

BASE

Domestic:

DESIGN & ACCESS STATEMENT

PROJECT REFERENCE: BA4149

PROJECT NAME: Bermuda

PROJECT DESCRIPTION: A rear and side extension for a terrace house to create an open-plan kitchen / living / dining area and additional W/C & utility room.

PROJECT LOCATION: Bermuda, Hereford Road, Bayston Hill, Shrewsbury, SY3 0DX

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EXECUTIVE SUMMARY

- This application is for an extension at the rear and side of a property to create a larger open plan kitchen / living / dining space whilst also allowing for an entrance hallway with W/C and utility room at the side.
- The front bay window will also be increased to create more space in the formal living space.
- Front and rear access will remain but will be amended to suit the new extension. Parking will also remain at the rear of the property behind the existing garage which faces the communal greenspace.
- The proposal seeks to future-proof the property to accommodate with the applicant's growing family.
- The proposal includes an open-plan kitchen / living / dining space with a glass box design which faces onto the existing patio. There will also be a utility room accessed from the proposed kitchen and a W/C which opens into the entrance hall.

1.0 INTRODUCTION

This statement has been produced to support a rear and side extension for a terrace house to create an open-plan kitchen / living / dining area and additional W/C & utility room.

This statement is to be read in conjunction with the following documents:

- EX-001 Existing Floor Plans
- EX-002 Existing Elevations
- PL-001 Location Plan
- PL-002 Existing Block Plan
- PL-003 Proposed Block Plan
- PL-004 Proposed Ground Floor Plan
- PL-005 Proposed Elevations
- PL-006 Proposed External 3D Visuals

The proposal is to extend the rear and side of the applicant's property to create a larger open-plan kitchen / living / dining space whilst also allowing for an entrance hallway with W/C and utility room at the side of the property. After living in the property for over a year, the applicant has come to the realisation that the existing kitchen and dining space is too small for the family's needs and would like to open up the two rooms so they can make better use of the spaces.

A glass box design is proposed at the rear of the property to allow light into the open-plan kitchen / dining / living area whilst still connecting the space to the existing patio area. Front and rear access will remain but will be amended to suit the new extension. Parking will also remain at the rear of the property behind the existing garage which faces the communal greenspace known as The Common.

2 THE LOCATION AND CONTEXT



Aerial View (Source: Google)

2.1 THE LOCATION

The proposed site is located in the village of Bayston Hill, approximately 3.2 miles south of Shrewsbury. It can be accessed via the A49 which connects to the village to the A5 and the wider motorway network across the West Midlands.

The plan below shows the location of the proposed site and its proximity to the main road and surrounding neighbours. The surrounding land is predominantly residential houses and The Common, an open public greenspace used by the properties that border it.

2.2 CONTEXT

The village of Bayston Hill has good transport links, with easy access to both the A49 and A5 and a number of bus routes. Bayston Hill's demographic and sustainable credentials are strengthened by close proximity to local amenities including a doctors' surgery, primary school, parks and shops, making the local area popular with families.

Primary Schools: Oakmeadow C of E Primary School (0.8 miles), Meole Brace C of E Primary (2.0 miles), Mereside C of E Primary School (3.2 miles)

Secondary Schools: The Priory School (2.0 miles) and Meole Brace School (2.1 miles)



Constraints Plan
1:500



Constraints Plan



View of the front of the property from the main road.



View of the rear of the property from The Common.

3 PLANNING HISTORY

PREAPP/23/00906

A Pre-application was submitted to the council in Novemeber 2023 (PREAPP/23/00906) to understand whether the principal design was deemed acceptable.

The feedback from the case officer (Dunya Fourie) was that the scale, siting, and materials of the extension were acceptable and as the height of the extension is under 2 metres, there will not be any overlooking windows or any overshadowing effects.

We have calculated that the extension would not cover 50% of the overall curtilage area, fulfilling the GDPO criteria.

We have stepped back the extension from the front elevation to suit the case officers comments regarding planning

4 DESIGN

4.1 DESIGN BRIEF

This proposal is to extend the rear and side of a terraced property to create a larger open-plan kitchen / living / dining space whilst also allowing for an entrance hallway with W/C and utility room at the side where there is currently an alleyway providing access to the front entrance.

The initial design brief was to explore the following works:

- Creation of a single-storey kitchen extension and internal remodelling exercise in order to create an enhanced open-plan kitchen, living and dining space.
- Review of the existing front living room in order to consider remodelling the external wall structure in order to create a more usable internal arrangement for furniture and family occasions.
- Incorporation of a ground floor W/C and utility room.
- Review of a single storey side extension in order to create additional floor area that would assist in incorporating the additional spatial requirements.

