

Dorchards



Design and Access Statement

25 March 2024

Revision No. -

Contents

01	Introduction	
	Executive Summary	04
	Client Brief	07
02	Context	
	Site Location	8
	Local Area	8
	Designations	8
	Planning Context	8
	Existing Building	10
	Built Context	12
	Existing Plans	14
	Ground Floor	14
	First Floor	16
	Second Floor	18
	Silhouette and Massing	20
	Access, Transport & Services	22
04	Design	
	Developed Brief	25
	Design Philosophy	25
	Proposed Site Plan	26
	Proposed Plans	28
	Ground Floor	28
	First Floor	30
	Second Floor	32
	Proposed Elevations	34
	Materiality	37
	Visualisations	38
	Access, Transport & Services	44
05	Impact	
	Area and Massing	46
	Ecology and sustainability	49
06	Conclusion	
	Consultation	51
	Supporting statement	51

01 Introduction

Executive Summary

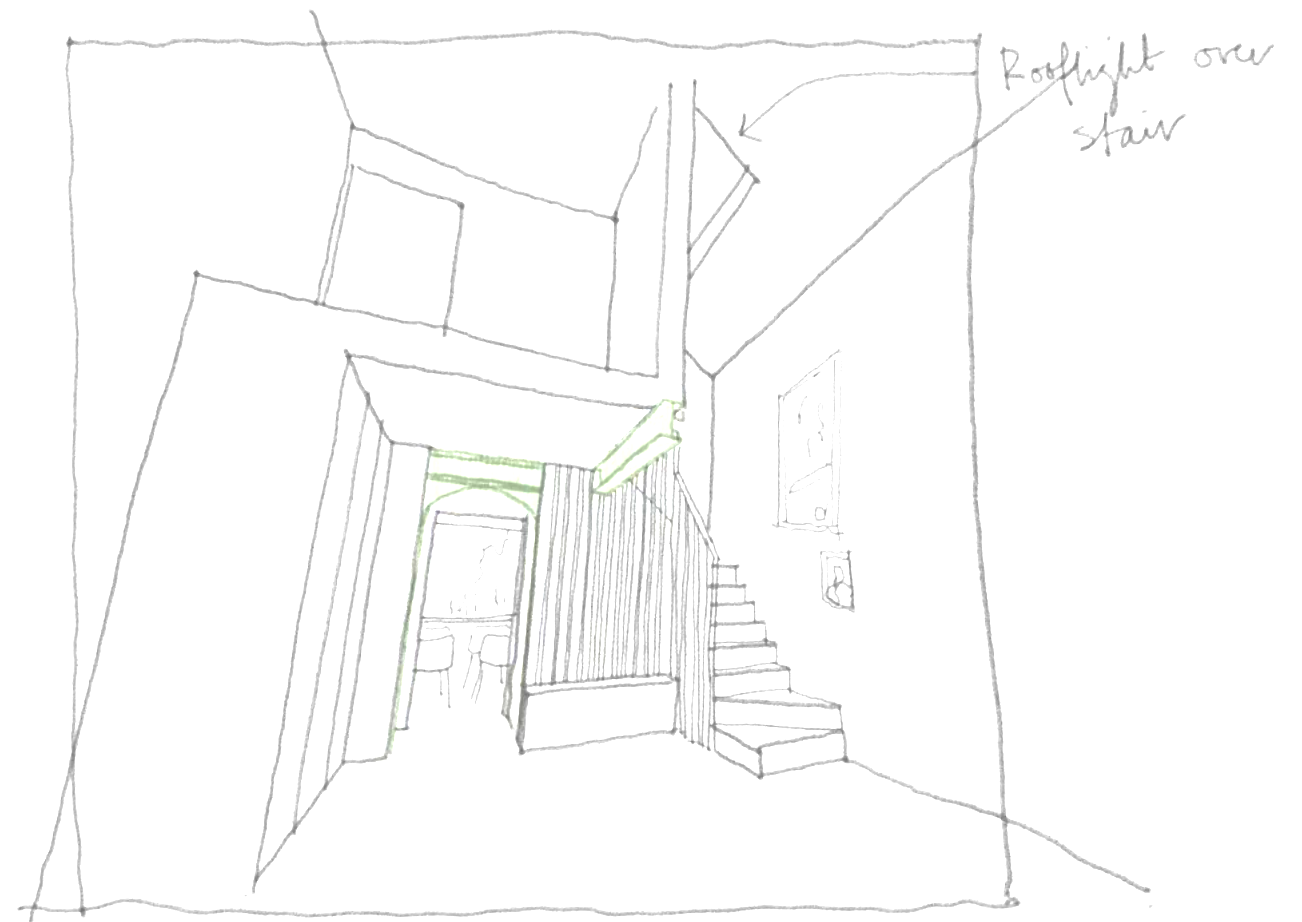
This Design and Access statement accompanies a Householder Application prepared by Residence on behalf of the applicants, Katie and Glen Wakefield of:

Dorchards,
Highfield Avenue,
Twyford,
Hampshire
SO21 1QP

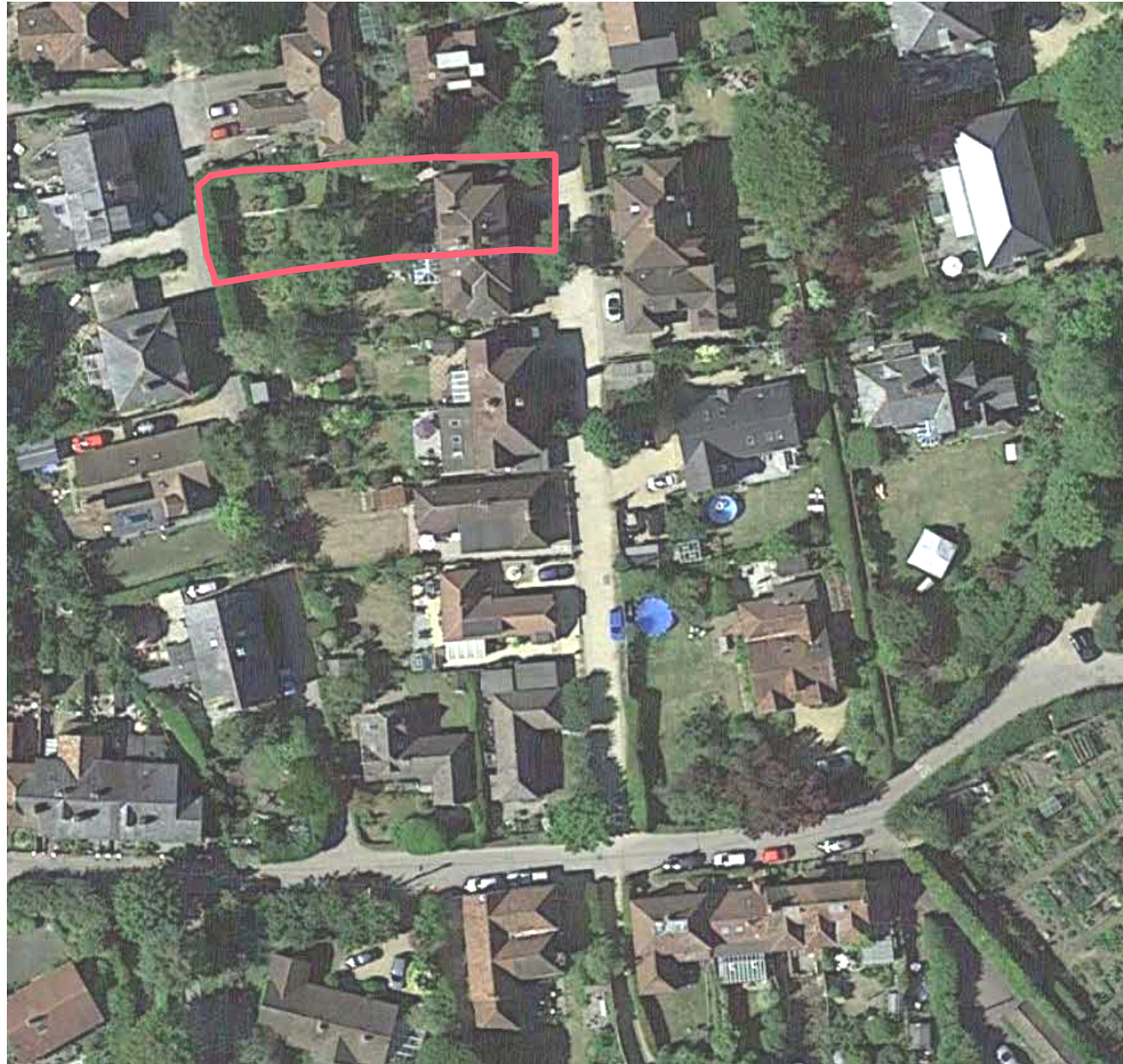
The submission relates to the address above, a residential property currently occupied by the applicants and their two young children.

The proposal for Dorchards is to provide open plan kitchen, dining and living space at ground floor with the addition of a new rear extension. Alongside this the rearrangement of the family bathroom, stair, WC and utility areas will enable a more efficient use of space.

The intention is to make best use of the space available whilst respecting the form and structure of the existing envelope. The design process has resulted in an interesting, elegant and bespoke proposal which will subtly impart the character of the applicants to provide a distinct family home in Twyford.



Initial Concept Sketch for the staircase at Dorchards



Client Brief

Katie and Glen recently purchased Dorchards with the intention of making this a forever family home, the house as purchased was compartmentalised into its individual functions; Kitchen, dining, living and utility. For the applicants this was not ideal, Residence were tasked with maximising the feeling of space and improving the light levels internally whilst providing a renovated family bathroom at first floor level.

