

**Residential alterations and additions at
30 Rosebery Road
New Alresford**

Design and access statement

February 2024

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01 | INTRODUCTION

INTRODUCTION

This pre application enquiry is for a residential site located at Westview, 30 Rosebery Road, New Alresford, SO24 9HQ.

The proposed works include alterations and additions to the existing chalet bungalow (ground floor with habitable spaces within the roof form) to form a larger two storey family home. The building footprint is to remain, with the addition of a second storey element sitting across part of the ground floor plan. A single storey attached garage for the purpose of housing the family's bikes, paddle boards, sailing and sporting equipment is also proposed.

This pre application document sets out the study process undertaken to get to this stage, the analysis of the surrounding context and principle design elements, which have influenced the conceptual design proposal.

The proposals follow guidance from National, Regional and Local level, taking into account current Planning Policy and Guidance.

This report is submitted to Winchester City Council for pre application planning advice from which the basis of a planning application may be prepared.

PROJECT BRIEF

The current owners wish to alter and extend the current property to bring it up to current modern day standards.

The desire stems from the wish to provide a highly energy efficient home through the process of retrofit rather than knock down and rebuild thus employing adaptive reuse of the existing building fabric.

The project brief includes a visual make over to the external appearance of the dwelling, a spatial make over to provide a better living environment and a thermal upgrade of the fabric, heating and power sources.

Visual upgrades

New doors and windows in both existing, altered and new openings to create a distinctive yet contextual dwelling.

New cladding to upper floor to work with existing face brick finish.

New roof form and material covering to provide extra accommodation.

New garage in an architectural language to compliment the main dwelling.

Spatial upgrades

Rework the ground floor plan to provide open plan living spaces that relate to the garden and maximise solar potential.

Reorganise the secondary ground floor rooms to provide separate office spaces (both owners currently spend a proportion of their working week at home) and a play room.

Form an upper floor to locate 4 bedrooms and a family bathroom so that both children and parents can be on the same level.

Sustainability centric retrofit

The proposal aims to deliver a model highly energy efficient dwelling through a series of retro fit upgrades. These will include among other things:-

- Insulation to the external walls (internally lined with insulation) to increase current U value.
- Upgrade of flooring insulation to increase current U value (floor space currently uninsulated).
- Replacement of poorly insulated roof structure to increase both current U value and provide extra floor space.
- Replacement of current gas boiler with a more efficient and environmentally friendly Air Source Heat Pump.
- Inclusion of photovoltaics to provide on site generation of power to run both the ASHP and small power for house.

The ultimate goal is to provide an enhance net zero living environment providing a model for other sustainable and low carbon retrofits.

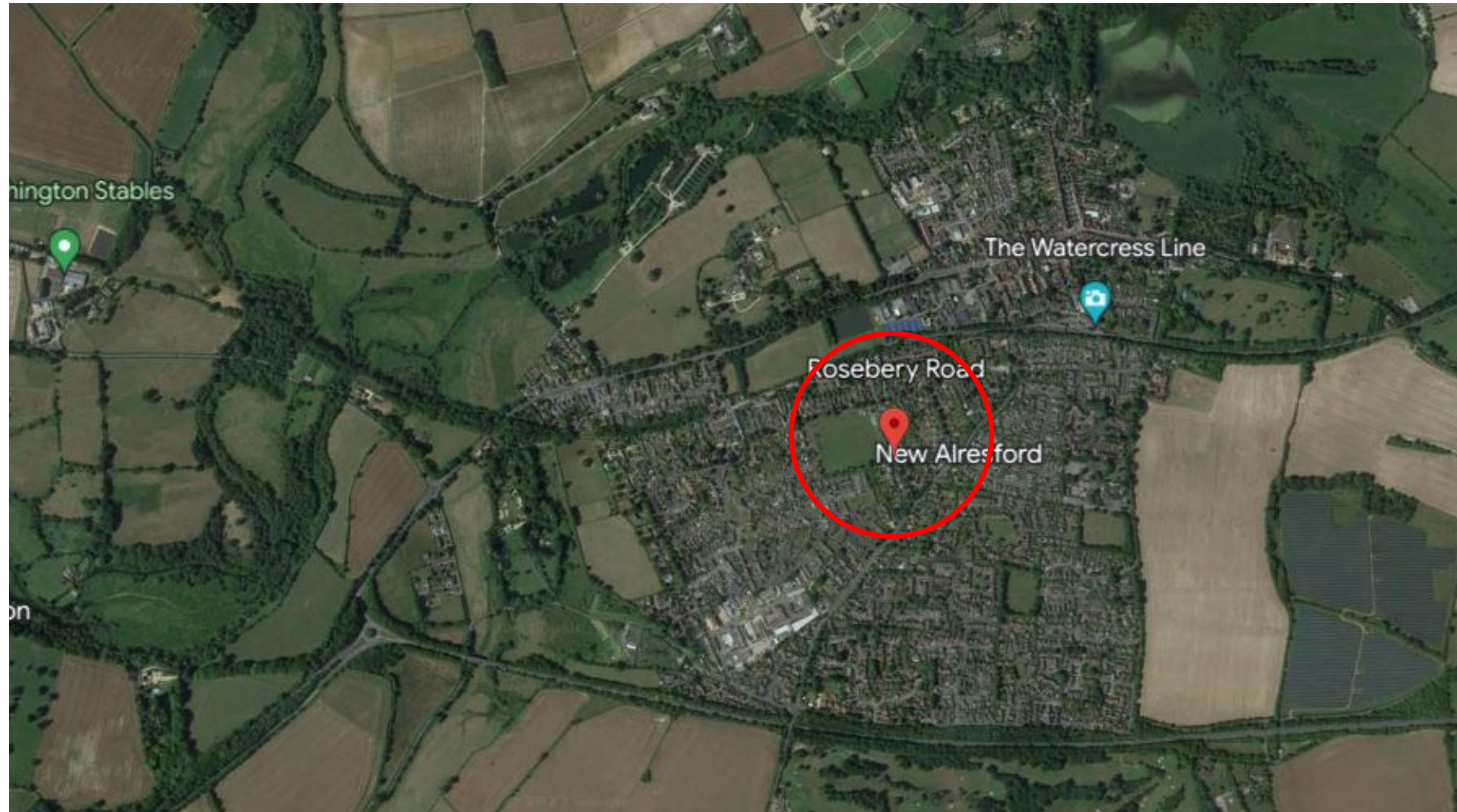
02 | SITE LOCATION

The site is located at the southern end of Rosebery Road, which is a side road off the B3046 (main road through), in the town of New Alresford.

To the west are the villages of Itchen Stoke and Ovington with the city of Winchester further afield across the M3. To the east is the village of Bishops Sutton.

The site has good access to the A31 to the west, which connects through to the M3 and Winchester to the west and Farnham to the east.

The site has a frontage presence on Rosebery Road but can also be glimpsed from the main road across the rear gardens of neighbouring properties to the west.





03 | EXISTING SITE

The application site is approximately 0.09 hectares in size and is currently occupied by a single detached bungalow dwelling.

The site has an east west orientation with its primary frontage facing due east.

The site falls by approximately 2m from east to west and is approximately level across its width.

The current dwelling dates from the 1920's and is of a simple non-descript style of architecture. It is of brick and slate construction.

The rear garden has a westerly aspect which affords views across open landscape towards Tichborne and Ovington. There is also a small narrow garden to the northern and southern boundaries.

The neighbour to the north at 28 Rosebery Road is a relatively new dwelling which is a mixture of storey heights (1.5 to 2) in a modern contemporary style. It is of brick and slate construction and makes effective use of large amounts of glazing to capture light and views. It is fronted by a full width driveway.

The neighbour to the south at 32 Rosebery Road is an older mid 20th century property in a traditional style set behind a mature hedge screen and mature on-site tree. It is predominantly 2 storey with a barn hipped roof to the application site's boundary. It is of brick and tile construction and is fronted by a full width driveway.





View of site from entrance to driveway on Rosebery Road



View of site from southern end of Rosebery Road



View of site across neighbours from the main road



View of neighbour to the north at 28 Rosebery Road



View of neighbour to the south at 32 Rosebery Road

EXISTING DWELLING

The current dwelling dates from the 1920's and is of a simple non descript style of architecture. It is of brick and slate construction.