4.2 DESIGN DEVELOPMENT

Three sketch options were explored in the initial stages of the design to achieve the best layout and relationship of rooms to satisfy the applicant's aspirations for the property.

Sketch Option 1: Entrance hall opening into living space, three-sided glass box design, W/C opening into open-plan kitchen / dining space.

Sketch Option 2: Closed-off living space, two-sided glass box design, larger kitchen / dining space taking up more of patio.

Sketch Option 3: Closed-off living space, three-sided glass box design which is raised by two steps with a utility room located parallel to the existing staircase.

As part of each design option, we explored different ways to meet the brief within the available space. One option showed direct access into the living space from the entrance hall, whilst the other two included a larger entrance hall which opened into the central core of the property into the kitchen / dining. The utility and W/C had therefore different square footage in each option to take this into account. We looked at positioning the W/C and utility in different locations to allow for some options where a door can be used to close off the open plan kitchen / dining space. It was clear that the client preferred the utility within the side extension with a sliding door as the access into this room worked well with the arrangement of the preferred kitchen layout.

Throughout the design development stage, careful consideration was given to the extension of the front bay window and glass box design at the rear. We wanted to make sure that there was still access from the front and the rear of the property whilst creating an aesthetic that met with the design brief.

4.3 DESIGN PROPOSAL

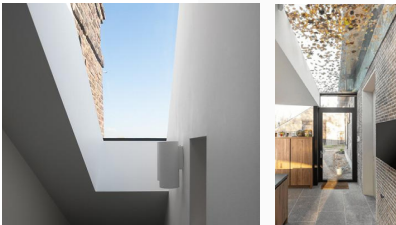
Following this initial design development the proposed layouts were further refined to provide the optimal use of space throughout the property. This internal review and comparative analysis of the proposed sketch options highlighted an opportunity to further improve the internal space. The final design proposal is a combination of design elements from each of the sketch options.