Further to this high level ask, the renovated house was required to deliver a sustainable home which would support and frame family life for years to come with the following features:

- + 4 Double bedrooms
- + Utility / laundry room
- + Open plan kitchen living dining
- + Hallway with plenty of easy access storage
- + Snug
- + Social Spaces
- + Downstairs WC
- + Visual links to garden and wider context

Providing shared, open plan spaces alongside the dedicated private functions of the house has been key to delivering a design which provides the feeling of space and light desired by the client. The success of the final design will be demonstrated within this Design and Access Statement.

Satellite Image, Dorchards outlined in red

02 Context

Site Location

Dorchards is located in the Hampshire village of Twyford, close to the city of Winchester and on the outskirts of the South Downs National. The property itself is just outside the Twyford conservation area and located on an unmade road close to the Hunters Park recreation area.

Local Area

Twyford is a predominantly residential village with a varied and diverse housing stock. Two pubs, Two schools, two village halls and two parks are accompanied by a shop, dentist and GP Surgery to complete the relatively bucolic scene of the village. Despite being located along the M3 corridor the village is rural in nature with strong connections into the South Downs National Park.

Designations

- + The site is within the Twyford Settlement Boundary
- + The site is within the South Downs National Park
- + The site is not within an AONB or SSSI.
- + The site is not within a conservation area, nor does it contain any listed buildings or scheduled monuments.
- + The site is within Flood Zone 1 and has a low probability of flooding from rivers and the sea.
- + There are no significant habitat designations for the site
- + The site is not in close proximity to woodland, ancient or otherwise.

Planning Context

It is our understanding that the application will be considered against the policies in the following guidance:

- + National Planning Policy Framework (NPPF)
- + South Downs Local Plan (July 2019)
- + The Twyford Neighbourhood Plan

The property has been subject to three previous applications relating to side extensions and tree work - all applications were prior to the SDNP being established

- + Ref. No: 88/01944/OLD
- + Ref. No: 92/00936/OLD
- + Ref. No: 96/03064/TPC



Twyford Village, Dorchards outlined in red

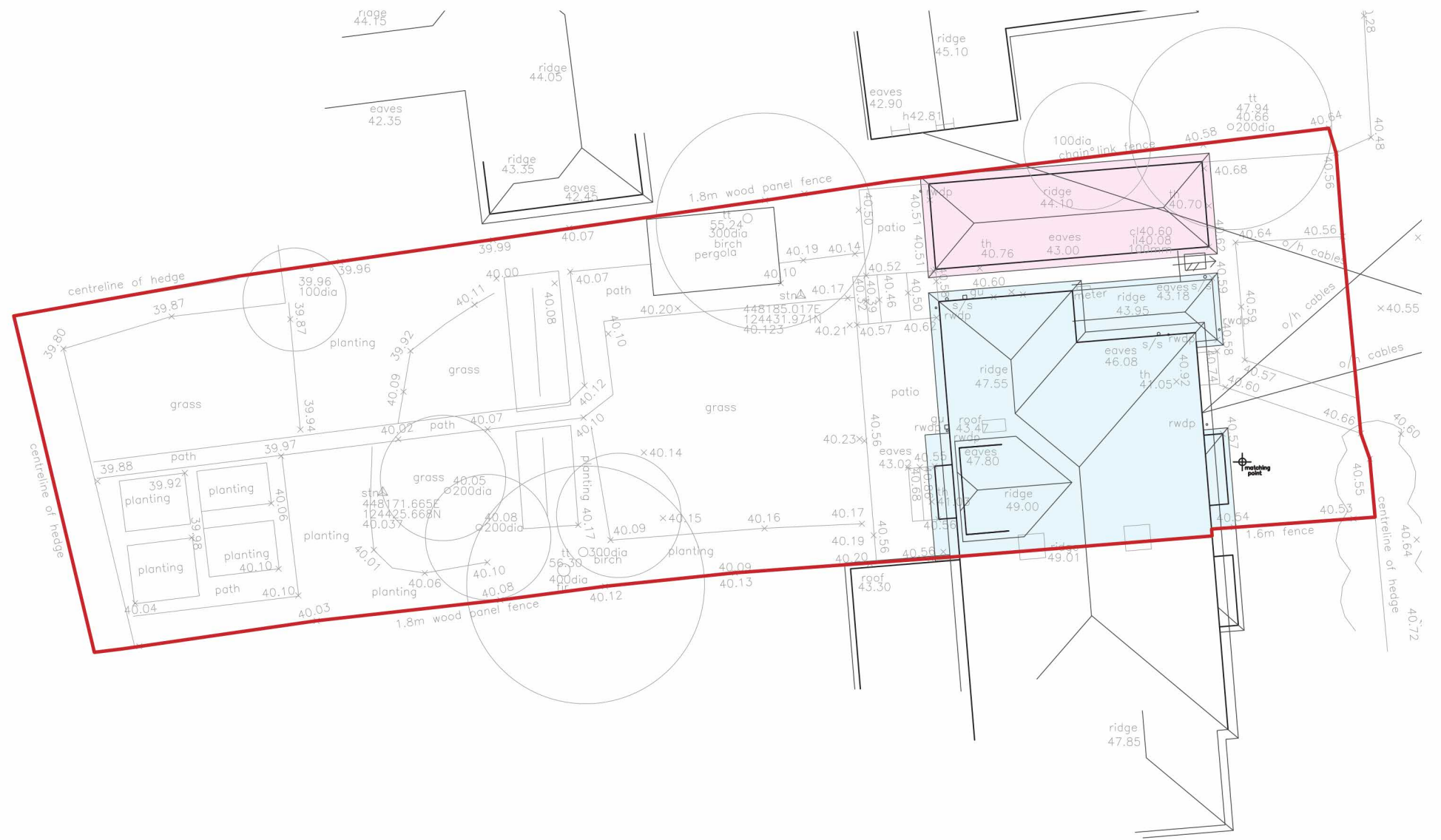
Existing Building

The current house at Dorchards is a three storey, semi detached property, the loft space having been converted to bedroom accommodation in 1992. A detached garage is situated to the North of the house and is accessed from a small driveway.

The character of the house is shared by a number of others on Highfield; tidy, dark red brick properties with considered details such as bay windows, string course brickwork and covered porches with feature windows,

A sizeable garden is to the rear with a number of mature trees and shrubs.

Proposals developed for Dorchards will be cognisant of the character of the existing house and careful not to disrupt the established trees in the vicinity.



- Existing House
- Existing Garage
- Site Boundary

Existing Site/Block Plan
NTS

Area Data	Existing
Gross Internal Area - House (GIA)	123sqm
Gross Internal Area - Garage (GIA)	21sqm
Site Area	490sqm



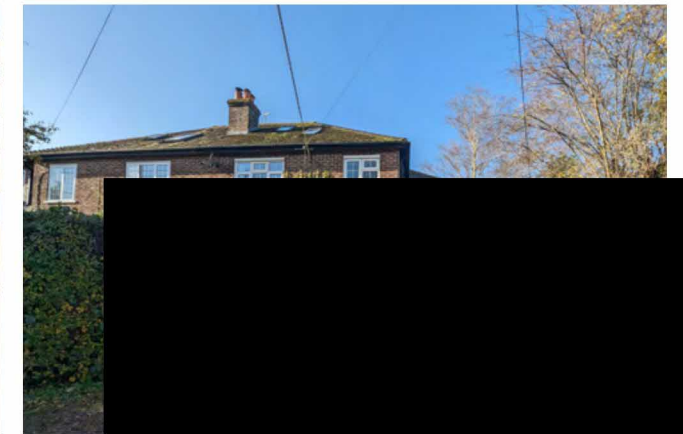
The existing front aspect

Built Context

Highfield Avenue features a number of different housing forms and characters, the road features single storey bungalows to the South with larger two storey detached and semi detached houses to the North. Constructed and later developed in a piecemeal fashion there is no dominant aesthetic to the architecture. However it can be seen that the buildings are individually at home in the semi-rural context.

In the broader area many materials and finishes sit side by side to provide a distinctive village tapestry which gives Twyford its character. Included within this tapestry are a number of contemporary refurbishment or new build properties which demonstrate how the village can support a diverse a number of architectural styles without damaging the character of Twyford.

Interfaces and boundaries with the road vary along the length of Highfield Avenue, no definitive hard boundary is present to many of the properties, this is also the case for Dorchards. This contributes to an open informal character to the road.



Existing Plans

Ground Floor

The existing ground floor plan (opposite) is a functional compartmentalised plan typical of the time it was constructed. Rooms deliver specific functions and are not designed to support overlapping, flexible or social roles.

The main access is through a small covered but open porch featuring a distinctive hexagonal window, the entrance hall provides access to the kitchen, dining and living rooms with a winding staircase leading to the upper storeys.