Existing materials:

- Roof - slate
- Walls - face brick
- Doors and windows - pvcu with tiled cills
- Boundaries - close board timber fencing and mature hedging

The front driveway is laid with block paving and a small area of planting to the footpath boundary.

The rear garden is laid mainly to lawn with a side and rear deck raised slightly from natural ground level.

Ornamental trees are scattered around the garden.



Existing house in context of southern neighbour



Existing house in context of northern neighbour

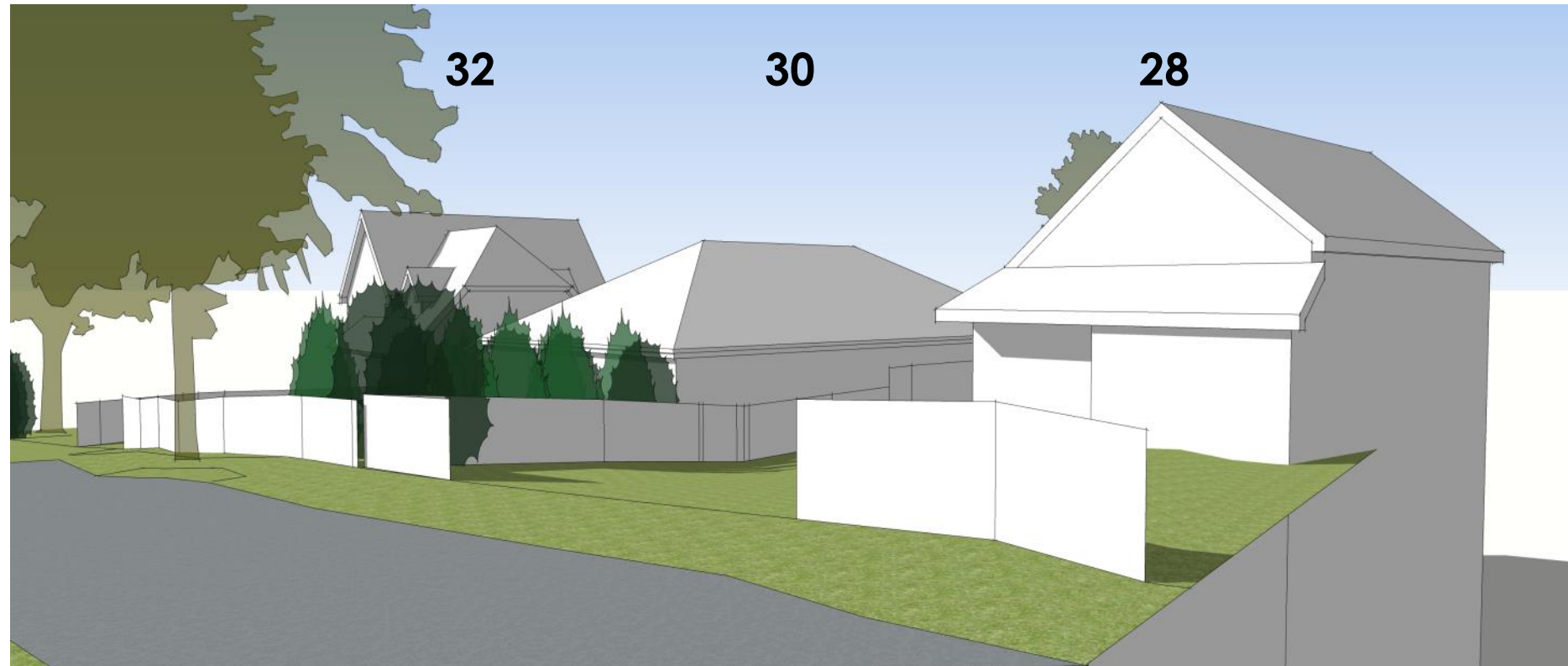


Existing house from rear garden in context of southern neighbour

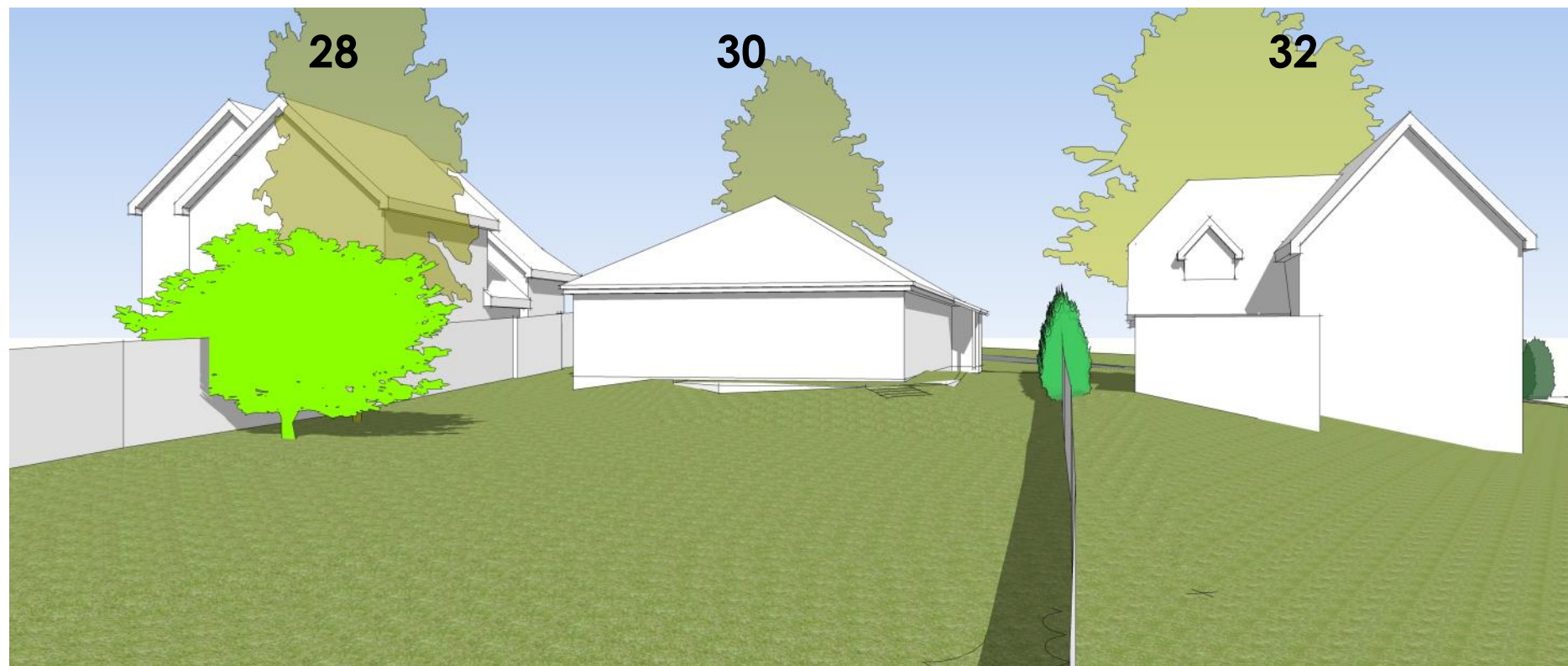


Existing house from rear garden in context of northern neighbour

EXISTING SITE MODELLING



Street level view of site model from Rosebery Road northern side



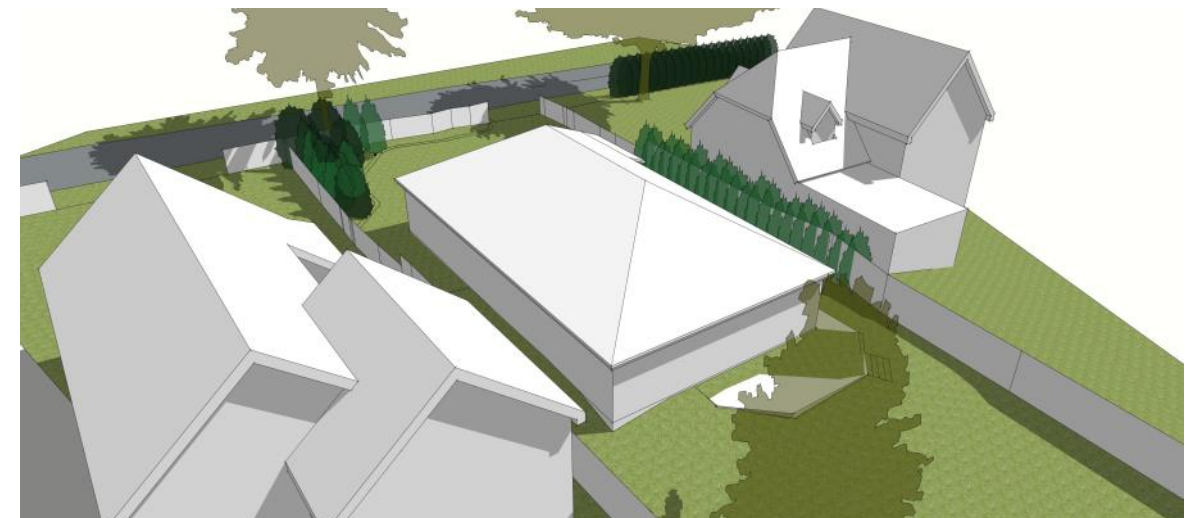
Garden level view of site model from the rear garden



