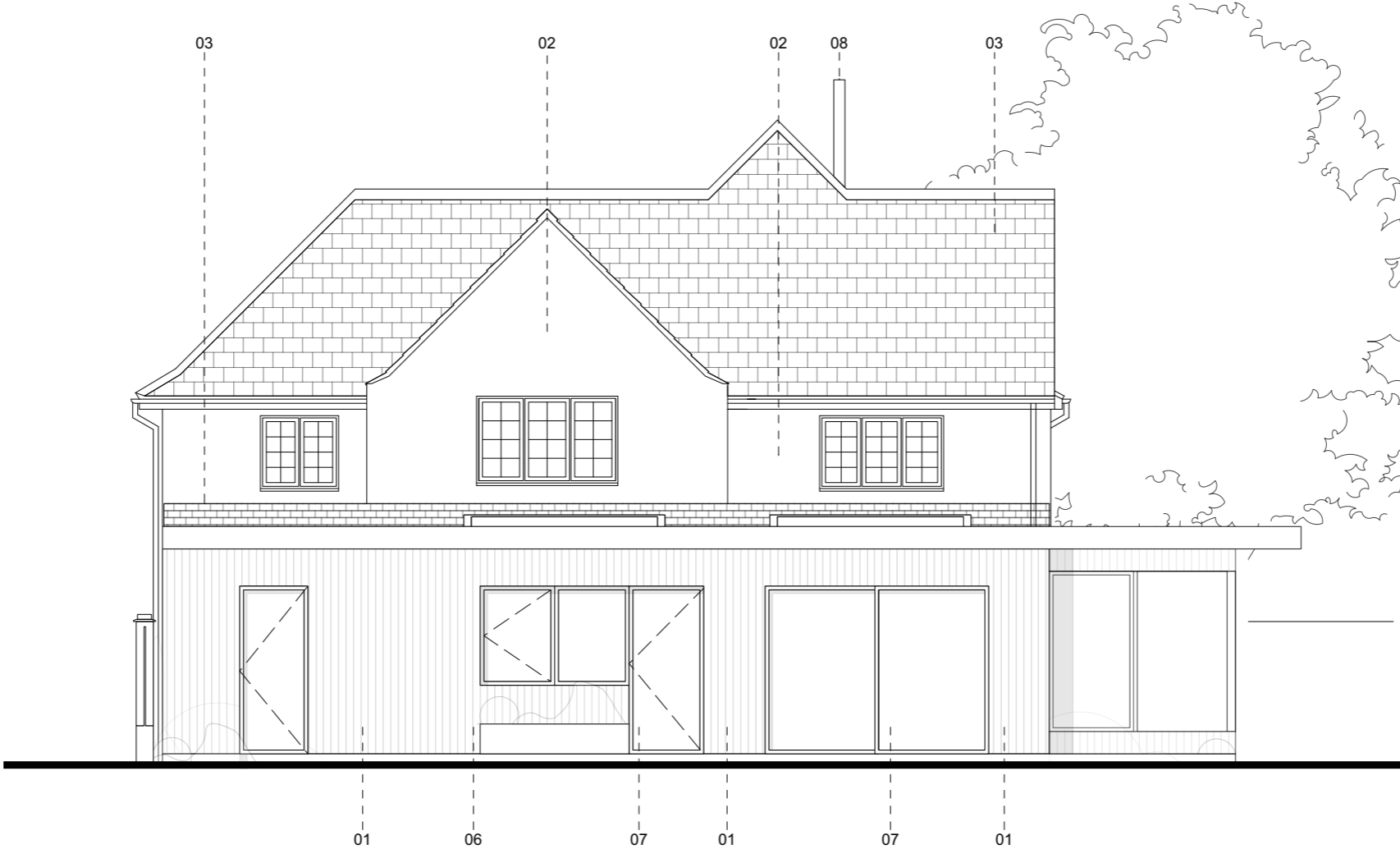
Proposed





7.0 Quality & Character

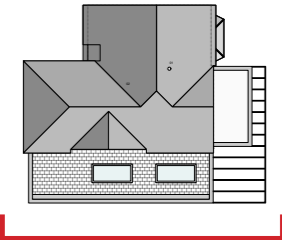
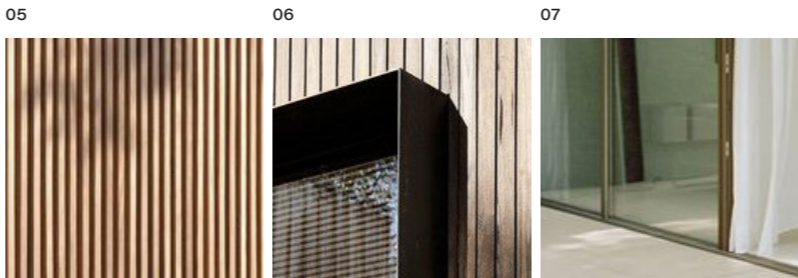
7.4 Proposed Elevations - South