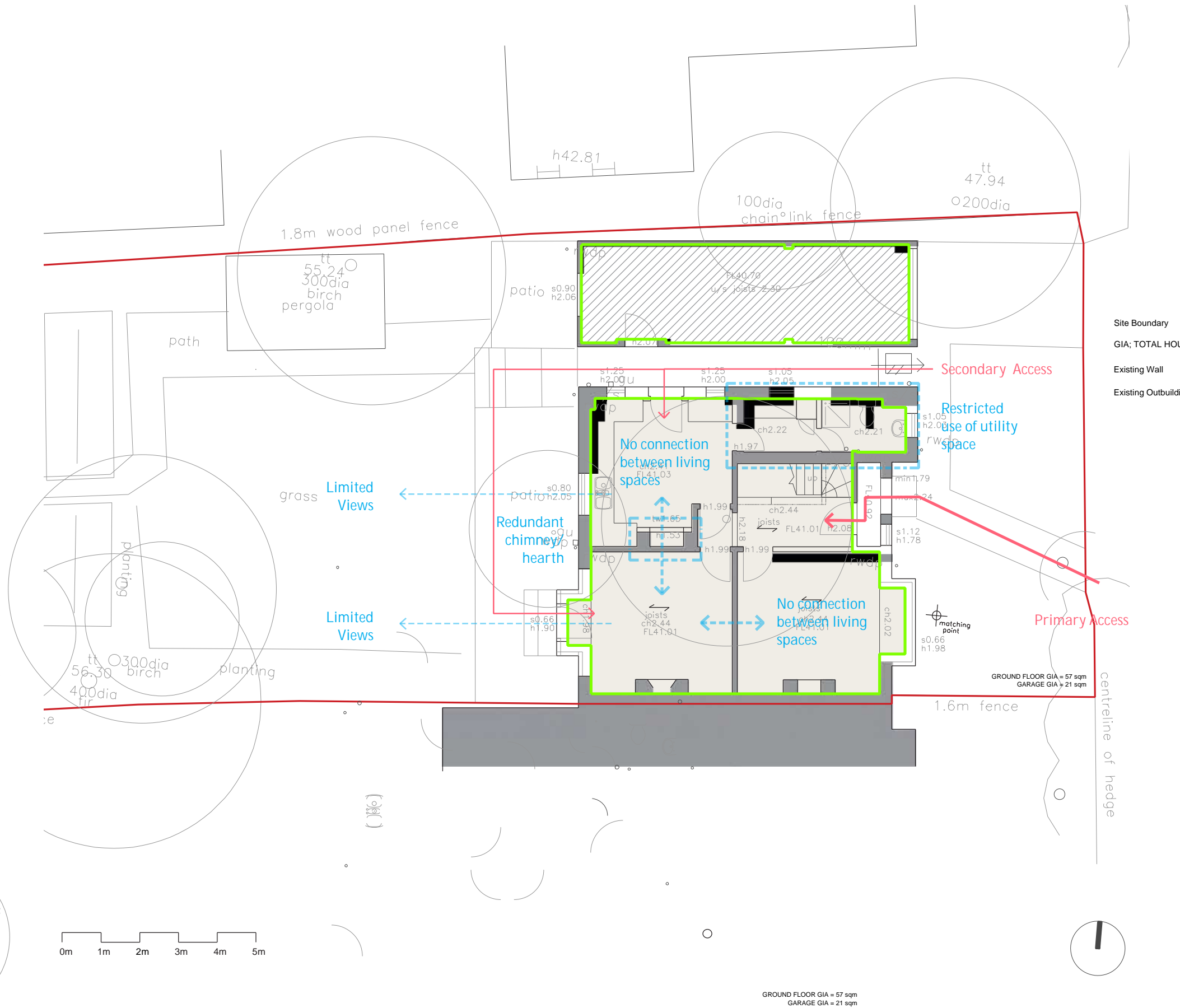
A galley utility is accessed from the kitchen which terminates in a WC and shower room. Secondary access doors are found in the kitchen and living room to the rear.

The space, though functional, is restricted and does not align itself to contemporary ways of living. The family would like to embrace open plan living to allow activities to be shared and provide greater space for living and entertaining. The utility area is cramped which often leads to the circulation becoming blocked.

Finally views into the garden are restricted and do not make the most of the generous garden to the rear of the property.

In appraising the existing plan and brief it has been identified that a revised staircase and utility arrangement can benefit the overall floor plan and allow for an improved use of the space available. The kitchen, dining and living areas will be redesigned to provide an open plan kitchen/dining space with separate snug to allow both shared and private spaces.

There is a redundant hearth and chimney stack within the kitchen area which restricts links between the kitchen and adjoining room, it is proposed that this is removed to enable an open plan arrangement. An emphasis will be placed on linking the new kitchen & dining room to the garden.



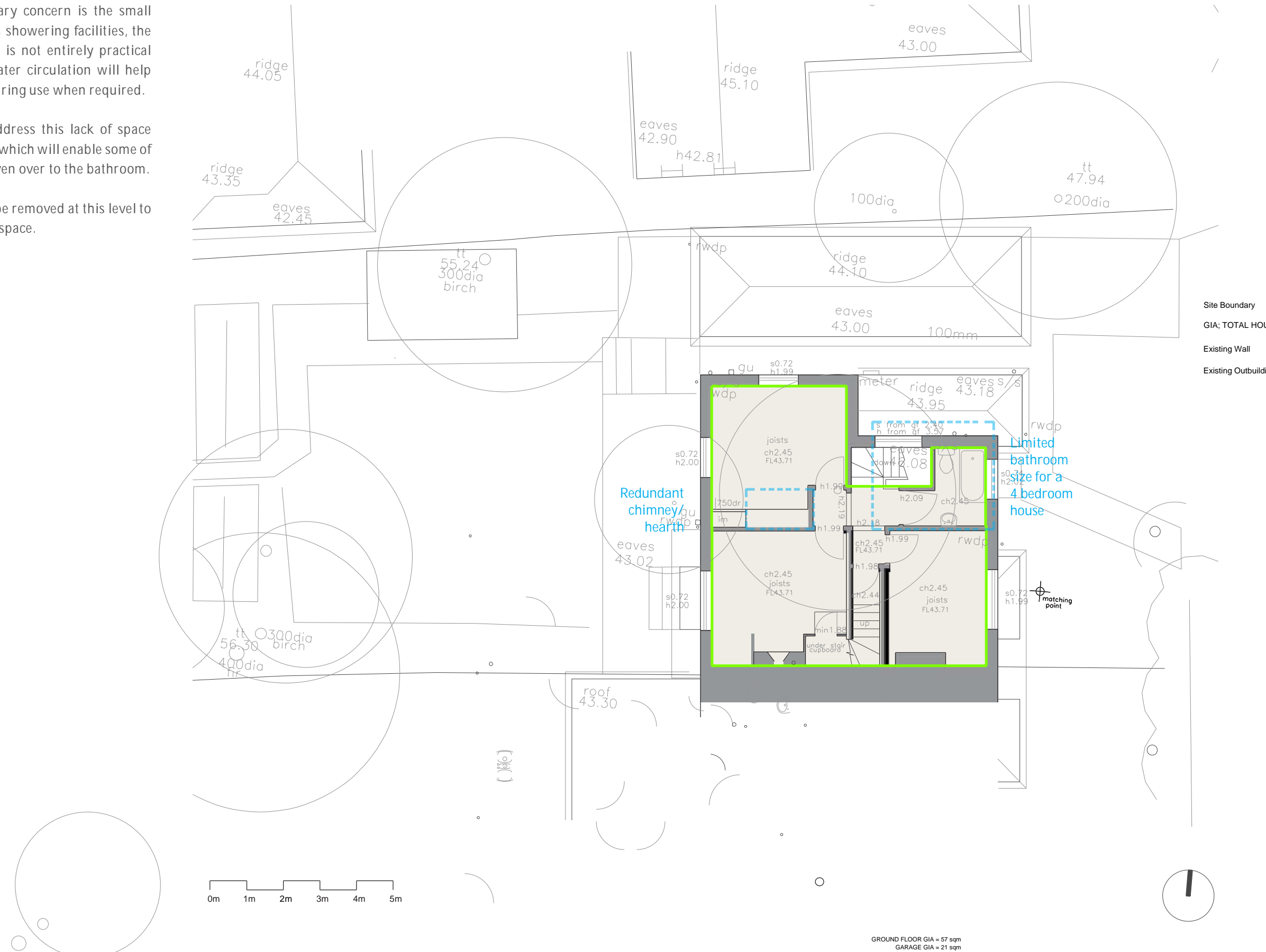
Existing Ground Floor Plan
NTS

First Floor

At first floor level the primary concern is the small family bathroom which lacks showering facilities, the bath in front of the window is not entirely practical with small children and greater circulation will help the bathroom to be shared during use when required.

The proposed design will address this lack of space through a relocated staircase which will enable some of the circulation space to be given over to the bathroom.

The redundant chimney can be removed at this level to provide greater, vital storage space.



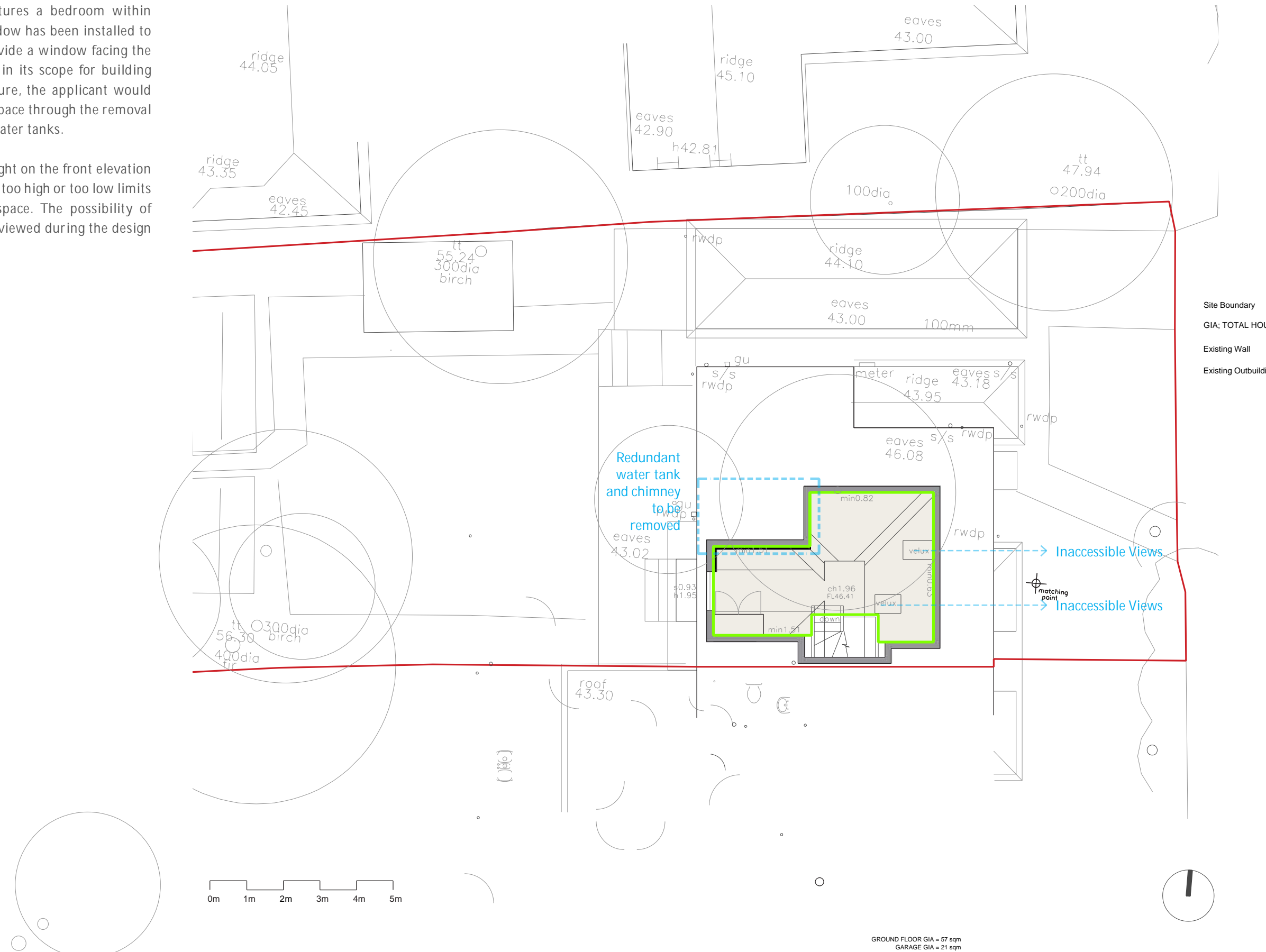
GROUND FLOOR GIA = 57 sqm
GARAGE GIA = 21 sqm