Aerial view of site model from east



Aerial view of site model from south

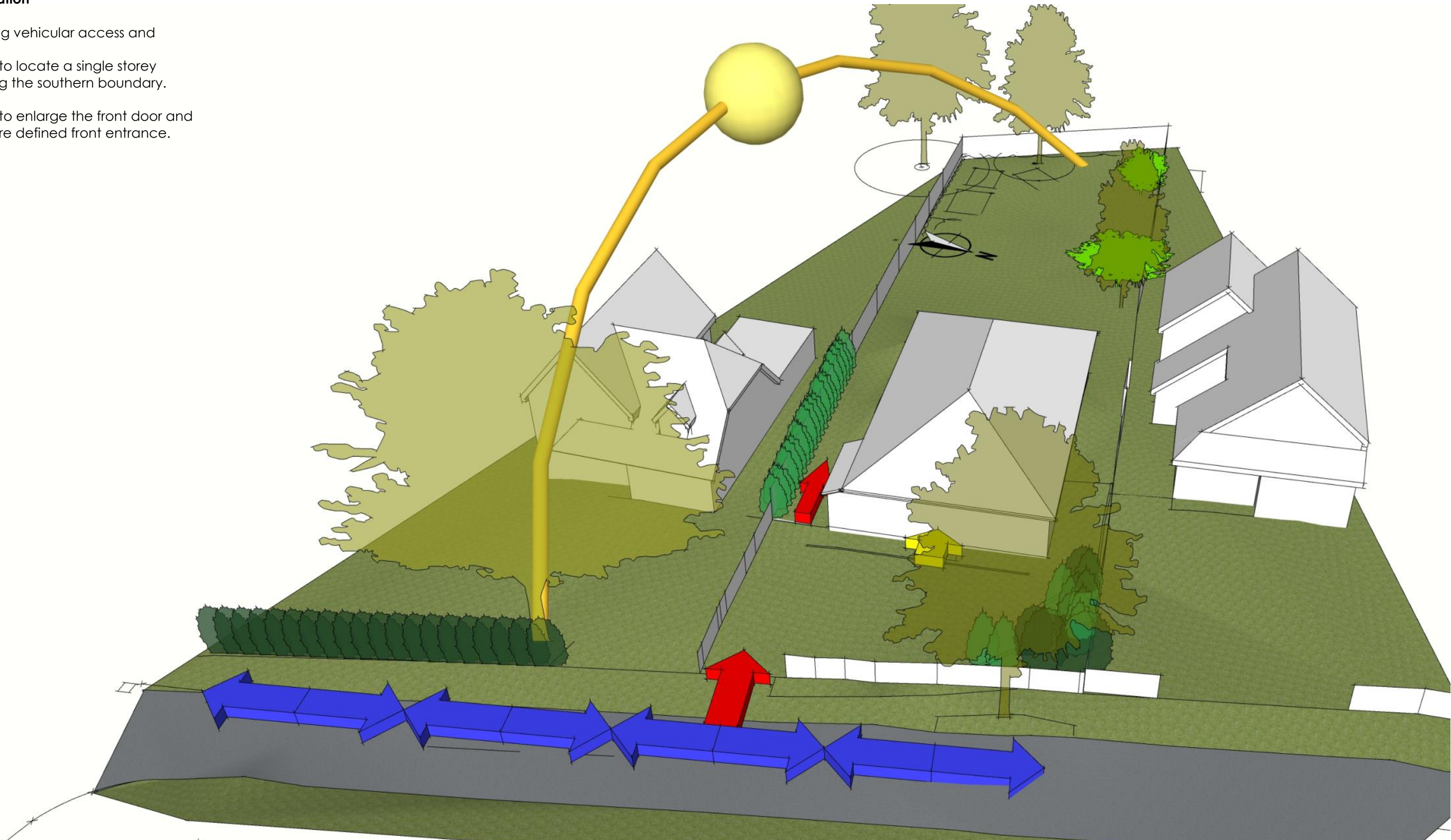


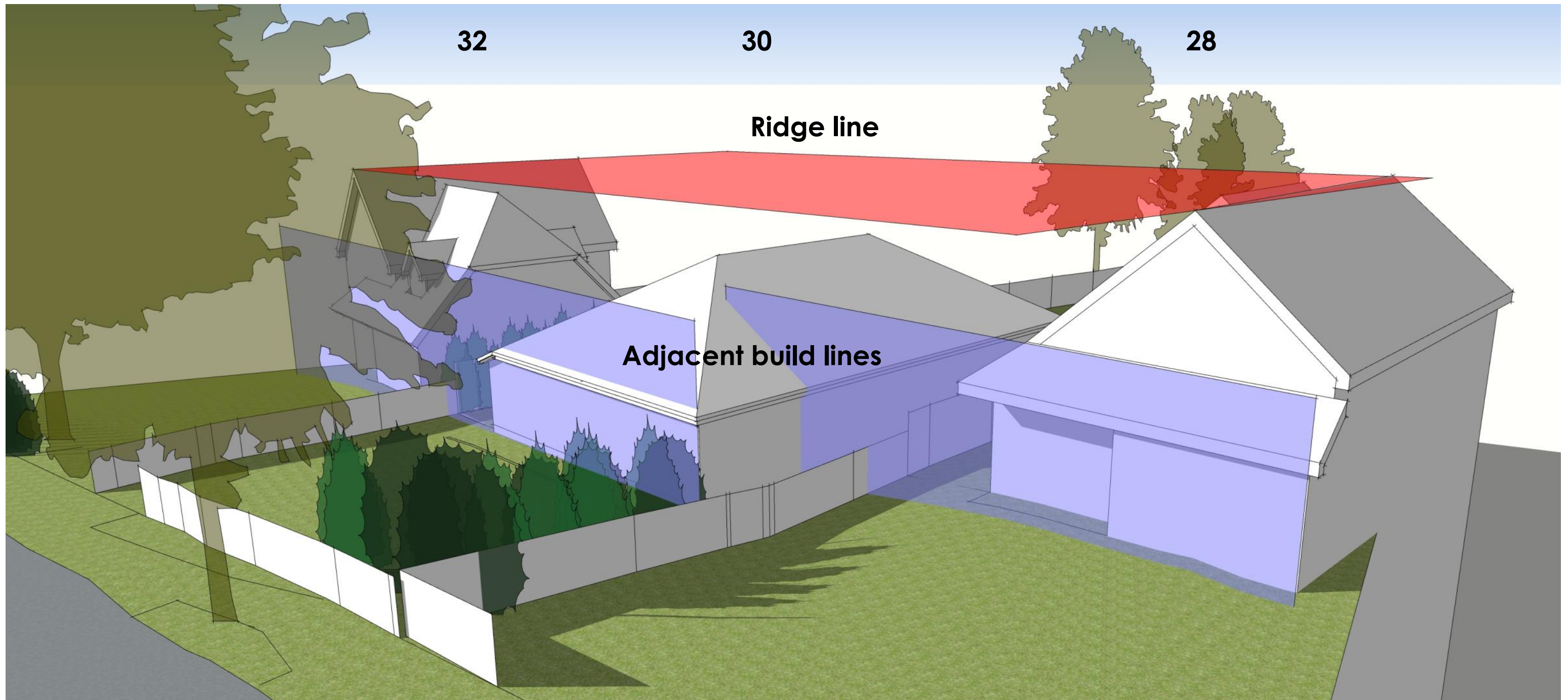
Aerial view of site model from west

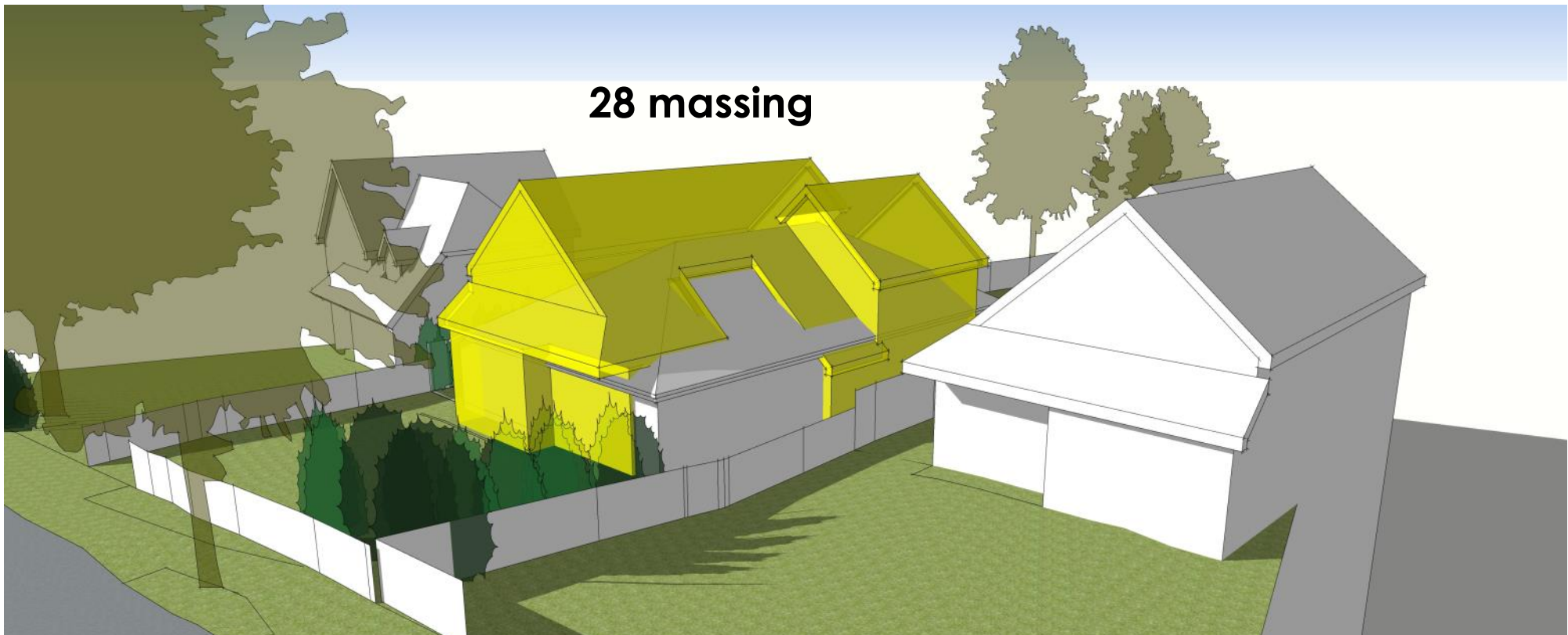
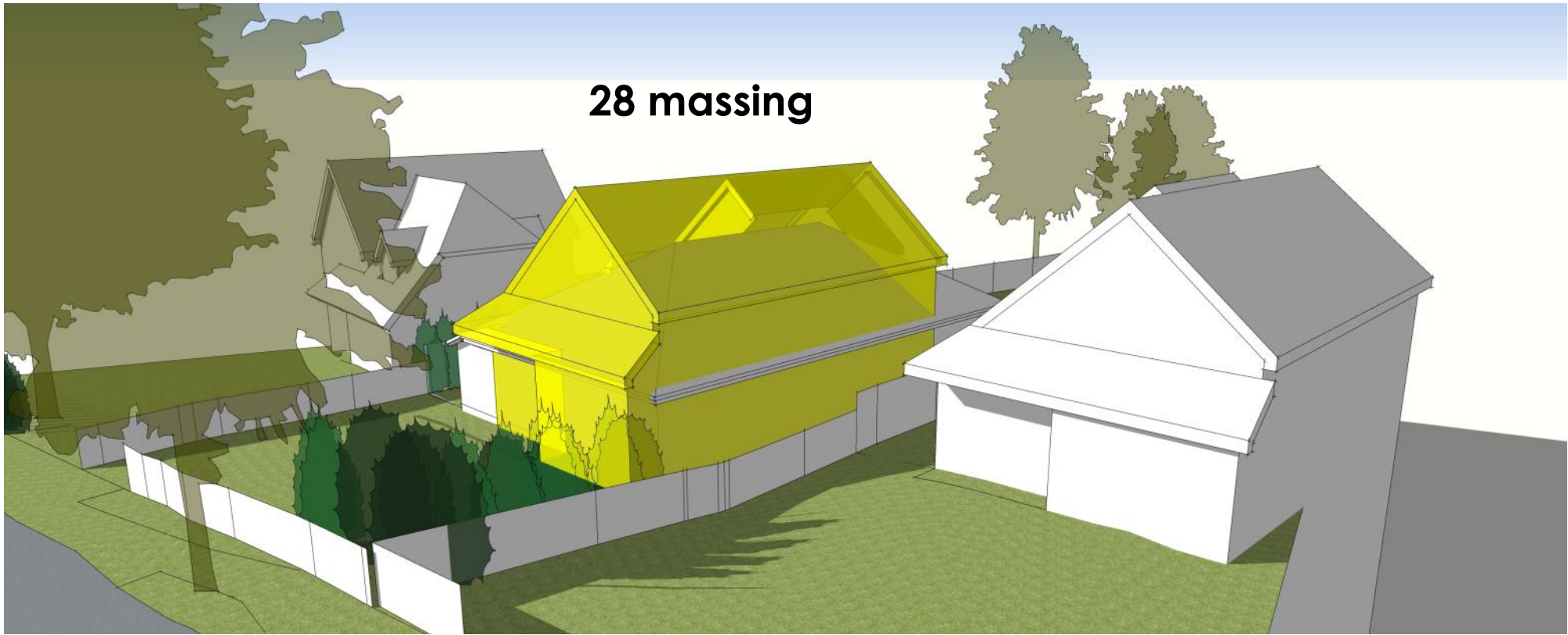
04 | SITE ANALYSIS

Access and orientation

- Retain existing vehicular access and driveway.
- Opportunity to locate a single storey garage along the southern boundary.
- Opportunity to enlarge the front door and create a more defined front entrance.