Existing



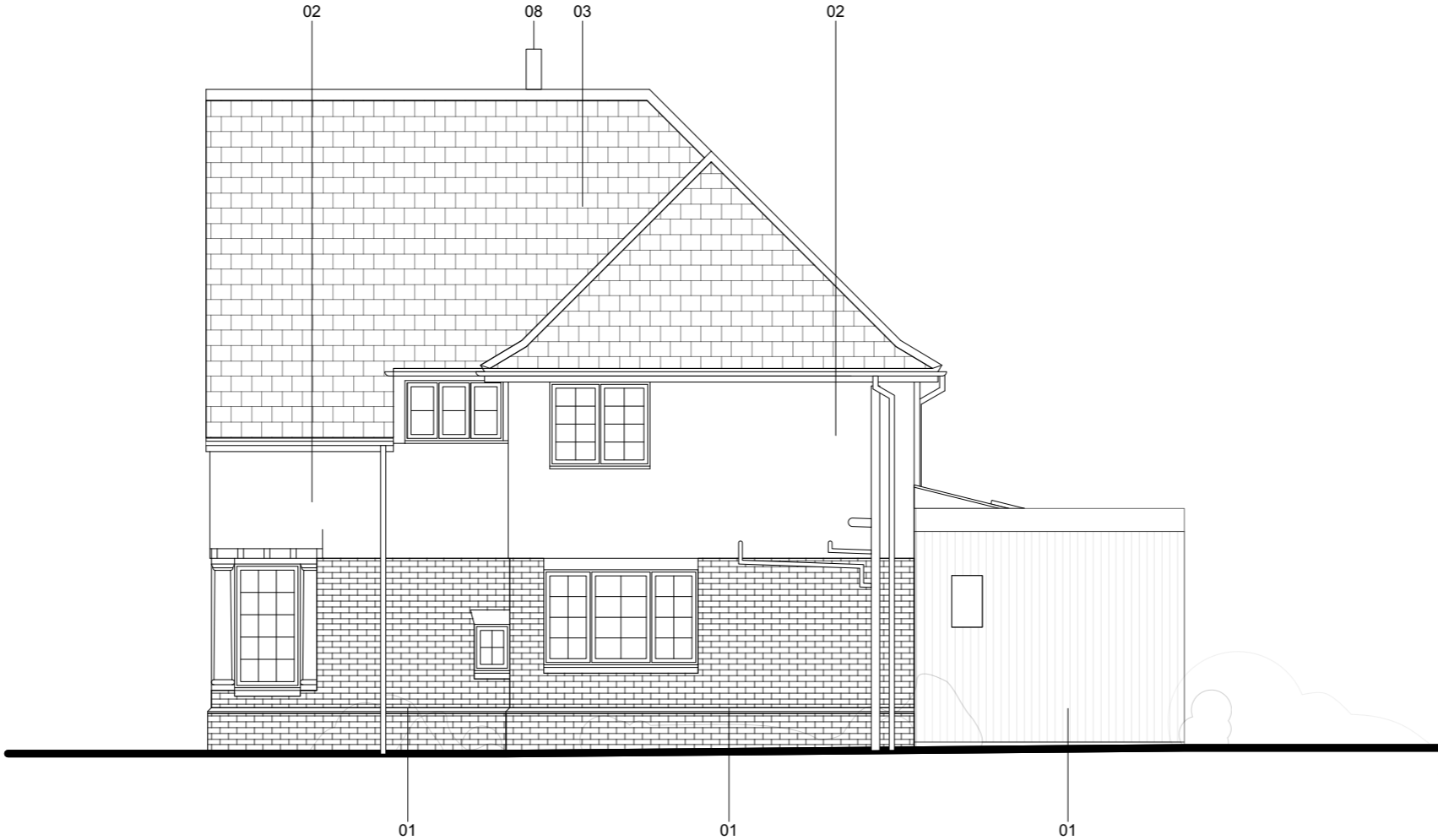
Proposed





7.0 Quality & Character

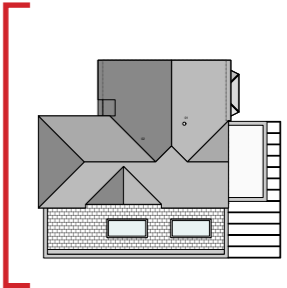
7.4 Proposed Elevations - West



Existing



Proposed





7.0 Quality & Character

7.5 Appearance

The proposed appearance is driven by both the new elements relationship to the existing, and the manner in which these new elements can interact with the garden context.

Warmth

Warm natural timber used across all new elements. Complimentary to both red brickwork and cream render.

Sharp Vs Texture

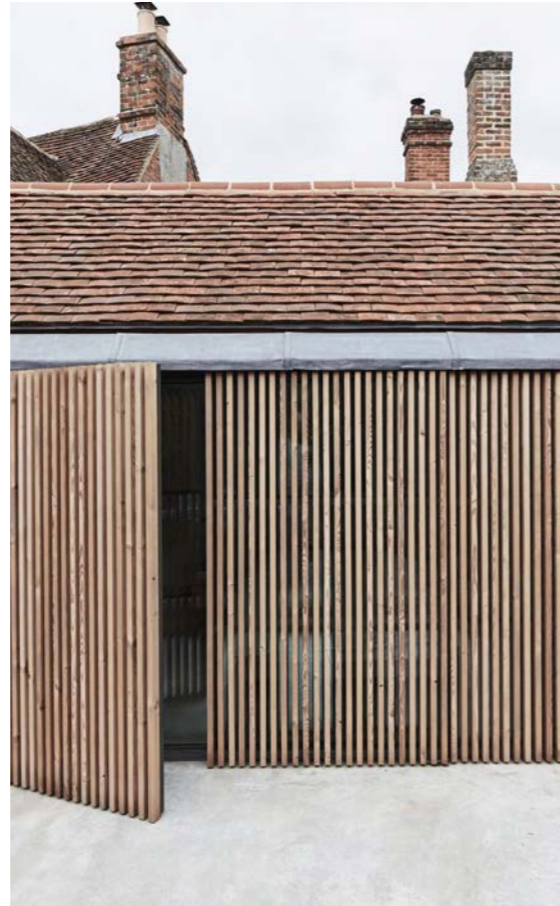
Clean architectural detailing set against the existing brickwork, tiles, render. Bringing clear delineation between new and old.

Visually Open

Large openings; framed towards corner condition, connecting to the south eastern aspect of site.

Layered

Integrated into garden landscape, bringing existing garden closer to living, kitchen, dining areas.



Warmth



Sharp vs Texture



Visually open



Layered



7.0 Quality & Character

7.6 Glazing Approach

The proposed develops an approach to glazing to run across all new elements. This is undertaken to support both the family's desire to connect to the landscape, and to improve the quality of the built fabric.

Slim Aluminium Frame system

A minimal framed system designed to enhance the connection to the garden at each point. Improve thermal quality of both new and existing fabric.

Glass / Glass Corner

Within the new addition a simple fixed glass to glass corner to focus attention away from the garage and out into the long view of the garden.

Timber Sill Detail

Internal lining of the sills to both create moments of seating but also to bring the warmth of the cladding to the interior.

Cladding / Frame / Reveal detail

The contrast between the aluminium frame and timber cladding can be an opportunity for a play between sharp and rough, soft and hard.