Existing First Floor Plan
NTS

Second Floor

The second floor space features a bedroom within the loft space, a dormer window has been installed to maximise floor area and provide a window facing the garden. This level is limited in its scope for building work due to the roof structure, the applicant would ideally like to maximise the space through the removal of redundant structure and water tanks.

Two roof windows provide light on the front elevation but the height of these, either too high or too low limits any real views out of the space. The possibility of improving views has been reviewed during the design process.



GROUND FLOOR GIA = 57 sqm
GARAGE GIA = 21 sqm

Silhouette and Massing

Originally a two storey, three bedroom family home the property at Dorchards has been extended since its original construction to provide accommodation in the loft space and through a single storey side extension containing a utility area and shower room.

These additions are generally in keeping with the initial aesthetic of the house, matching the brick and clay tile finishes of the original house. Interest and character has been provided to the front elevation through discreet architectural features such as the bay window, string course at first floor level and the entrance porch with arched opening and hexagonal window. These details are shared with the neighbouring property and others built during the same period. Care should be taken to preserve and if possible enhance these features to preserve the character therein.

To the rear a bay window mirrors the arrangement of the front elevation, though here a simple monopitch roof over sails the bay to provide shelter and shade. The neighbouring house has replaced the bay window with a rear extension built up to the boundary fence. This is of timber frame construction, any extension to the rear should be sensitive to this extant structure.

The side elevation demonstrates a compromise made in the addition of the side extension. The window which is adjacent to the staircase has been cropped by the roof of this extension, resulting in a slightly awkward and not particularly weather tight relationship between ridge and window cill.



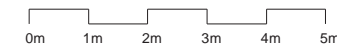
East Elevation



West Elevation



North Elevation



Existing Elevations
NTS

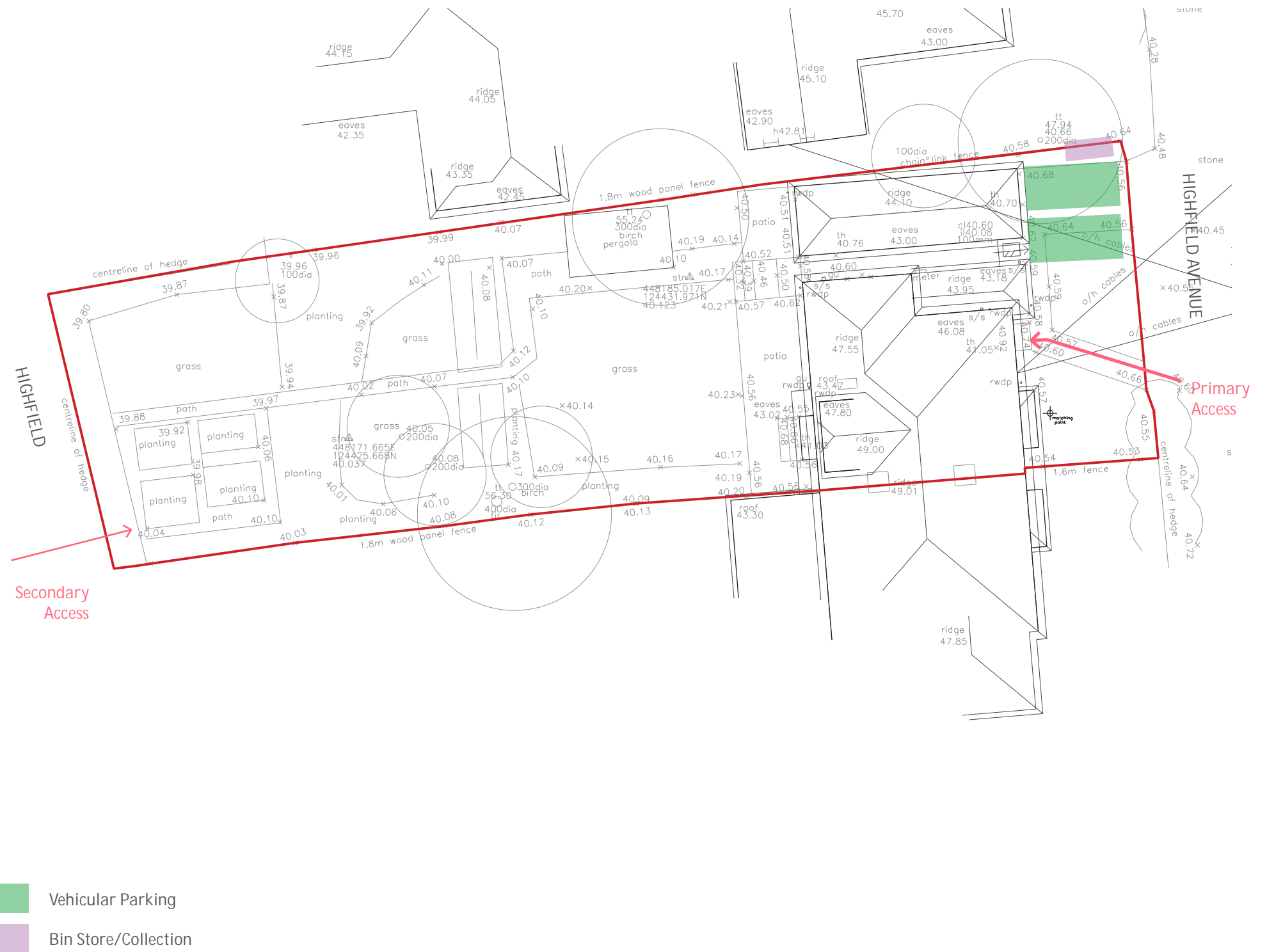
Access, Transport & Services

Highfield Avenue is an unadopted road with a gravel finish running between the site boundaries of the various properties. This is the primary site access which leads to the garage, small driveway and eventually the front door. The garage though not quite large enough for modern cars serves a good function as storage for bikes and garden equipment.

The remainder of the front garden is given over to soft landscaping and a pathway

The rear garden borders 'Highfield' - a covenant provides access to the rear garden from the neighbouring street should access be required.

The house is served by gas and electric mains with drains running to the mains sewer at the front of the property.



04 Design



Initial Sketch - Rear Garden View

Analysis of the existing building and site has justified that development of the site is appropriate to improve the layout of the property and provide for contemporary family life.

Through this analysis and the design process the brief for the project has evolved and refined. The design as submitted in the formal drawings is presented here; representing the most appropriate form of development for the site and to meet the needs of the client.

Developed Brief

A re-imagining of the existing structure and house to provide a home which provides the sociable, permeable and interconnected spaces the family desire. A small extension should allow for an open plan kitchen/ dining and living space whilst a reappraisal of the utility, WC, staircase and first floor bathroom will improve on the these variously under performing areas.

Design Philosophy

The design of the house must support the life and personalities of the family, providing a framework and supporting structure for all which aligns with their tastes and ideals. Efficient use of space and materials is key; making the most of the relatively tight space on offer will help provide a suitable and cost effective design.

