

# BASE

Domestic:

## DESIGN & ACCESS STATEMENT

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**PROJECT REFERENCE:** BA4296

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**PROJECT NAME:** 36 Woodlands Grove

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**PROJECT DESCRIPTION:** Rear and side extension with internal reconfiguration of an existing dwelling

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**PROJECT LOCATION:** 36 Woodlands Grove, Prees Higher Heath,Whitchurch SY13 2JB

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## **EXECUTIVE SUMMARY**

- This statement has been produced in support of a householder planning application at 36 Woodlands Grove, Prees Higher Heath.
- The proposal seeks to provide a side and rear extension to the existing home, similar in scale to other extensions previously approved on Woodlands Grove.
- Reconfiguration of the existing internal space is also proposed, to improve the accommodation, circulation and functionality of the existing property.
- The scale and massing of the proposal has been carefully explored and considered during the development of the design to respond to the surrounding context and limit impact upon neighbouring properties.

## 1.0 INTRODUCTION

This design and access statement has been produced in support of a householder application at 36 Woodlands Grove, Prees Higher Heath.

This statement is to be read in conjunction with the associated supporting documents including;

Application Form  
EX-001 Existing Floor Plans  
EX-002 Existing Elevations  
PL-001 Location & Block Plans  
PL-002 Proposed Block Plan  
PL-003 Proposed Floor Plans  
PL-004 Proposed Elevations

## 2 THE LOCATION AND CONTEXT

### 2.1 THE LOCATION

36 Woodlands Grove is located in Prees Higher Heath, approximately 4 miles from the centre of Whitchurch. The site is accessed directly off Woodlands Grove via the front driveway. The dwelling is in a well defined residential neighbourhood with amenities including a village hall, shops, garden centres, parks, medical practice and restaurants all within a 30minute walk or 4 minute drive.



Aerial View of 36 Woodlands Grove (Source: Google Earth)

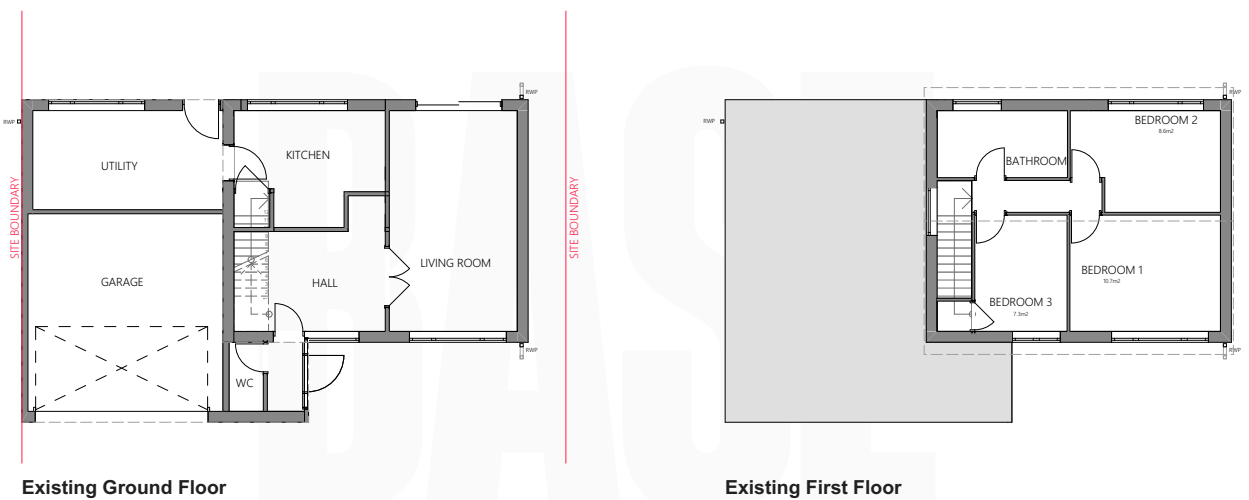
## 2.2 CONTEXT

The existing dwelling is a detached two storey house and is accessed the driveway located on the south western elevation. The entrance is obscured and set to the side of the protruding single-storey garage. The dwelling is on a level footing with the road, and the front edge of the property is unbound with no form of boundary treatments. The property is zero plotted with access to the rear only possible via a small passage to the right hand side.