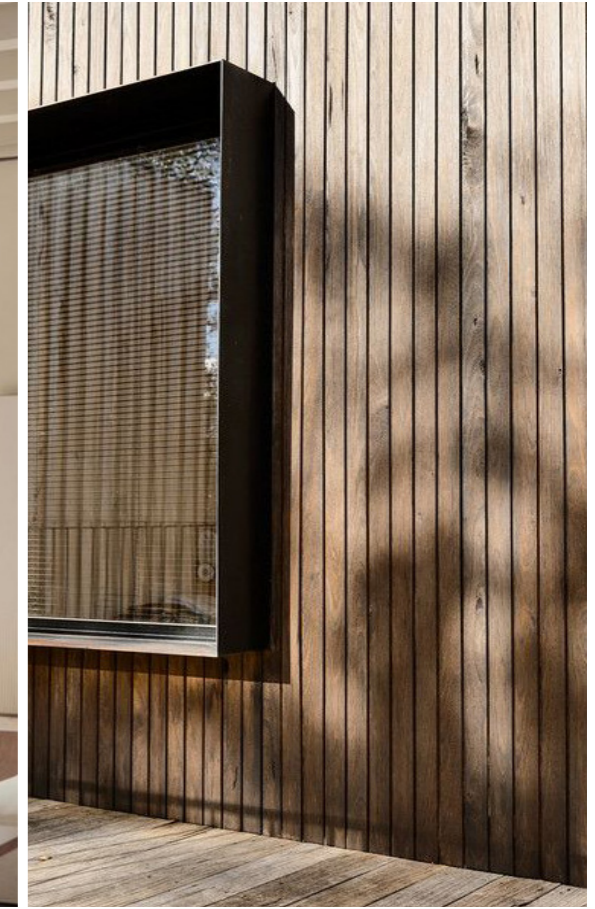
Slim Aluminium Frame system



Glass / Glass Corner



Timber Sill Detail



Cladding / Frame / Reveal detail



Illustrative visual





8.0 Sustainable Design & Construction



8.0 Sustainable Design & Construction

8.1 Overarching Principles

The overarching principle of the project is driven by a fabric first approach of re-use, improvement, and addition.