Proposed Site Plan

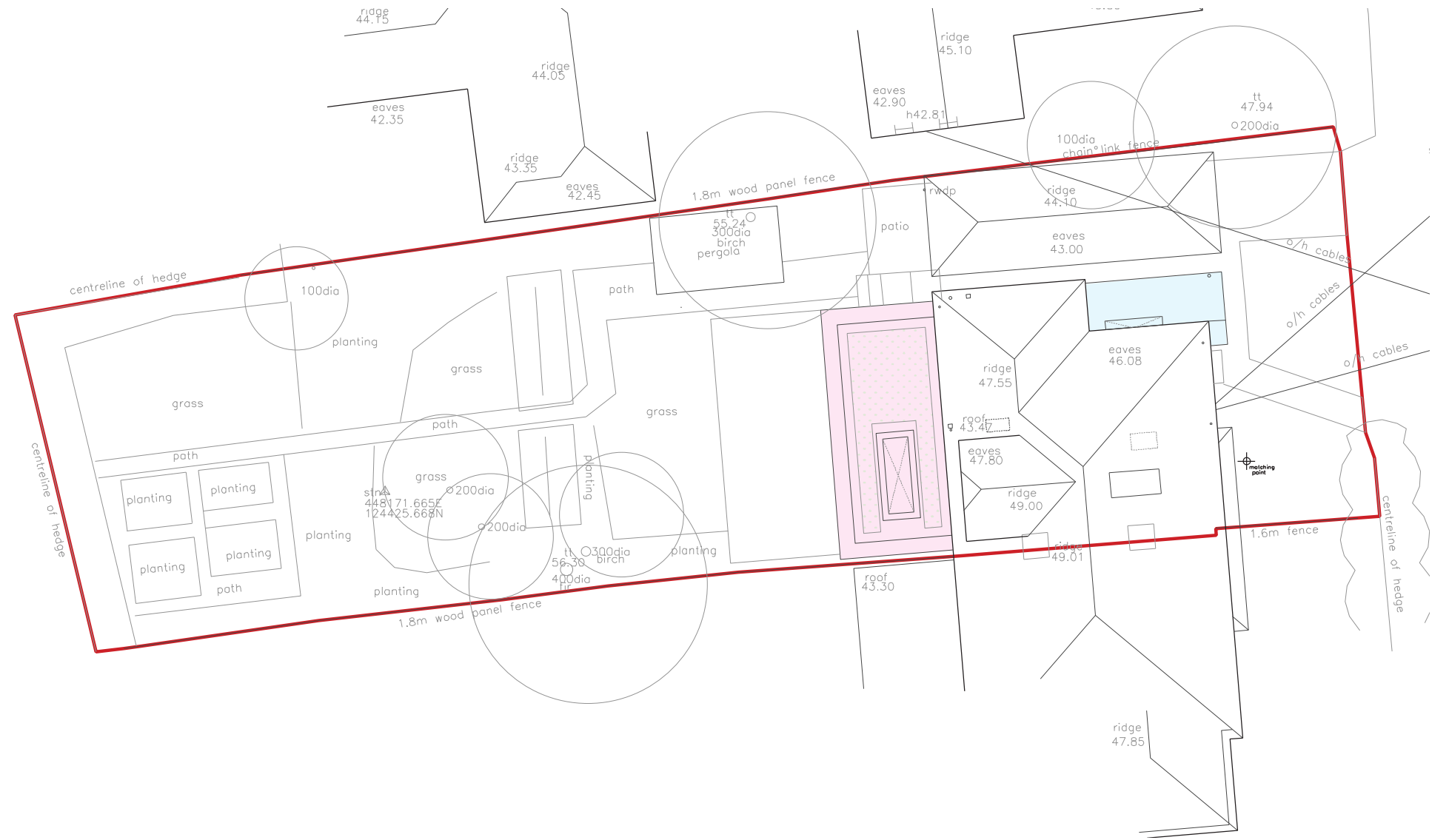
The proposal for Dorchards has focussed on two areas in particular;

1. the rearrangement of the internal staircase and utility spaces
2. the addition of the extension to the rear

This results in two visible impacts on the site plan the flat roof extension projects into the rear garden whilst the existing roof to the side extension has been raised.

Further to these changes the rear chimney has been removed and the existing garage will be converted in part to provide office space. These changes will have minimal effects on the massing and form of the house.

To minimise the impact of the extension on Twyford Village and the wider South Downs; the flat roof will include a sedum finish to encourage biodiversity and soften the distinction between building and garden



- Side Extension with raised roof level
- New rear extension
- Site Boundary

Proposed Site/Block Plan
NTS

Area Data	Existing
Gross Internal Area - House (GIA)	158sqm
Gross Internal Area - Garage (GIA)	20sqm
Site Area	490sqm

Proposed Plans

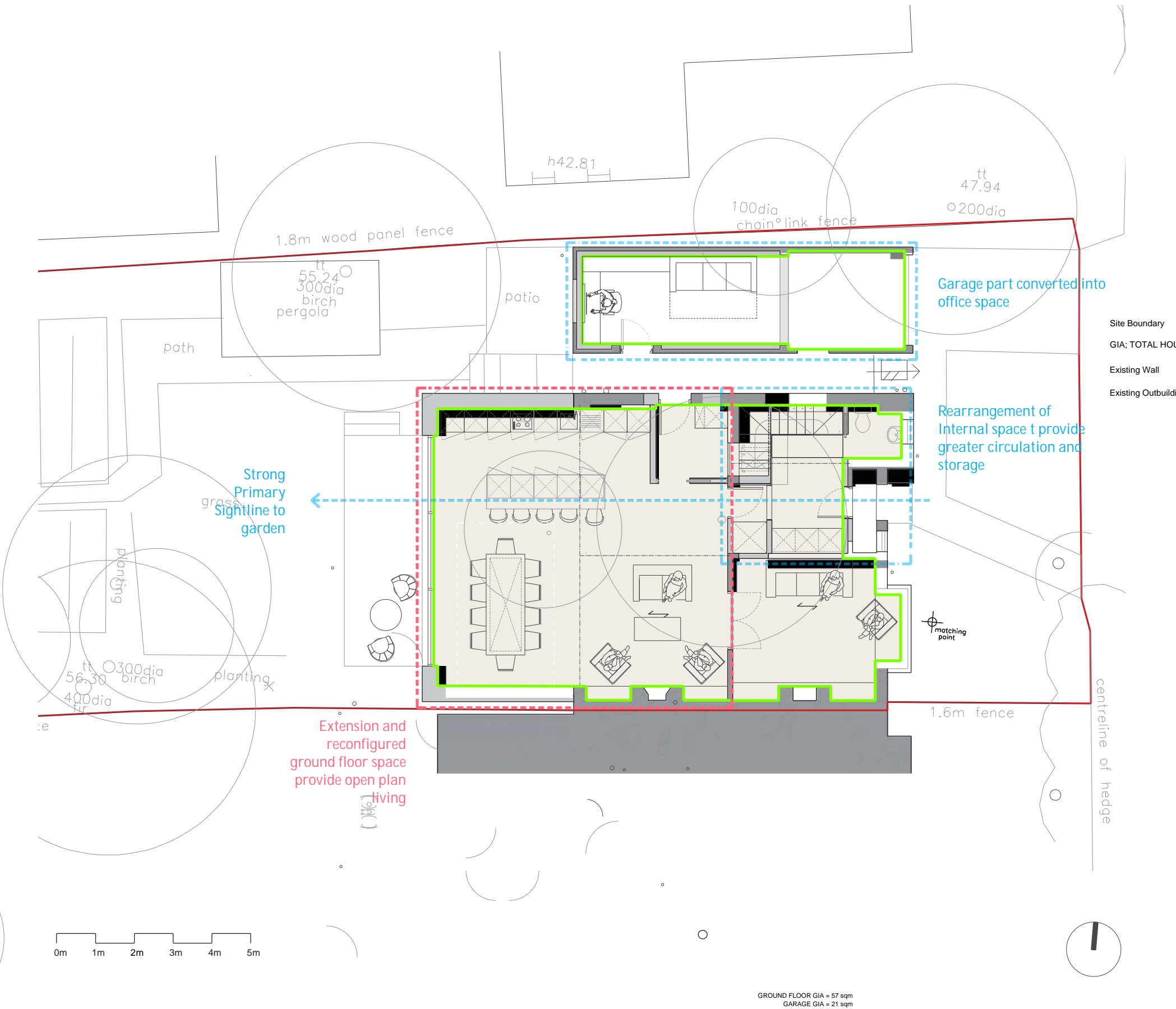
Ground Floor

Maximising the internal layout and function of the house has required a delicate reworking of the staircase and its associated circulation. By adjusting its location and relationship with utility functions the house can give more space to its core functions. An open plan living space at ground floor provide kitchen, dining and living space that is sociable and spacious. This has been enabled whilst also providing a more generous entrance hall and a primary visual axis from the front door through to the garden in the rear. To provide this axis the front door has moved by circa 600mm to provide a direct view and access through the house. In a similar vain the secondary door entering into the utility room has relocated slightly to allow the maximum area possible to the kitchen.

It is proposed that the garage space is part converted and insulated to provide an office space. The remaining area to the front of the garage will be retained as storage space.

The front room is largely retained as existing with access to the room the only significant change. The only access will be from the living area to maximise storage space in the hall and afford a degree of separation between the snug and the hallway.

The existing chimney and hearth in the kitchen has been removed to open up the space fully. It is proposed the chimney itself is removed through the height of the house to maximise usable area.