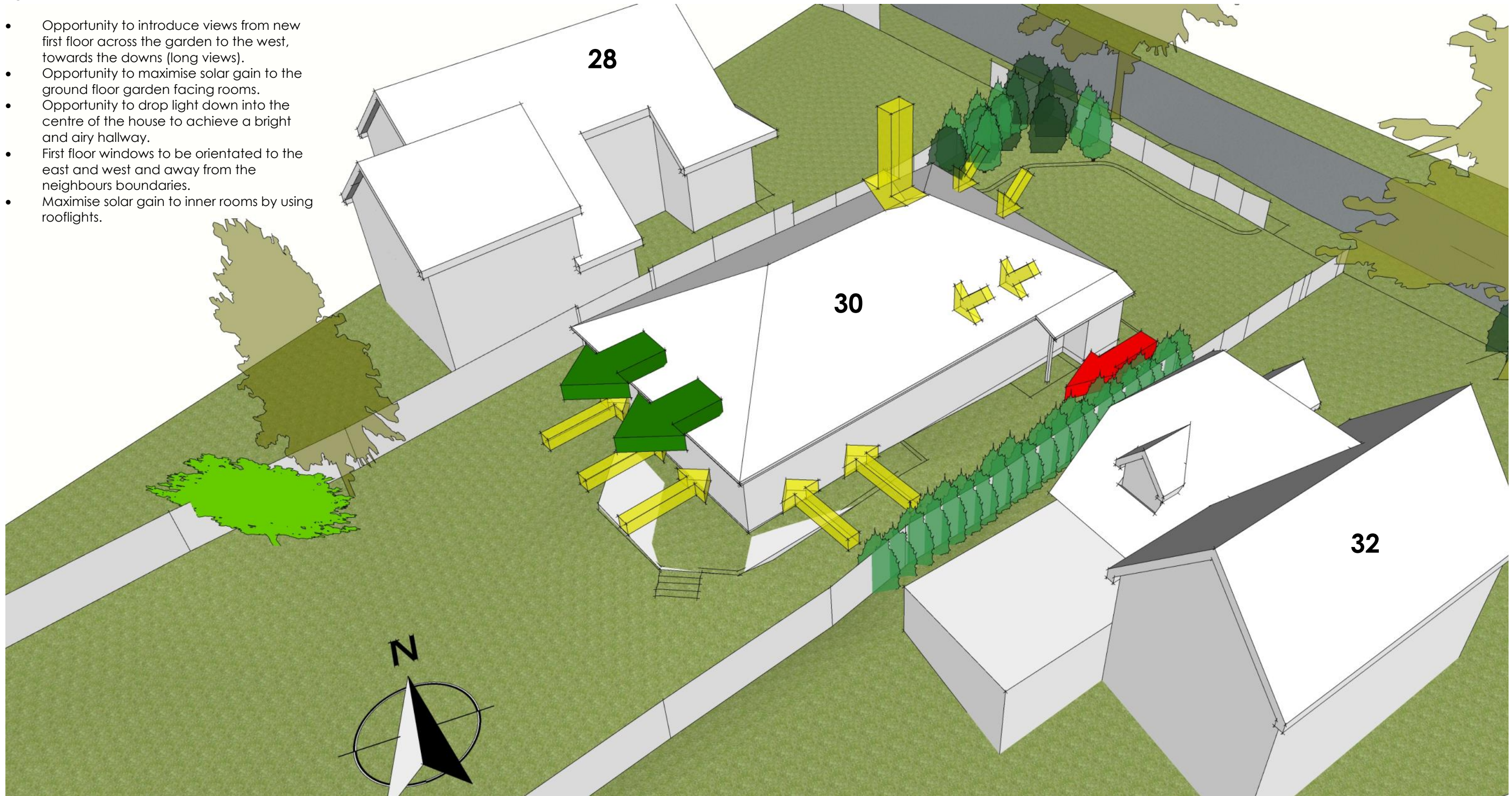






Light and views

- Opportunity to introduce views from new first floor across the garden to the west, towards the downs (long views).
- Opportunity to maximise solar gain to the ground floor garden facing rooms.
- Opportunity to drop light down into the centre of the house to achieve a bright and airy hallway.
- First floor windows to be orientated to the east and west and away from the neighbours boundaries.
- Maximise solar gain to inner rooms by using rooflights.



05 | PRECEDENTS

The site sits within a leafy residential street defined predominantly by 2 storey dwellings of various ages and architectural styles. The dwellings are typically located behind landscaped front boundaries with deep driveways.

There is no defining architectural style but the mixture of dwelling types do represent a vernacular style of architecture whether that be traditional or contemporary.



The images opposite show that successful architecture comes through an understanding of proportion at both the small and large scale, materials that are chosen to reflect the typology and their context and detailing that is simple and robust without being bland and unforgettable.

06 | PRE APP DESIGN

Massing study - one

Massing study one

This study allows for a simple and standard pitched roof concept across two thirds of the current footprint (at first floor) to provide the required bedroom spaces.

A standard gable is presented to both the front and rear of the house with a central ridge sitting at a level between those of the immediate neighbours.

Due to the width of the current bungalow, the gable could be considered out of context with the adjoining neighbours when seen from the public street.

Pros

- Simple standard construction.
- Cost effective solution.

Cons

- No real architectural character.
- No visual relief or interest to front of dwelling.
- Wide gable element.



Rear view showing first floor gable and flat roof to living area



Rear view of impact from garden level.



Aerial view showing roof massing in relation to neighbours.

Massing study - two

Massing study two

This study allows for study one to be modified at the rear to provide a stepped gable in a similar manner to the neighbour to the north, thus reducing the impact of the wide gable form.

The front remains as study one.

Pros

- Simple standard construction.
- Cost effective solution.
- Some architectural interest to rear elevation.

Cons

- No visual relief or interest to front of dwelling.
- Wide gable element to front.
- Longer ridge line.



Rear view showing first floor gable and flat roof to living area



Rear view of impact from garden level.



Aerial view showing roof massing in relation to neighbours.

Massing study - three

Massing study three

This study allows for study one to be pushed back to allow replication of the typical front roof porch overhang in a similar manner to the neighbours. The monopitch roof is mirrored front and rear.

Pros

- Simple standard construction.
- Cost effective solution.

Cons

- No visual relief or interest to front of dwelling.
- No visual relief or interest to rear of dwelling.
- Wide gable element to front.



Rear view showing first floor gable and flat roof to living area



Rear view of impact from garden level.



Aerial view showing roof massing in relation to neighbours.

Massing study - four

Massing study four

This study looks at introducing a hipped roof form to both the front and rear of the dwelling with the use of dormer windows to soften the roof mass and form.

The front facing dormers are simple full height elements each paired with a single lower window to unlock space and light to the rooms within the upper floor.

The rear dormer is larger and orientated landscape wise to draw in the light and views.

Pros

- Architectural interest to both elevations.
- Spatial interest to rooms using SIPs panels for vaulted roof.

Cons

- More complex roof construction.
- Less area for PVs.
- Potential for over looking of 32's rear garden created by corner dormer.



Rear view showing first floor gable and flat roof to living area



Rear view of impact from garden level.



Aerial view showing roof massing in relation to neighbours.

Massing study - five

Massing study five

This study looks at introducing a hipped roof form to the front and a gabled form to the rear of the dwelling with the use of dormer windows to soften the roof mass and form. The rear gable mimics the gables of the neighbours and allows a recessed façade to provide solar shading from westerly sun and increased privacy to the rear bedrooms.

Pros

- Eaves heights line through with adjacent neighbour to create continuity of roof form in the street scene.
- Architectural interest to both elevations.
- Spatial interest to rooms using SIPs panels for vaulted roof.

Cons

- More complex roof construction.
- Maintains the building line which steps forward of 28.



Rear view showing first floor gable and flat roof to living area



Rear view of impact from garden level.



Aerial view showing roof massing in relation to neighbours.

Massing study - six

Massing study six

This study looks at introducing two gabled roofs, slipped to each other to respect the neighbours build lines. The plan form is simple and makes effective use of space and light. The front and rear façades allow gabled treatments to respect the immediate neighbouring form.

Pros

- Eaves heights line through with adjacent neighbour to create continuity of roof form in the street scene.
- Architectural interest to both elevations.
- Spatial interest to rooms using SIPs panels for vaulted roof.
- Maintains the building line which steps forward of 28.

Cons

- More complex roof construction.
- Less area for PVs.



Rear view showing first floor gable and flat roof to living area



Rear view of impact from garden level.



Aerial view showing roof massing in relation to neighbours.

WEDP presented scheme 5

Massing study five - detail design

The images opposite show the developed scheme that was presented to WEDP for review at pre application stage.



WEDP presented scheme 6

Massing study six - detail design

The images opposite show the developed scheme that was presented to WEDP for review at pre application stage.



Design review panel feedback

The initial design concepts were presented to WEDP on 12 December 2023.

Below is a summary of the feedback received from the case officer Sean Quigley.

Comments:

Prior to the meeting and in response to the Council's Pre-Application Advice, the architect for the project, Johnathan Moore, submitted a revised pre-application document for the development.

The architect was accompanied at the meeting by the owner of the property who is seeking to remodel it into a modern family home.