The ground floor is notably larger than the second floor due to it having a single storey element. This portion of the build includes the double garage and a utility to the rear. In addition to this, the core of the home consists of multiple rooms. The front entrance leads to an entrance lobby with WC, which in turn leads to the main hall. Off this, there is a small kitchen to the rear and a living room to the side.

The second floor is accessed via a staircase from the hall. Off the landing hallway are two double bedrooms, one single bedroom and a family bathroom.

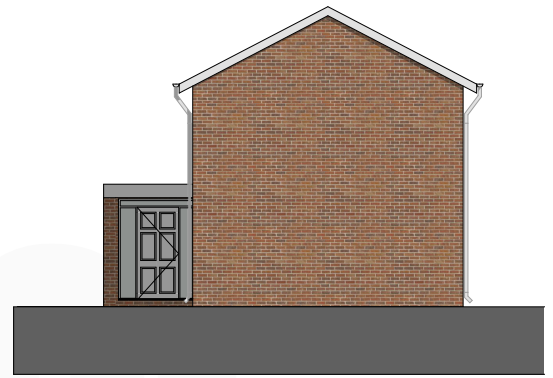
The associated rear garden of the property is a significant size, with an estimated depth of 35m. The garden area is flat and turfed. To the rear are a number of large trees.



Existing Ground and First Floor plans



**E1 Front Elevation**

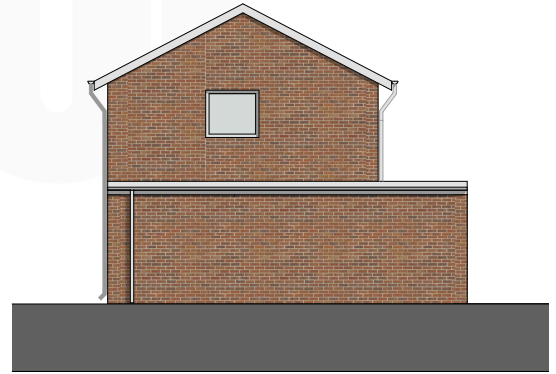


**E2 Side Elevation**

Existing Front and Side Elevation



**E4 Rear Elevation**



**E3 Side Elevation**

Existing Rear and Side Elevation

36 Woodlands Grove has a simplistic form with brick elevations and roof tiles. The single storey element of the existing property protrudes from the main built form and houses the double garage and main entrance to the house. As shown above in E2, the entrance is hidden away from the principal built elevation.

Existing windows on all elevations are large and in white uPVC. All bar one window in the property overlook the front or rear garden. The single window that does not, looks out over the garage roof, and provides light into the stairwell and landing.

## 3 Design

### 3.1 Design Brief

The design brief is to reconfigure and extend the property to create a larger family home.

The initial design brief was to explore the following works:

- Provision of a larger open-plan kitchen /dining /living space with improved natural light
- Separate living room / snug to the front of the property
- Utility space with separate rear access
- Plant space within the garage
- An garage with a minimum depth of 4.8m
- An improved porch entrance space
- A first floor extension above the garage to create a master suite
- A flat-roofed rear extension in brick to match the existing property
- Extension to be similar in style to existing nearby properties

### 3.2 Design Development

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.

These options explored a variety of configurations for the extension and internal layout. Each layout considered how best to utilise the space available to create a modern "forever home" whilst limiting significant structural work.

Throughout the design development stage careful consideration was given to limiting any impact upon adjacent properties. This was imperative due to the limited rear access to the property. All proposals explored creating a new access to the north-west of the garage to create physical space between neighbouring properties.

The proposals also focused on developing elevations that are in keeping with the style of neighbouring properties.