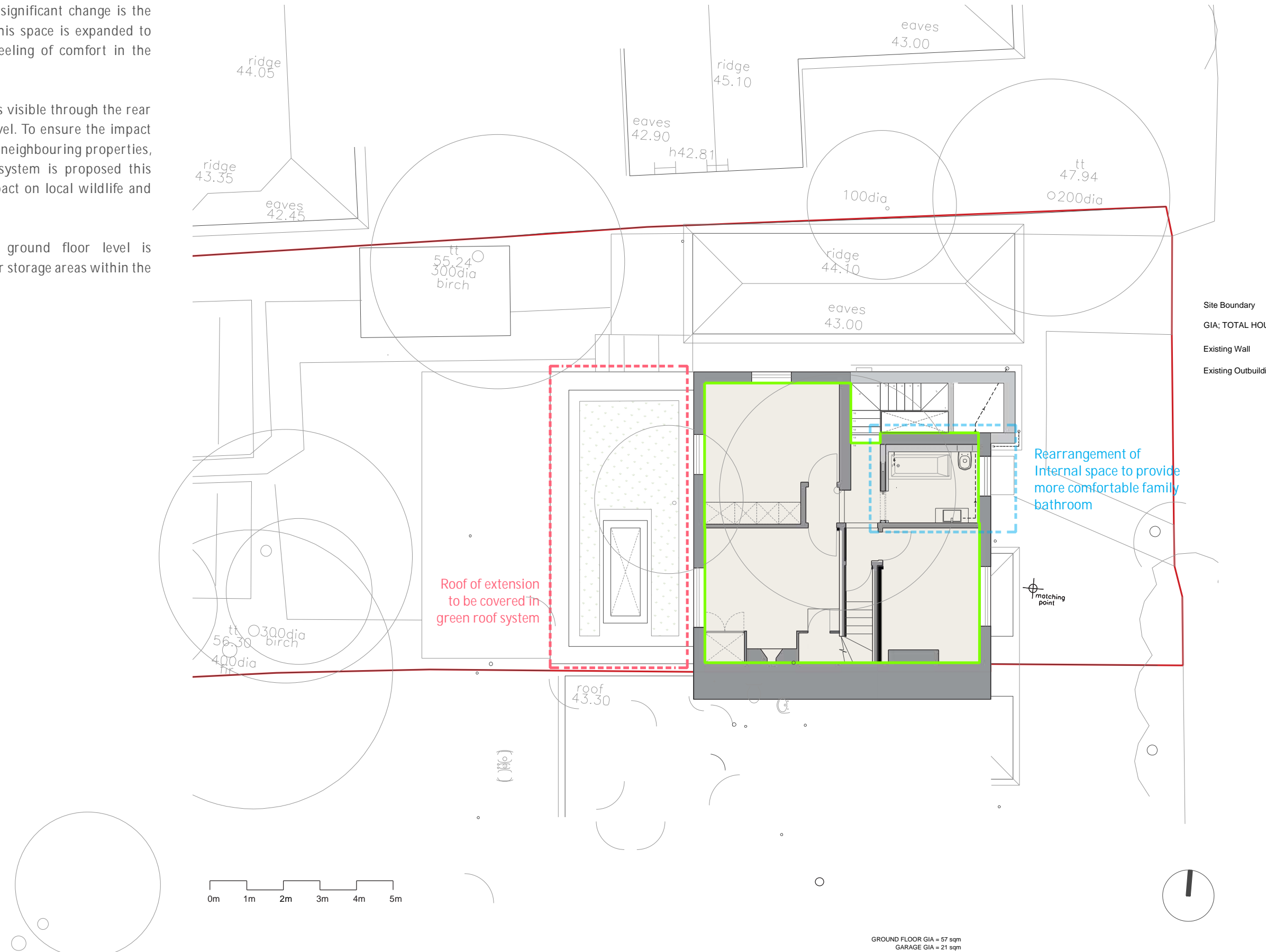
GROUND FLOOR GIA = 57 sqm
GARAGE GIA = 21 sqm

First Floor

At first floor level the most significant change is the enlarged family bathroom, this space is expanded to improve circulation and a feeling of comfort in the space.

The ground floor extension is visible through the rear bedroom windows at this level. To ensure the impact on this view, and views from neighbouring properties, is minimised a green roof system is proposed this will also have a positive impact on local wildlife and biodiversity.

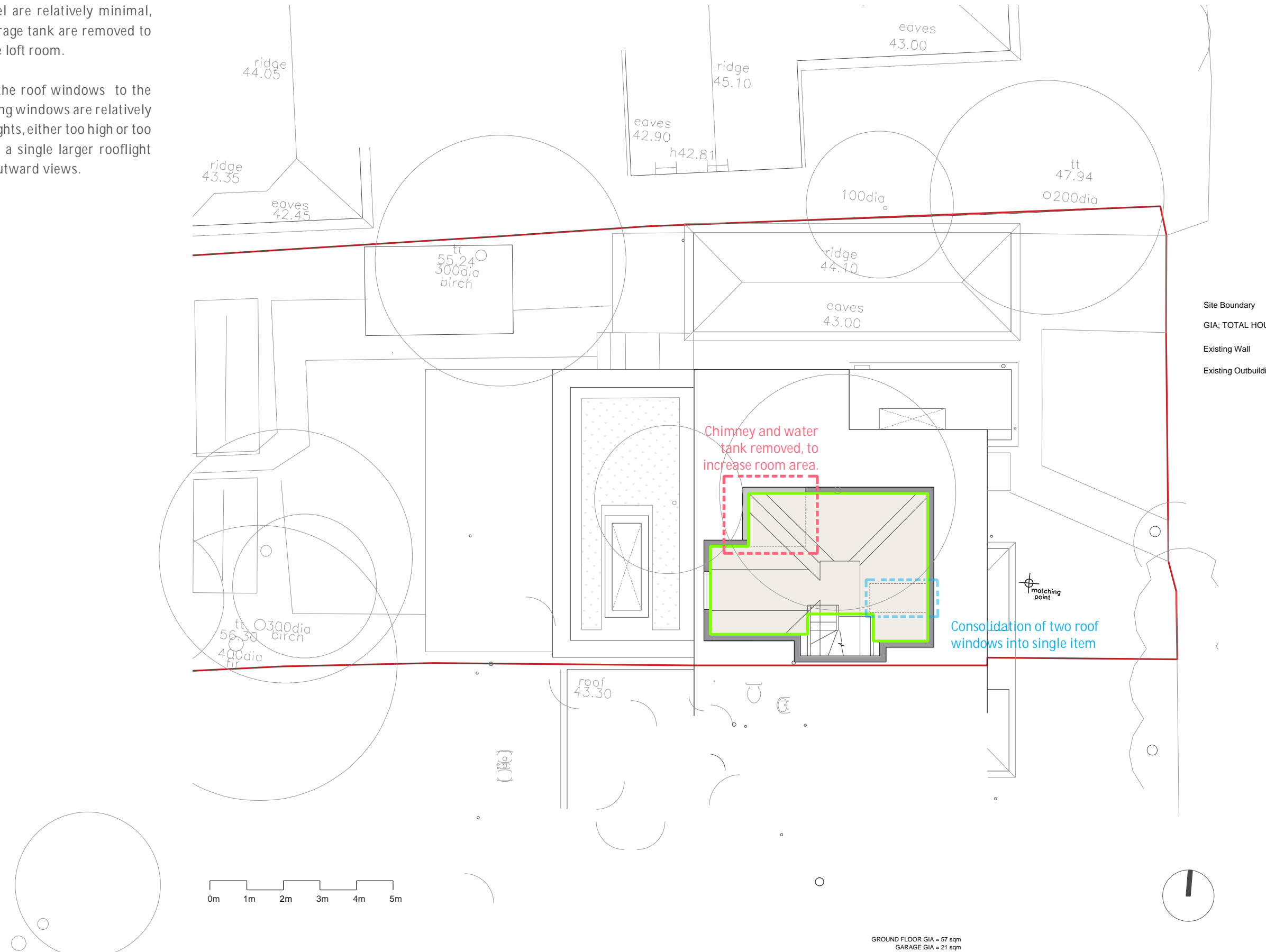
The chimney removed at ground floor level is demolished to provide greater storage areas within the bedrooms.



Second Floor

Changes at second floor level are relatively minimal, the chimney and a water storage tank are removed to provide greater volume to the loft room.

It is intended to rationalise the roof windows to the front elevation, the two existing windows are relatively small and at inconvenient heights, either too high or too low, consolidating these into a single larger rooflight would benefit function and outward views.

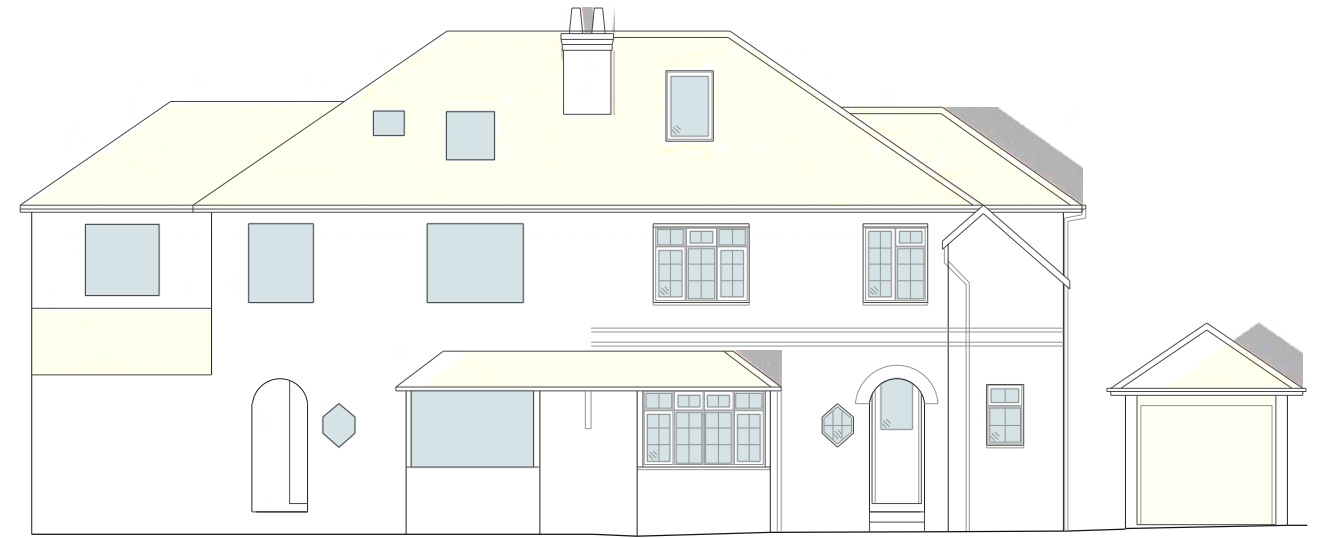


Proposed Elevations

Maximising the internal layout results in external adjustments. To the front (East) elevation the existing side extension retains the same footprint but the roof line is raised to provide head height over the staircase. The new stair enclosure will be extended in a brick finish to match the existing, the decorative string course which features across the existing house will extend across the new stair enclosure to ensure a continuity of language. This amended stair enclosure is also visible on the side (North) Elevation. This elevation shows the 'ridge of the side extension is restrained to sit below and respect the eaves line of the main roof. Other changes to the front of the house are limited to the alignment of the front door and the consolidation of the roof windows in the loft.