The panel's consideration of the item centred on a presentation of the project by the architect which highlighted the following points:

- The project brief was to meet the owners wish to alter and extend the existing dwelling to bring it up to modern standards including significantly increased suitable living space, and high energy efficiency.
- This would be achieved through retrofitting rather than full or partial demolition in the interests of sustainability.
- The project includes a visual remodelling of the exterior of the dwelling, a spatial remodelling make over to provide a better living environment and a thermal upgrade of the fabric, heating, and power sources.
- Detailed massing studies identified a number of options for the remodelling of the existing bungalow within its existing footprint and by adding first floor living spaces.
- The area is characterised by mainly 2 storey residential development including the houses either side of the subject site. The preapplication advice confirmed that there was scope for the upward extension of the dwelling.
- The preferred design proposes an offset twin gabled first floor element – a more elegant design than the monolithic original pre-application scheme.
- The proposed solution introduces a new "sleeve" inside the exiting external walls which will in turn support a new first floor/roof structure formed with SIPS panels.
- The height of the proposed building is appropriate in the context of the existing dwellings either side.

Conclusions

Following the presentation, there was a discussion of the scheme including questions to the architect and homeowner. The conclusion of the panel was that of the 2 designs - the design submitted for pre-application advice and the subsequent scheme - the amended design was preferred as it was a more refined and elegant solution which responded positively to the location and which visually integrated with the existing buildings either side. The panel felt that the front elevation would require further refinement, including the integration of a canopy/porch.

07 | PROPOSALS

Site layout

The proposed alterations and additions have been carefully considered with regards to the immediate neighbours and the setting of the dwelling. The existing built footprint and its location on the site has determined the scale, orientation and amount of development being proposed.

The proposed alterations and additions respect the context of the local residential area and the immediate neighbours.

The proposal is for the inclusion of new first floor accommodation set within a raised roof form, covering part of the existing ground floor footprint set at the front of the property to maintain neighbouring amenity at the rear. A small recessed balcony to the rear of the first floor is also proposed.

Externally a new garage is proposed for the storage of family bikes, paddleboards, sailing and other sports equipment.

ACCOMMODATION

Existing ground floor	138 sqm
Existing first floor	39 sqm
Proposed garage	16 sqm
Proposed first floor	103 sqm
Total existing residential floor area	177 sqm
Total proposed floor area	241 sqm
Proportion increase	26% gain (64 sqm)



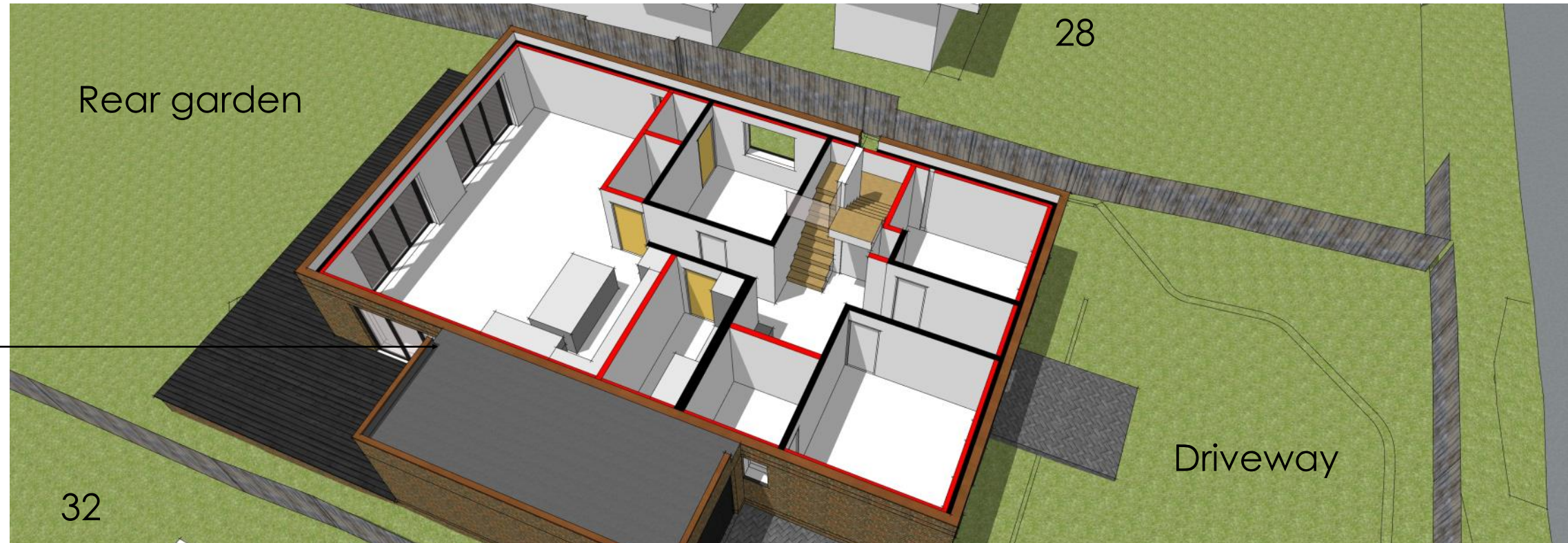
Proposed site layout

Floor plans - ground floor

ACCOMMODATION

Existing ground floor	138 sqm
Proposed ground floor	138 sqm
Proposed garage	16 sqm

New single skin brickwork garage to provide secure storage for sports equipment.



Inner walls removed to create an open plan living/dining/kitchen area facing south and west with direct access to outdoor spaces.

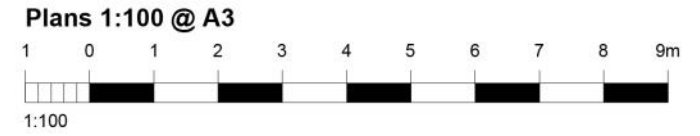
Altered openings to allow more light to living spaces and create better connection to outdoor spaces.

New opening to southern façade to allow direct sunlight to penetrate the primary family living space.





existing ground floor



proposed ground floor

30 Rosebery Road, New Alresford
 floor plans - ground floor
 1:100 at A3

drawing 003 rev P04 PLANNING
 2024.01.07

Floor plans - first floor

By utilising the SIPs panels for the roof structure, a constant U value can be achieved, air tightness is more easily achievable and the rooms each have their own identity under each corner of the roof form.