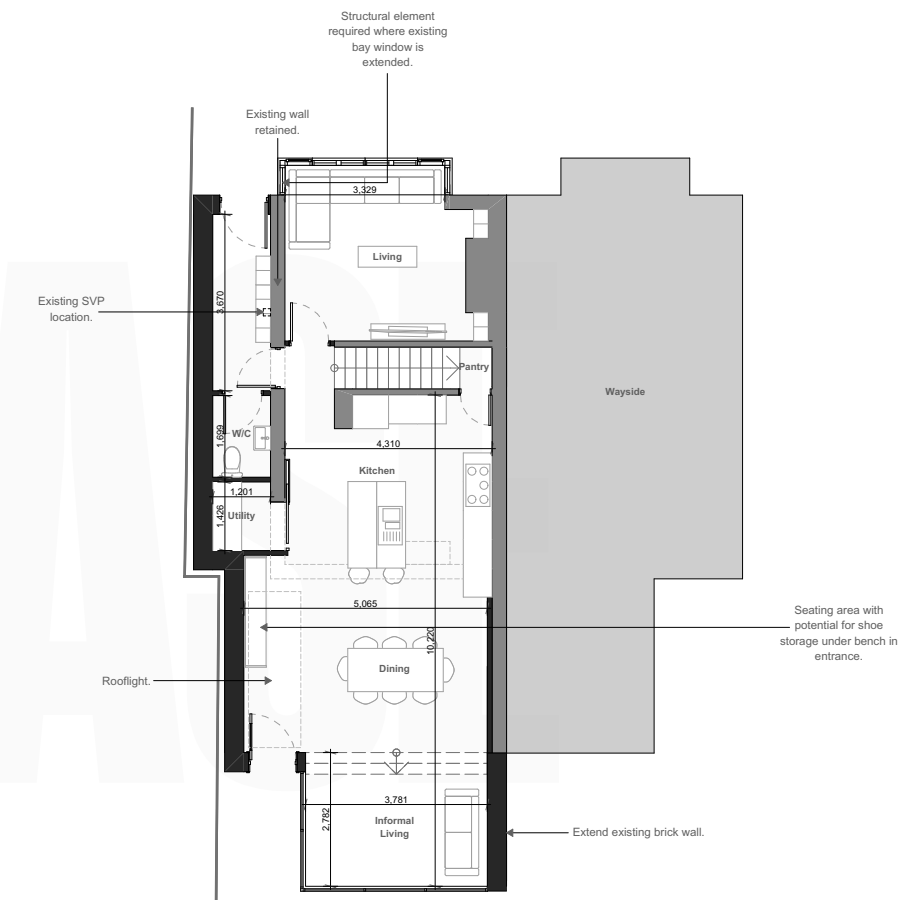
Rear Entrance Space



Entrance Rooflight



Glass Box Extension



Ground Floor Plan
1:100



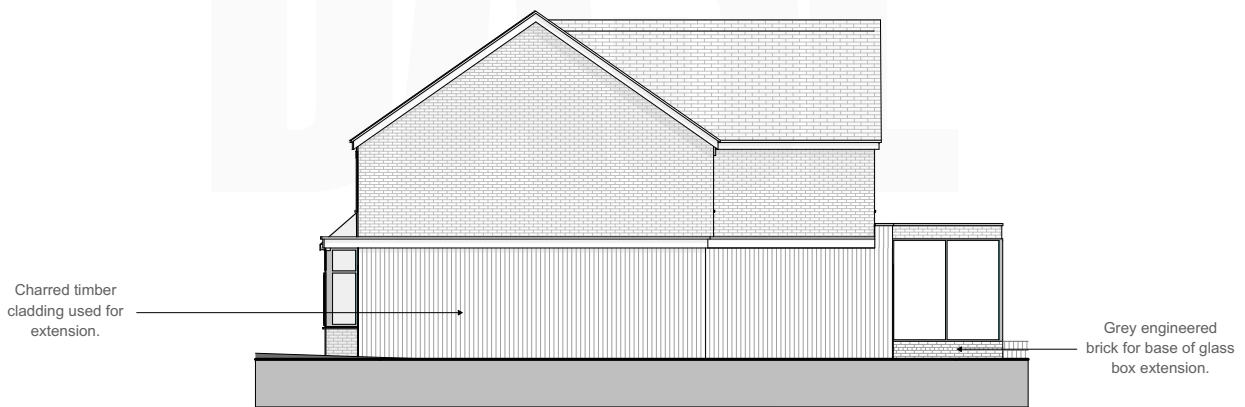
Ground Floor Plan

The proposed works to the rear of the property will look to cut into half of the existing patio which is slightly raised above the ground floor of the property. This will allow for the informal living space with glass walls to be raised on the inside by two long steps and a lower exterior entrance way. A long rooflight will be situated above the rear door to allow light into the entrance space which will flood into the open kitchen / dining space. A charred timber will be used as the external finish, which will wrap around the whole extension. The applicant also plans to change the windows from white to black to match the aesthetic of the extension design.



Rear Elevation
1:100

Front Elevation
1:100



Side Elevation
1:100



Elevations

4.4 APPEARANCE



Proposed exterior view of extension from rear gate.



Proposed exterior view of front bay window from the main road.



Proposed exterior view of the glass box design from above.



Proposed interior visuals of the raised glass box design and front living room bay window.

5 ACCESS & HIGHWAYS

The existing access will not be altered as part of this proposal, with access being achieved from both the A49 and the common, the principal elevation facing the A49. The front door is being relocated from the side elevation to face the main road as part of the new side extension, whilst the rear door is also relocating to face the patio. Parking will remain at the rear of the property where there is space for two cars to park outside the garage. Visitors can park along the road which borders The Common, as they do currently.

6 BIODIVERSITY

The proposed work will not result in the removal or alteration of any existing vegetation on site.

7 DRAINAGE & FLOODING

7.1 DRAINAGE

The existing SVP location sits along the side of the existing side wall of the property. This has been highlighted on the plans and can be covered by storage due to its location in the entrance hall.

7.2 FLOODING

After reviewing the Environment Agency flood maps, we have ascertained that the site does not lie within a flood risk zone.

8 CONCLUSION

- This application is for an extension at the rear and side of a property to create a larger open plan kitchen / living / dining space whilst also allowing for an entrance hallway with W/C and utility room at the side.
- The applicant will also be increasing the size of the front bay window to create more space in the formal living space.
- Front and rear access will remain but will be amended to suit the new extension. Parking will also remain at the rear of the property behind the existing garage which faces the communal greenspace.
- The proposal seeks to future-proof the property to accommodate with the applicant's growing family.
- The proposal includes an open-plan kitchen / living / dining space with a glass box design which faces onto the existing patio. There will also be a utility room accessed from the proposed kitchen and a W/C which opens into the entrance hall.
- We have calculated that the extension would not cover 50% of the overall curtilage area, fulfilling the GDPO criteria.

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