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# Design & Access Statement
# 3 Downfield Road

03.24

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# Contents

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# 1.0 Introduction

This design and access statement has been prepared by Bradley Van Der Straeten Architects to accompany the householder planning application for 3 Downfield Road, for a replacement side extension at ground level, changes to fenestration and access to the rear and works to improve the clerestorey glazing . The proposed extension will provide an improved family living space and the other changes will provide improved internal light quality, accessibility and sustainability.

Similar proposals in the immediate surrounding area have been granted. This document seeks to justify that the proposed works will maintain the character of the existing building and respect the neighbouring context.

The design submitted aims to demonstrate that we have taken a considered approach to the proposed ground floor and loft extension, through an extensive study of the context including neighbouring developments.

## Guidance

This document should be read in conjunction with the Planning & Heritage Impact Statment provided by Aspect360 Ltd.

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# 2.0 Context

## The site

This part of Downfield Road is dominated by several large detached and semi-detached houses with front & large rear gardens, adjacent to the subject site. Opposite the subject site are the lower level gardens of houses along Aspley Road with one-storey garages only accessible from that road. The property is not listed but it does fall within Whiteladies Road Conservation Area. There is a Grade II listed building (Deerhurst Priory) to the rear but it is well screened from the subject site.

## Massing

The existing building is a three storey dwelling with an existing clerestorey loft to the main body of the building and a one-storey extension of late 20th century construction to the South West side and porch and lean-to garage to the North East Side. The property also includes a detached garage and summer house to the rear.

## Materials

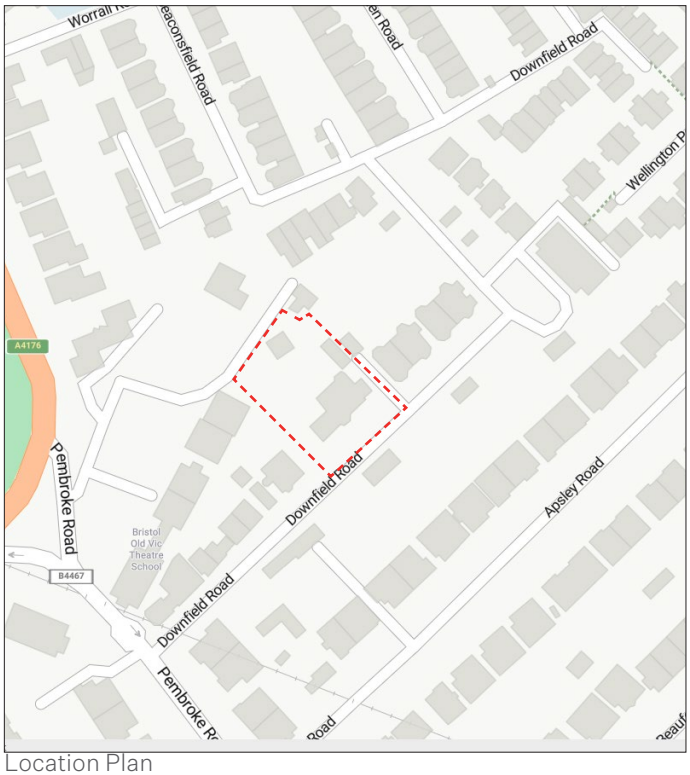
Walls: Snecked Rubble Stone with Bath Stone detailing to main building with no cavity or insulation. Orange-coloured render with rubble stone detailing to the side extension. Non-original concrete tiles to existing roofs.

Windows: Single glazed white painted timber sash windows

Lintels and ornaments: Bath Stone quoins, window surrounds, colonettes and arches; with banding to the front bay.

## Use

The existing use of the property is a residential dwelling. The proposal will maintain this but improve the amenity of this primary family dwelling.



Location Plan


Front View

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## 2.0 Context - Photos

Existing, out-of character side extension showing awkward connection to the main house.

The existing extension from the rear. The structure is not weather-tight and the sliding doors are failing.

Existing rear extension of differing materials and detail.

Existing steep and unsafe steps to lower ground floor at rear.

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# 3.0 Proposal

The proposal is for a replacement single storey extension to the side of the existing house; works to tidy up the existing rear lean-to extension and clerestorey glazing and eaves; changes to the fenestration to the rear ground floor; enhanced access and natural light to the lower ground floor..

## Amount

The proposed side extension covers the same footprint as the existing so there is no increase in area . The changes to the rear extension involve the removal of small porch reducing the overall area by 1.1 m2.

## Layout

The proposal does not adjust the side entry to the dwelling. The design opens the ground floor internally linking the existing living spaces with the improved kitchen area and the garden. The utility and WC at the rear are rearranged within the same area.

At lower ground floor the kitchen is moved to the front of the house to give better amenity and natural light. The bedroom is relocated to the former kitchen location.