To the rear the changes are more pronounced, the rear brick extension features two openings, sliding glazing onto the garden and a rooflight over the dining table. Brick is considered a suitable finish owing to the form and scale of the extension alongside the existing materiality of the house. A discreet and strong brick box can merge politely with the existing architecture whilst its contemporary form and detailing can announce the extension as being of its time. The rooflight itself will feature solar control glazing to limit heat gain and to protect the dark skies of the SDNP through limiting light spill.

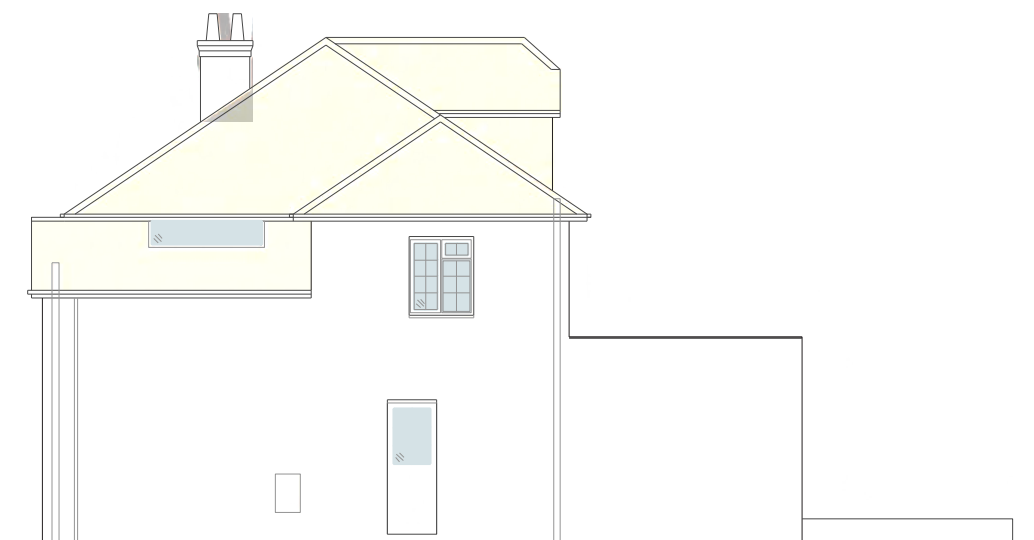
To the side elevation work is intended to the existing windows and openings. Existing openings have been retained with new glazing fitted, other smaller windows have been removed to enable an increase in internal storage. The secondary access door has been relocated slightly to provide greater space to the kitchen. The side extension is increased in height and a rooflight introduced on its ridge. Again solar control glazing will limit heat gain and to protect against light spill. The depth of the extension to the rear is also visible on this elevation.



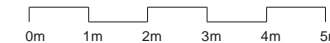
East Elevation



West Elevation



North Elevation





Materiality

The predominant material on the existing house is clay; clay bricks and clay tiles combine to present a cohesive whole of complementary and earthy tones. As the extension to the house is simple in form and aligns with brickwork wall to the side of the house it has been decided to carry this materiality through into the new build volume. To maximise head height and a feeling of space a flat roof arrangement has been chosen, this also allows the new form to positively distinguish itself from the existing house. Providing an architecture that fits its place but also of its own time.

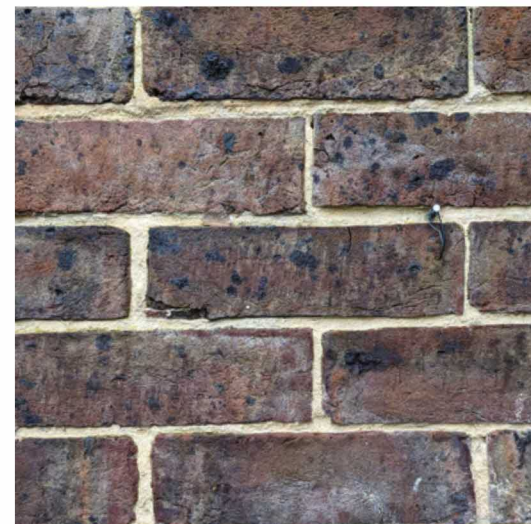
Efforts will be taken to match the existing brickwork and its detailing to the front of the house whilst contemporary detailing will be employed to the rear to more clearly identify the new additions as of their time.

A green roof will be installed to the fifth elevation of the extension to soften any impact of the build on views as well as the local ecosystems. This will encourage green corridors between the houses in this village edge location.

1. Roof tiles to be reused wherever possible, replacement tiles to match existing as required



2. A green roof to the ground floor extension will blur the boundary between structure and garden

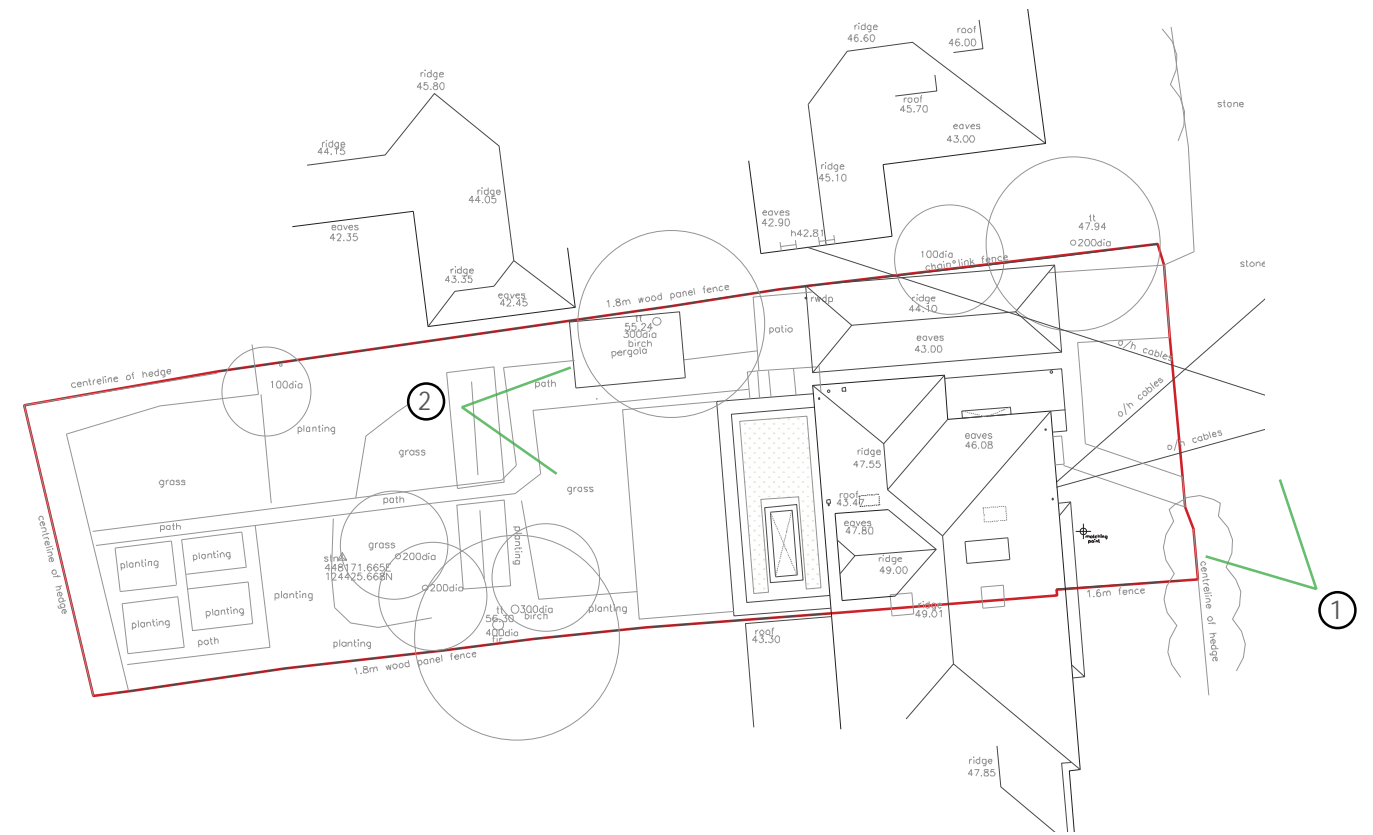


3. Bricks to match the existing house will be utilised for new walls Existing details will be replicated in a contemporary way for the rear extension the tile cavity tray amended to a steel overhang to define the opening

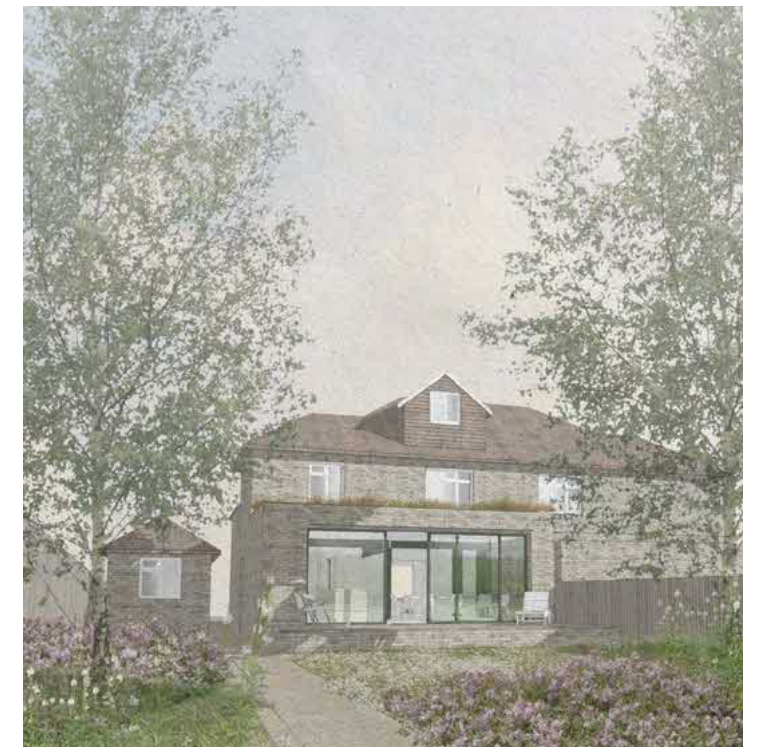
Visualisations

Sketch visuals have been completed to approximate the appearance of the house in context. These demonstrate the intended materiality and form against the neighbouring buildings.