ACCOMMODATION

Existing first floor	39 sqm
Proposed first floor	103 sqm

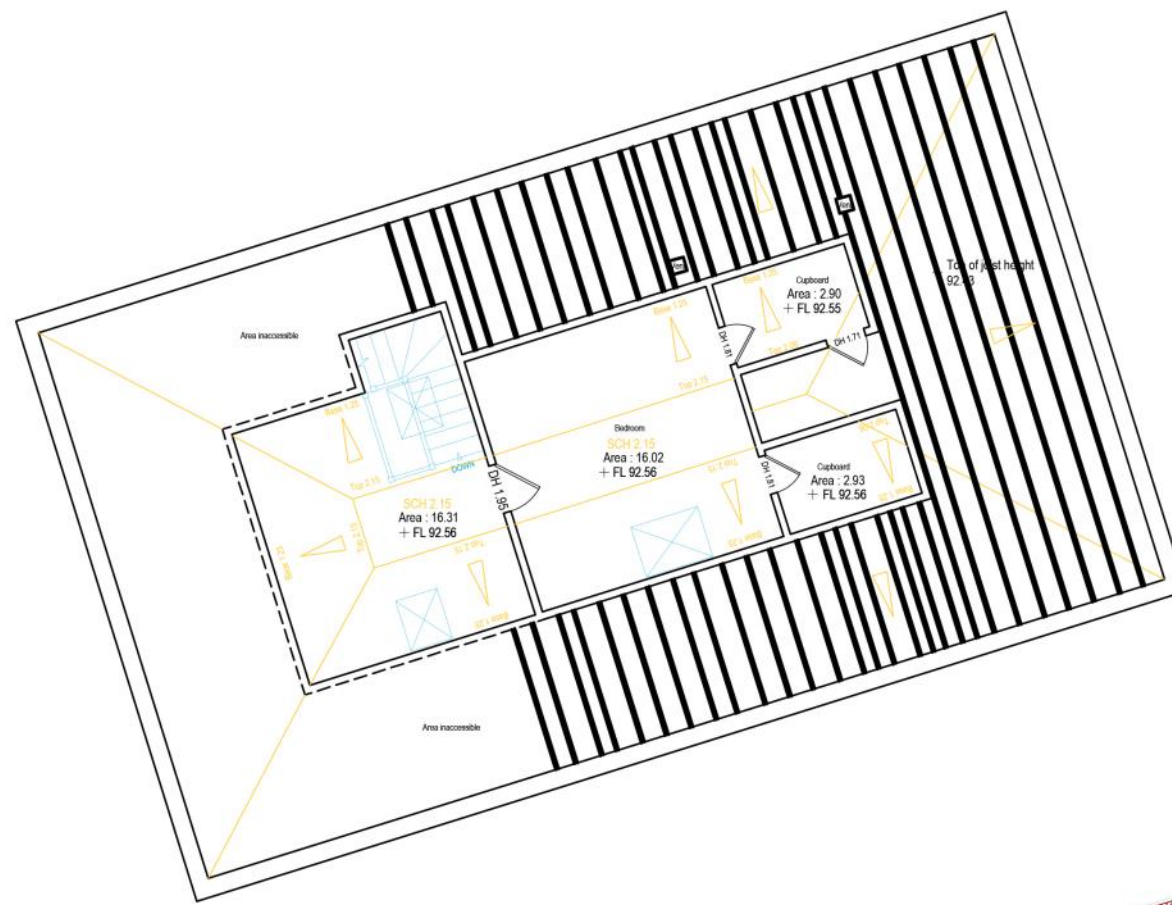


New SIPs structure to form upper walls and roof to sit on existing inner blockwork skin.

Eaves at 1.8m internally to respond to immediate neighbours.

Flat roof with sedum covering to rear living area.

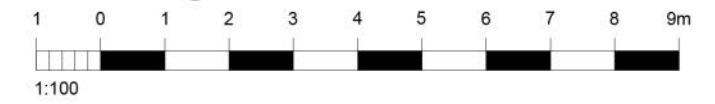




existing first floor



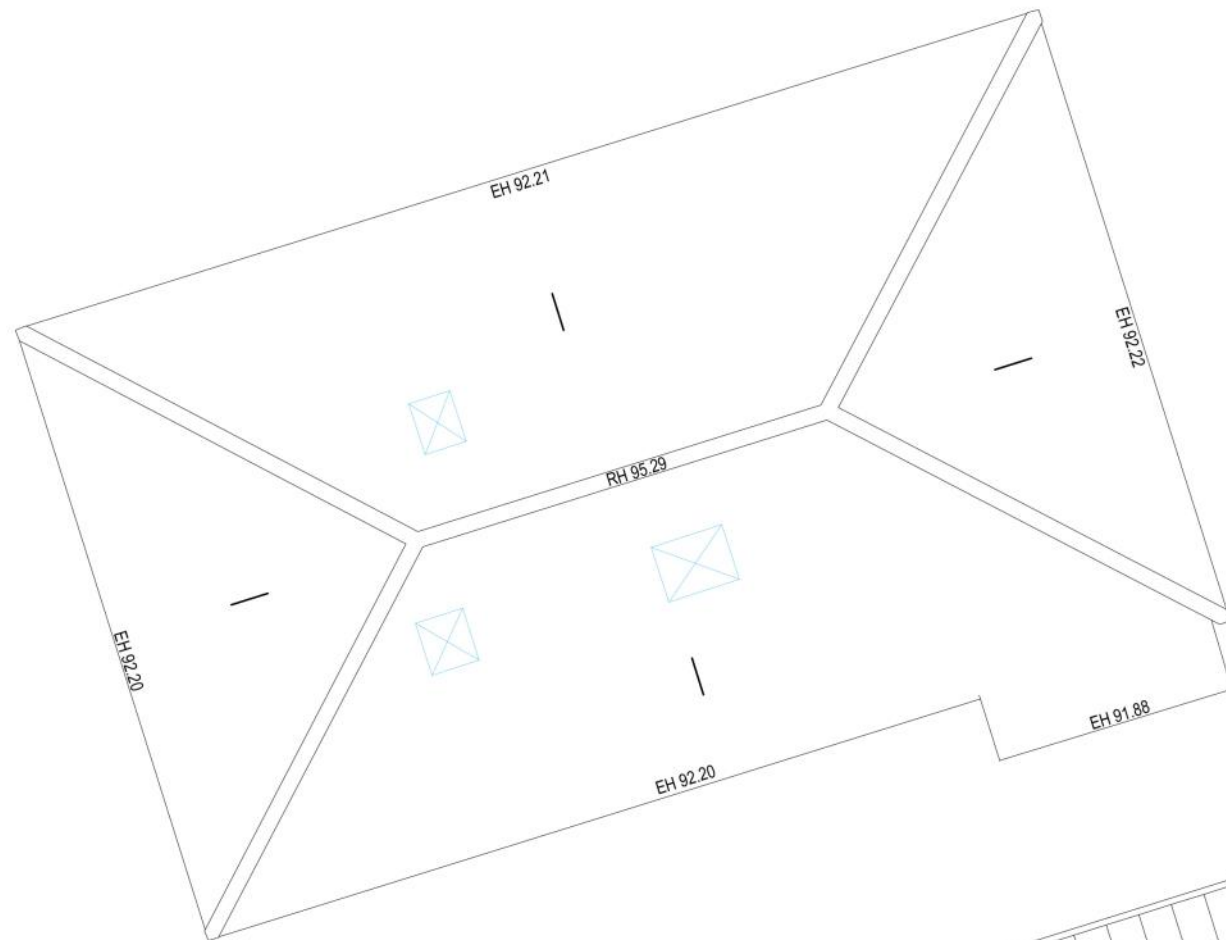
Plans 1:100 @ A3



proposed first floor

30 Rosebery Road, New Alresford
 floor plans - first floor
 1:100 at A3

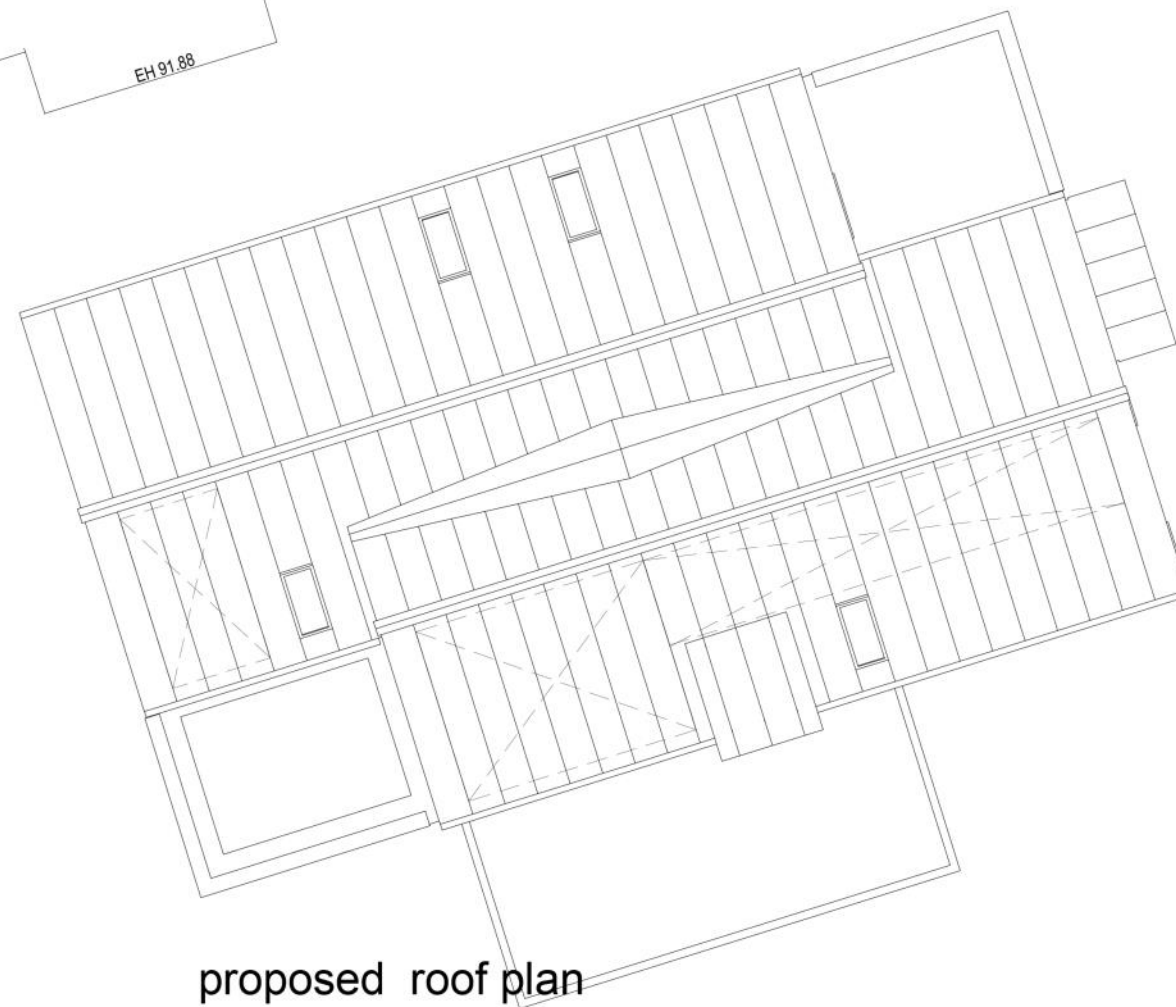
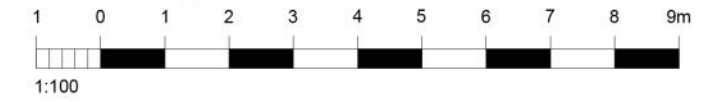
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 2024.01.07