Re-use

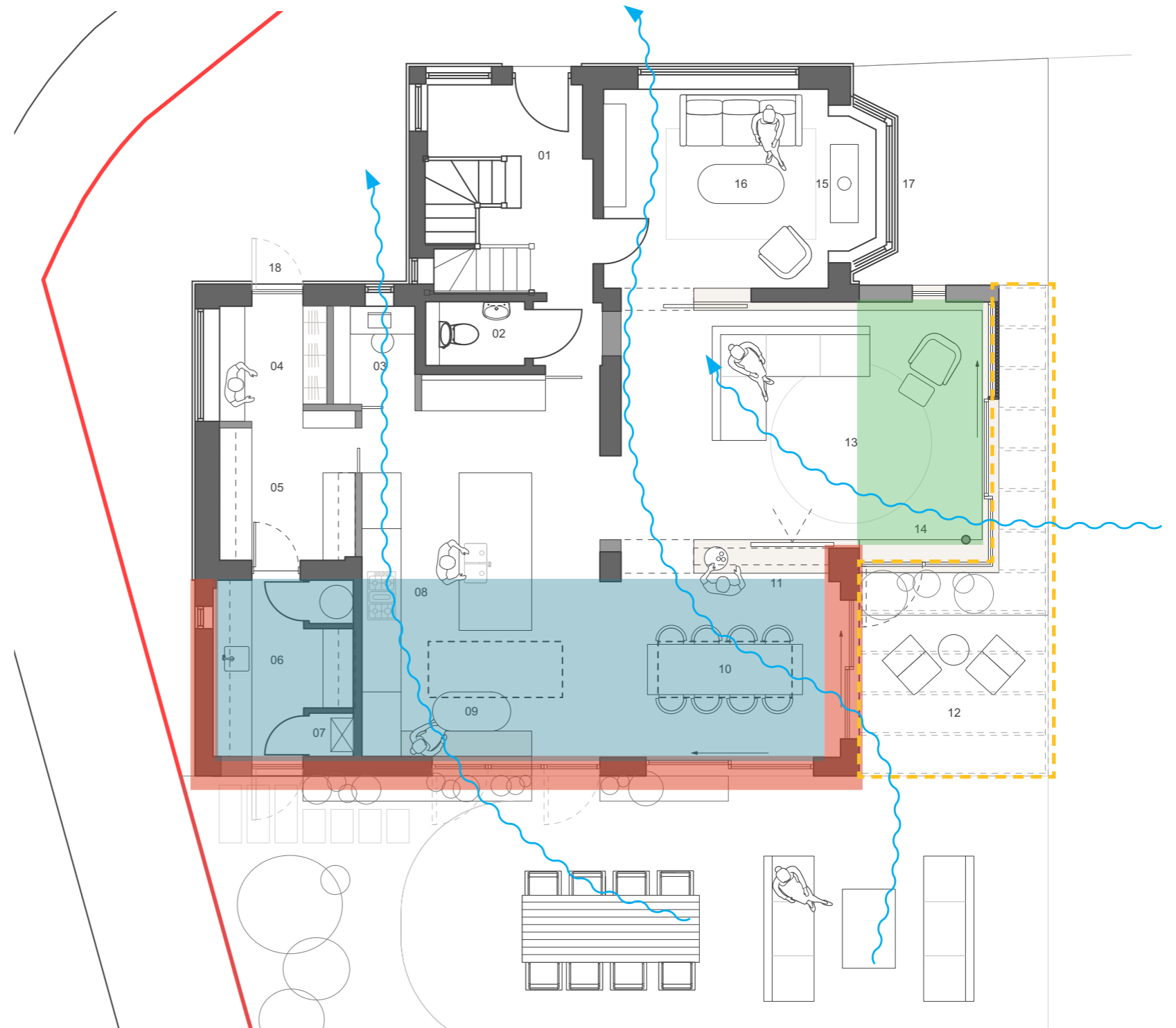
Retention of large elements of the existing extension allows the implementation of the design brief without the energy intensive demolition and re-building.

Improvement

Upgrading and improving the retained building fabric provides a high quality, modern level of thermal performance. This is implemented via installation of new, high performance glazing units to replace low quality PVC units, greater thermal mass along the existing masonry wall in the form of new cladding and additional insulation, the replacement roof built to contemporary levels of thermal performance.

Addition

Where the new elements are added to the eastern elevation these have been considered to the highest standard of modern architectural design. This includes integrated solar control designed to allow winter sun to penetrate, summer sun to be shielded, a green roof which provides increased thermal mass, and an open layout which drives cross ventilation through the floor-plate of the house.



KEY

- Improved thermal fabric
- Replacement roof
- Green roof
- Solar control
- Improved cross ventilation