## Scale

The scale of the proposed ground floor extension is designed to be subservient to main house and other houses on the road. The eaves & ridge heights match those of the existing extension while the hipped roof form echoes the roof of the main house much more than the existing.

## Landscaping

An enlarged stepped lightwell is proposed at the rear of the house to improve access and light to the lower ground floor, substantially improving the amenity of this level.

Planting will be introduced in front of the base of the side extension to soften its appearance from the road.

## Appearance

The side extension proposal is contemporary in appearance. It seeks not to detract from the existing by presenting a new aesthetic that does not mimic, instead clearly delineating between old and new.

Standing seam copper has been selected as the material for the cladding to the extension as its deep brown colour is close to that of the existing snecked rubble walls of the main house. Its linearity and sharpness of detail contrasts with and complements the existing. A thin, fully glazed strip between the main house and the proposed extension will clearly delineate new from old.

It is proposed to use the same copper material on the clerestorey eaves to tie the design together.

To the main house, the existing non-original concrete tiles slate will be replaced with slate throughout.

## Accessibility

The property has direct access from Downfield Road to the main side entrance door and there is no proposed alteration to the existing access to the dwelling.

There is currently plenty of on-site parking available, whether in the garages or the driveway. The proposals do not make any changes to current parking arrangements.

## Privacy

Given the existing extension and the mature planting surrounding the site on all sides, there will be no impact of the privacy or amenity of neighbouring properties due to these proposals.

## Summary

It is our opinion that the proposed designs submitted for 3 Downfield Road should be awarded planning permission as they are compliant with local planning requirements for residential dwellings; demonstrate a considered and respectful approach to this sensitive area and are a vast improvement on the current situation.

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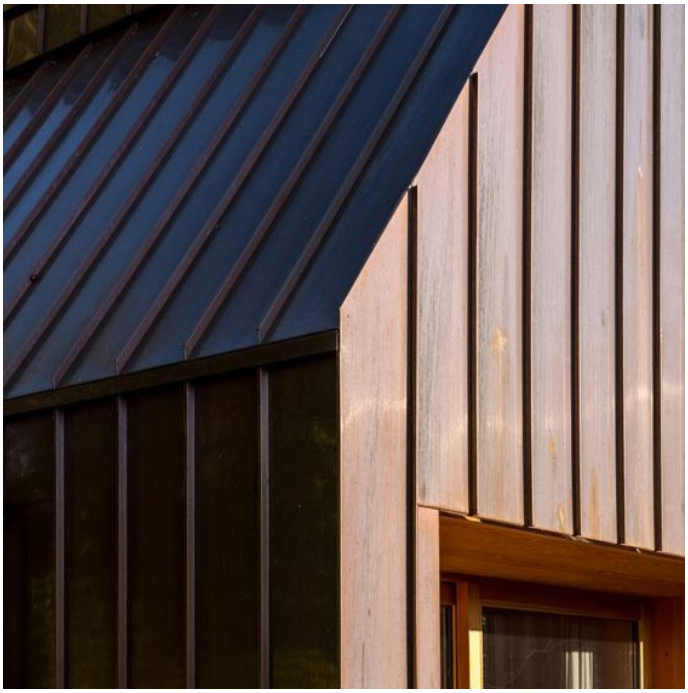
## 3.0 Proposal - Proposed Materials



Proposed Copper Standing Seam Cladding. The deep brown non-uniform colour has been selected to reflect the brown stone of the existing house.

Concrete with 'rammed earth' banding. The aggregate colour will be selected to match Bath stone

Example of a minimal glass link between existing and new buildings.

# 4.0 Sustainability Statement

## Context

- As acknowledged by local and national government we are in a climate emergency and must act as quickly as possible to both reduce and mitigate the impacts of Climate Change.

- It is widely acknowledged that current regulations lag behind this ambition and to have a positive long term impact, buildings must minimise carbon production *right now* (hence the importance of retrofit and low embodied carbon) and in the future (by minimising in use carbon.

- The existing side extension was built under earlier building regulations and has also degraded considerably over recent years. The existing walls and roof have little insulation or thermal mass meaning that the space becomes extremely cold in winter and hot in summer leading to inefficient use of heating and cooling.

## Sustainability Strategy

- The strategy proposed here is to replace the existing leaky and poorly constructed existing side extension with a new highly insulated, airtight extension that goes beyond the requirements of the current building regulations.

- It is also planned to improve the insulation and weather-tightness of the clerestorey roof by introducing new high-performance glazing and adding additional insulation to the roof.

- The new openable skylight in this location will also help with passive cooling in hot weather. Reducing the need for artificial cooling.

- New glazing to the kitchen and rear of the lower ground floor and ground floor halls will bring in much more natural light, substantially reducing the artificial light required within the house.

Altogether these strategies will combine into a proposal that will have an operational carbon footprint that is a fraction of what is required under basic building regulations.