existing roof plan



Plans 1:100 @ A3



proposed roof plan

30 Rosebery Road, New Alresford
 floor plans - roof plan
 1:100 at A3

drawing 005 rev P02 PLANNING
 2024.01.07

Built form

The images opposite describe how the proposed new first floor addition and remodelling will look in relation to the existing street scene and neighbours.

The upper floor takes the simple form of coloured zinc, defining the new additions. The existing ground floor retains the existing brick fenestration.



Boundary views

The images opposite describe how the proposal will look from Rosebery Road at the front of the property.

The proposal sits within the context of the hipped and gabled front of 32 Rosebery Road and the gabled front of 28 Rosebery Road.

The front of the property will receive new windows into the existing openings. The front door will be widened to allow more light to the front entry hall, with the associated window to its right being reduced in size to retain proportion to the brickwork piers.

The proposed single storey garage sits within the gap to the southern boundary and will be largely screened by existing vegetation.

The driveway will remain as existing with the landscape being enhanced as part of the overall renovation works.



View of existing as seen within the context of 32 and 28 Rosebery Road from the lower end of Rosebery Road



View of proposed as seen within the context of 32 and 28 Rosebery Road from the lower end of Rosebery Road



View of existing as seen within the context of 32 and 28 Rosebery Road from the east



View of proposed as seen within the context of 32 and 28 Rosebery Road from the east

The images opposite describe how the proposal will look from the rear garden.

The proposal sits within the context of the twin gabled rear of 28 Rosebery Road and the hipped and gabled rear of 32 Rosebery Road.

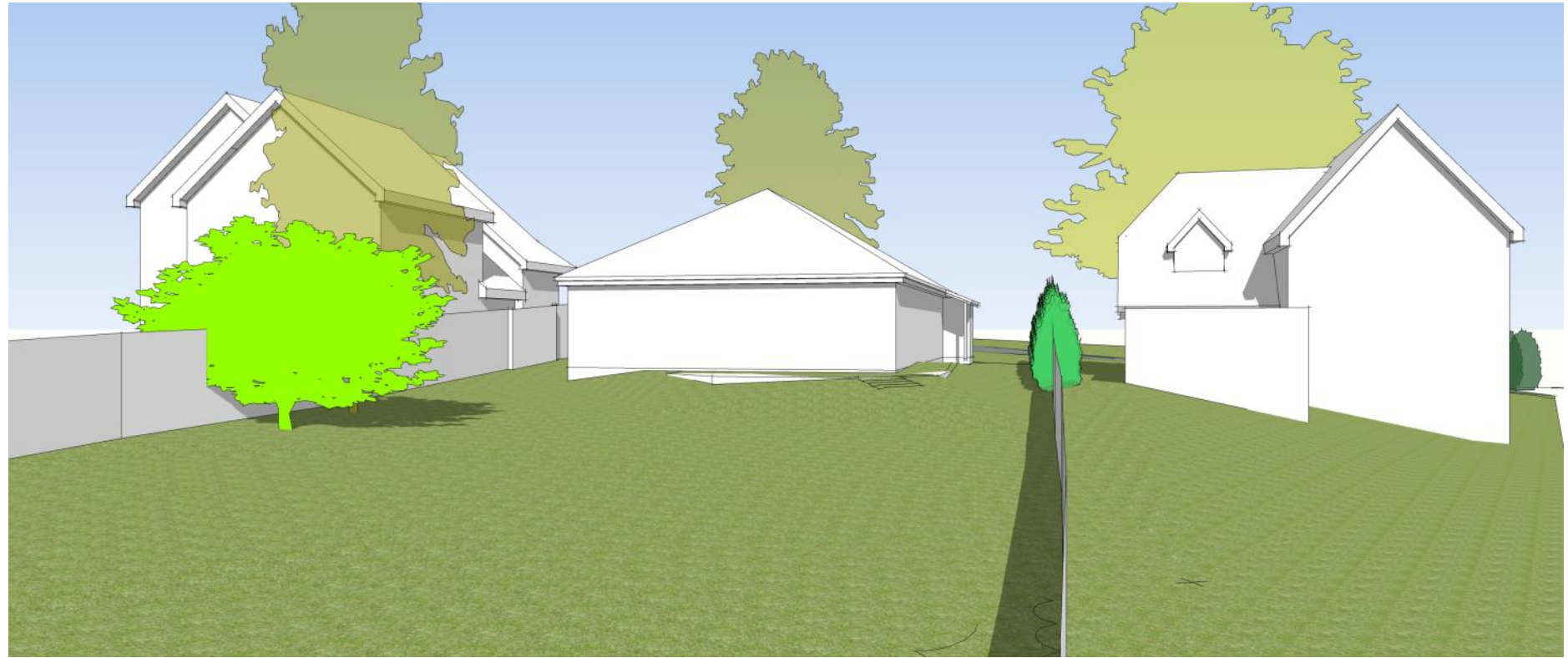
The proposed first floor extension (eaves and ridge) sits half way between its neighbour to the north and its neighbour to the south. The proposed roof line steps down the site so following the natural progression of roof forms from north to south.

The proposed single storey garage sits within the gap to the southern boundary and will be largely screened by existing vegetation.

The ground floor will be opened up along its southern and western edges to allow more direct sunlight and daylight into the principle living space which relates to the rear garden.

A new deck will provide outdoor space as a continuation of the internal living spaces.

A new garden workshop is proposed to replace the existing shed. The workshop will be formed from the same SIPs system as the new first floor intervention.



View of existing as seen from the rear garden.



View of proposal as seen from the rear garden.

08 | MATERIALS - building materials

Materials have been chosen to be familiar and vernacular in their scale, colour and appearance. They are drawn from the local vernacular palette and will help to set the renovations within their context. They are robust and of high quality to reduce the need for maintenance and will be chosen based on their environmental credentials and thermal performance. Detailed architectural elements such as front doors, canopies and dormer windows are picked out to match the roof material to give a contemporary twist on the tradition forms. Examples of such materials can be seen opposite and are described below:-

1. Good quality reclaimed / salvaged facing brick in a colour and texture to match the existing brick to set the new additions within the context of the existing.
2. Good quality zinc standing seam cladding to compliment the face bricks in Pigmento brown.
3. Good quality zinc standing seam roofing to match the wall cladding of the new first floor in Pigmento brown.
4. High performance windows and doors to provide the building with high levels of thermal comfort.
5. Coloured PPC panels to define recessive wall elements and distinguish the feature rear gable from the zinc roof and zinc wall material.
6. Frameless glass balustrade to first floor.



09 | SUMMARY

The proposed alterations and additions, which have been submitted for full planning submission, have been carefully considered in relation to the surrounding context.

The architect and client team have worked together to put forward detailed design proposals for a series of new interventions which respond respectfully and appropriately to the surrounding context. The proposals will enhance the character of the existing non-descript dwelling with a sensitive and elegant design.