### 3.3 Planning Considerations

Woodlands Grove has had multiple householder planning applications approved over the years. These include:

5 Woodlands Grove

Erection of extensions and alterations to existing dwelling

18/02592/FUL

Granted September 2018

13 Woodlands Grove

Erection of two storey extension and alterations to existing dwelling

NS/96/00251/FUL

Granted October 1996

23 Woodlands Grove

Erection of extension to rear and above existing garage

N/06/01405/FUL

Granted July 2006

26 Woodlands Grove

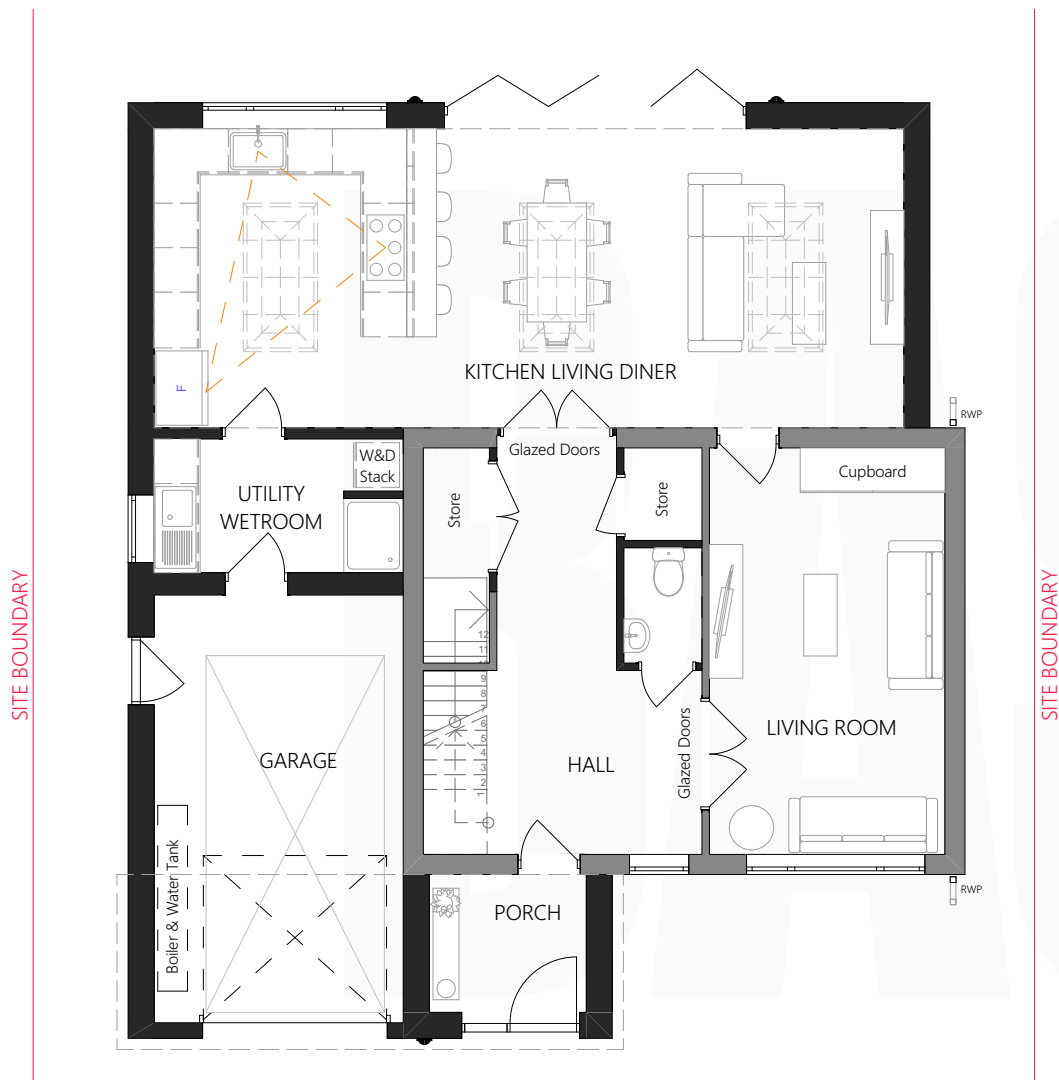
Erection of a single storey front and two storey side extension following demolition of existing

19/02147/FUL

Granted July 2019

### 3.4 Design Proposal

Following this initial 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.