9.0 Access



9.0 Access






9.1 Exterior Access

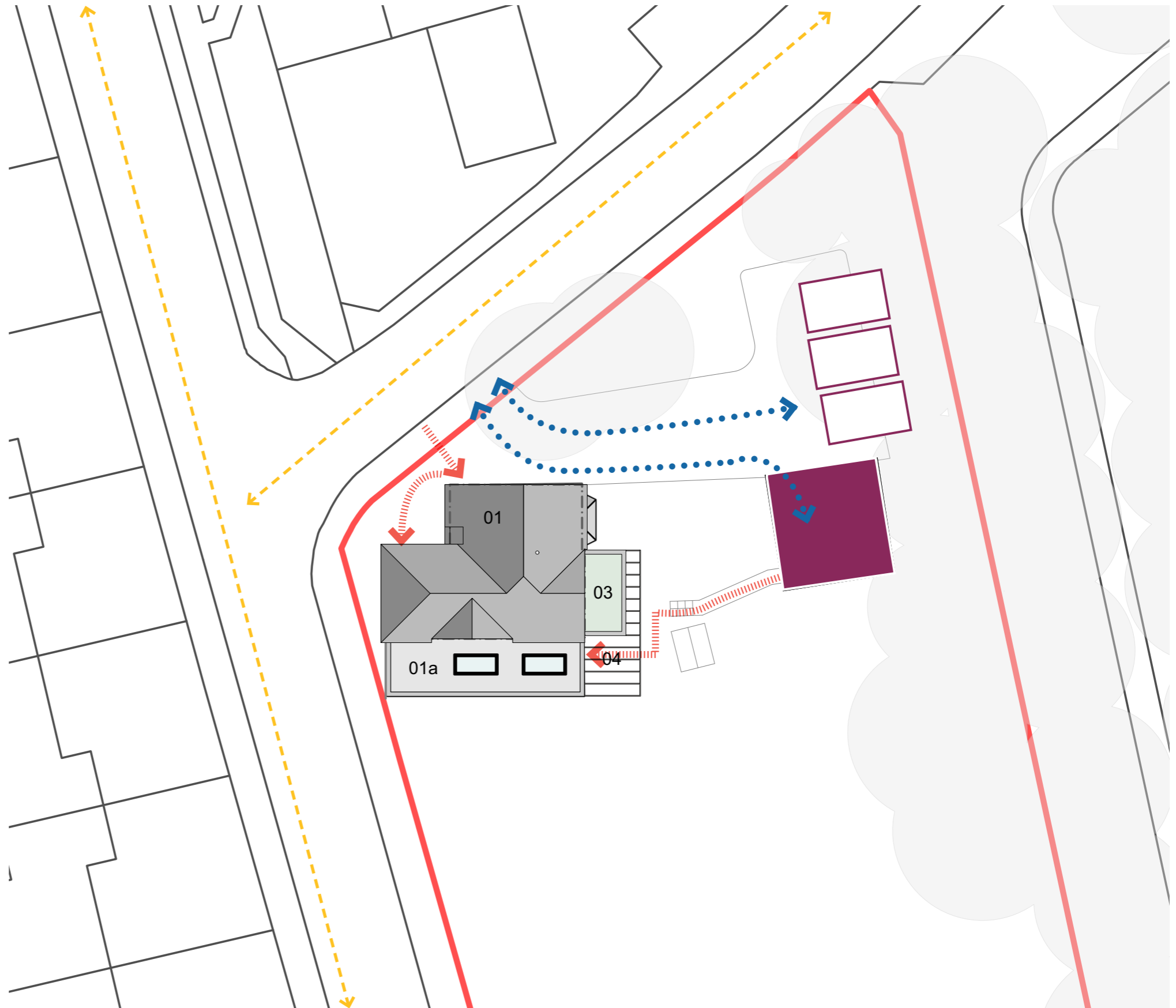
Primary vehicle access to the site is via an existing crossover driveway located on Blomfield Drive. This arrangement will remain unchanged.

On arrival to the main entrance, vehicles move into a driveway area to the north west corner of the site. This offers room for turning and access to an existing 2 car garage, as well as area for uncovered parking. This arrangement will remain unchanged.

Pedestrian access to the site is via an existing gate located in the front fence facing Blomfield Drive. A garden path gives access to the existing main entrance. The proposal offers a secondary access to the west of the ground floor, allowing direct access to a coat and boots room, adjacent to the utility.

Key

-  Arrival pedestrian access
-  Primary vehicular movement
-  Public movement
-  Parking bay - garage
-  Parking bay - open



Proposed Site Plan - Not to scale



10.0 Conclusion



10.0 Conclusion

Our vision for the project is to adapt, improve, and extend the existing dwelling to an exemplary level; creating a high quality lifetime family home.

By successfully reusing the previously constructed extension and carefully integrating a new addition, the proposal seeks to create a building and landscape which are cohesive and connected.

Careful consideration has been placed on the layout, orientation and appearance to ensure that the proposal can be delivered to an exemplar high quality standard.

To this end, the design proposal has evolved with attention to the technical detailing, building environment, existing dwelling, and the existing natural landscape elements. This parts will provide longevity in use and a positive enhancement to the appearance of the site.

The proposals seek to create a benchmark for reuse of existing fabric with integration into a new vision for the site, whilst providing new avenues to support family living and unlocking the natural amenity of the site.



Illustrative Visual

Toward south east corner of application dwelling

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