Proposed Ground Floor Plans

The proposal seeks to make the following internal and external modifications to the property.

#### Ground Floor:

- Removal of existing single storey element, consisting of garage, porch and utility room.
- Two storey side extension in keeping with neighbouring properties built form, providing a replacement garage, replacement utility and enlarged porch at ground level.
- Single storey, flat-roofed rear extension creating a family focussed kitchen / living / dining room.
- Introduction of a front access to the property to create an improve sense of arrival and flow through the home in line with similar properties along Woodlands Grove.
- Internal alterations to create a new central WC and additional storage space.
- Creation of a new side access to the north-west side of the property.





Proposed First Floor Plans

The proposal seeks to make the following internal and external modifications to the property.

First Floor:

- Creation of a master suite within the proposed side extension, containing a bedroom, ensuite and storage, with front and rear windows in keeping with the local vernacular.

### 3.5 Use

The building will remain as use class C3 - Dwellinghouse.

### 3.6 Scale

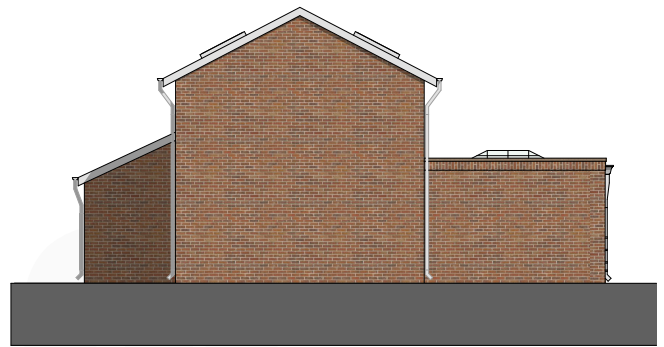
There will be a minor increase of scale to the front elevation of the dwelling with the addition of a second storey element. The majority of the increased floor area will be hidden to the rear of the property. This has been carefully considered to provide a sensitive and subservient appearance from the streetscape.

### 3.7 Appearance

There will be changes to the appearance of the primary elevation of the property as a result of the two storey side extension, updated single storey front element and introduction of a front door. However, this has been carefully considered to respond to the street-scape and local area by matching with the characteristics of nearby properties. Notably, multiple properties in the neighbouring streets have created extensions to their properties whilst also having a door on the primary elevation and extending over their garage. The materiality of the project provides a similar aesthetic to the existing property with similar red brick and slate finishes to the exterior.



E1 Front Elevation



E2 Side Elevation



E4 Rear Elevation



E3 Side Elevation

Proposed Elevations

### 3.8 Landscaping

There will be little negative impact to the landscaping of the site as a result of the proposals, other than the loss of a small area of low value turfed lawn with the construction of the single storey rear extension.

## **4 Access & Highways**

There will be no modifications to the existing highways access to the site.

## **5 Biodiversity**

There will be little negative impact to the biodiversity of the site as a result of the proposals, other than the loss of a small area of low value turfed lawn.

## **6 Drainage & Flooding**

### **6.1 Drainage**

An updated internal drainage layout will be required but drainage will continue to discharge as per the existing arrangements.

### **6.2 Flooding**

The site is located in flood zone 1 with low probability of flooding, and flood risk will not be increased as a result of the proposals

## **7 Conclusion**

- The applicant wishes to adapt and extend the existing building to provide improved accommodation and a more spacious family home that meets modern living requirements.
- The scale and appearance of the proposed side and rear extension has been carefully considered to respond to the existing building and its setting.
- A strong emphasis has been placed on minimising impact to neighbouring properties.
- The proposals will have a positive impact on the amenity and usability of the existing site.
- Highway safety would not be compromised by the proposals
- The proposals would not contravene any local or national planning policy guidelines.
- Overall, on top of the extension, the appearance of the proposed windows, rainwater goods, roof goods and repositioning the front door will create an improved principle elevation to the property in line with nearby dwellings, creating cohesion within the street-scape.

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