These views are shown at a larger scale over the next three pages and are displayed alongside the existing views from similar angles.



1. Proposed Approach from North



2. Proposed Rear View

Sketch visuals and illustrative key plan



Proposed Approach from South

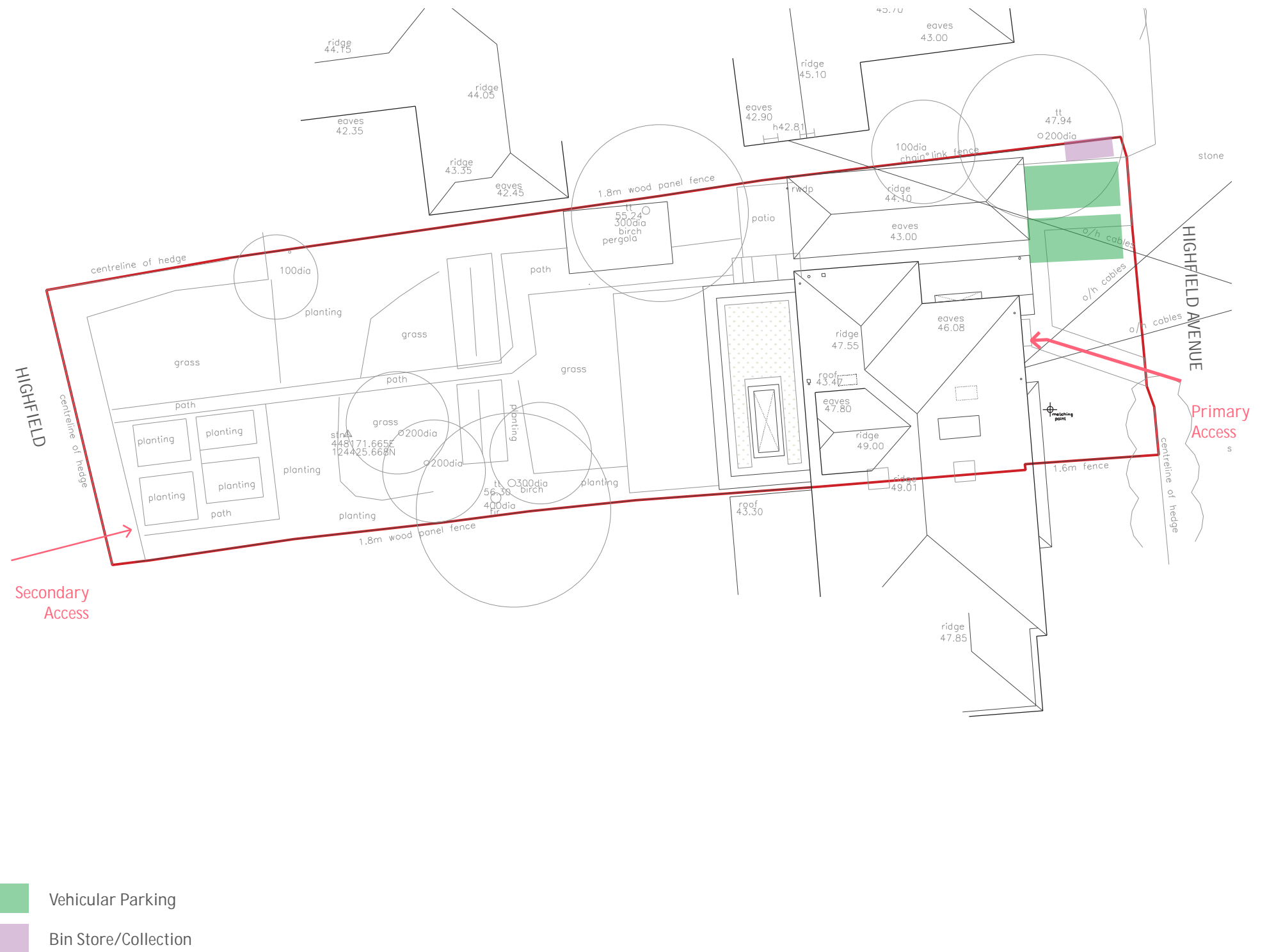


Proposed Rear Garden View

Access, Transport & Services Access to the site is largely unchanged, the only works impacting on the access strategy is the part renovation of the garage. Renovation works are isolated to the rear of the garage and so the storage potential of the garage remains.

Parking and refuse collection is as existing, the number of bedrooms is unchanged and so there will be no additional demand on these facilities.

Services will utilise existing connections throughout the intention is for the property to move towards electricity as the primary source of energy in line with wider ambitions to decarbonise the grid



05 Impact

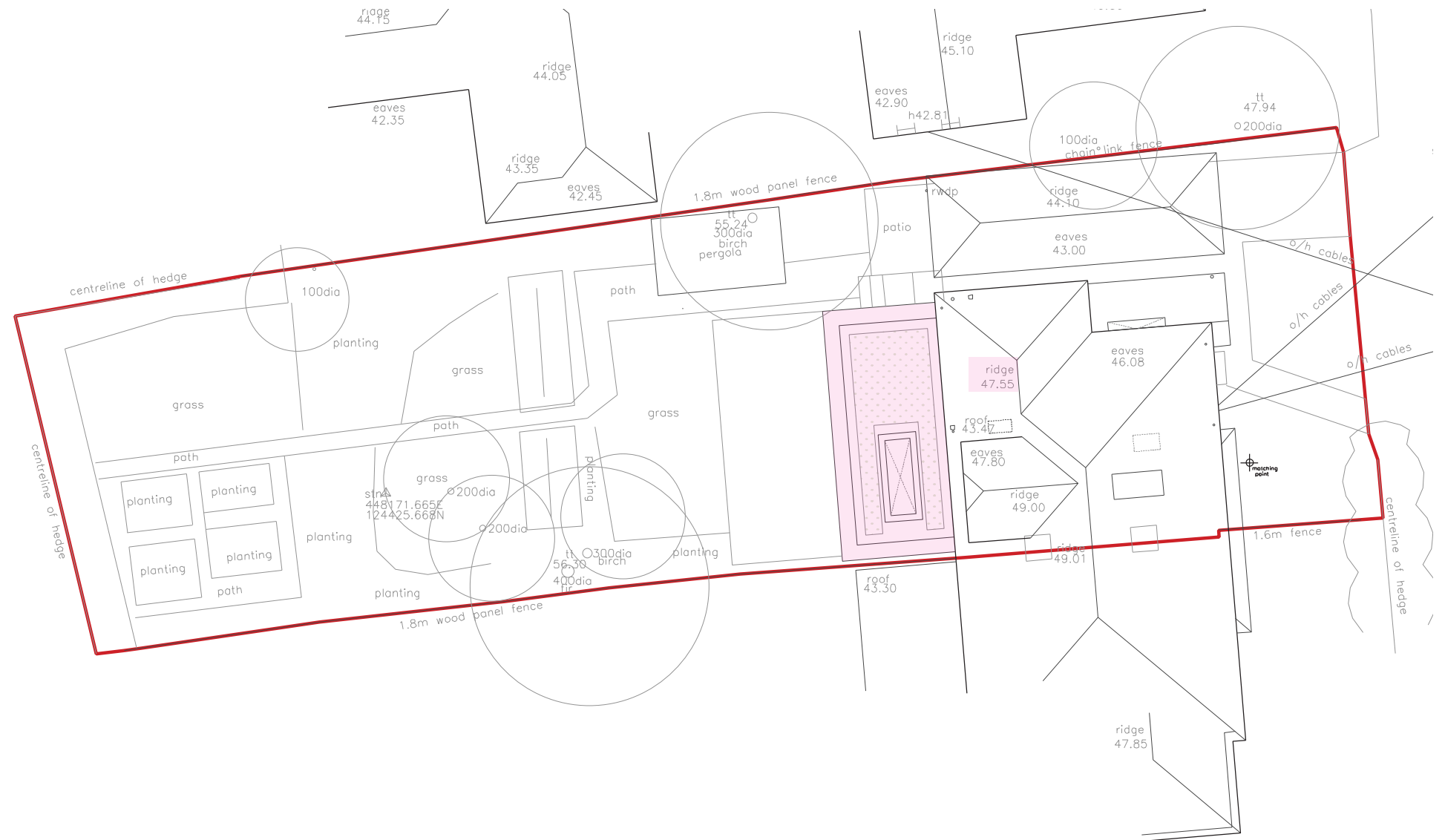
Area and Massing

The proposals for Dorchards represent an overall increase in floor area of 35sqm from a total GIA of 143sqm to 178sqm. This increase should be considered acceptable when viewed in the context of planning policy:

- + SDNP allows a circa 30% uplift of GIA in extensions as outlined in the SDNP 'Extensions and Replacement Dwellings Technical Advice Note' (August 2019)

The new GIA is predominantly located within the rear extension with a small area added within the loft room at second floor; the new loft area is entirely within the volume of the existing house

The views provided in this document clearly demonstrate the extension does no harm to the landscape and the proposals have been carefully designed to align with the existing materiality and form of the property.



New Gross Internal Area

Area Data	Existing	Proposed
Gross Internal Area (GIA)	143qm	178sqm
Percentage Uplift		25%

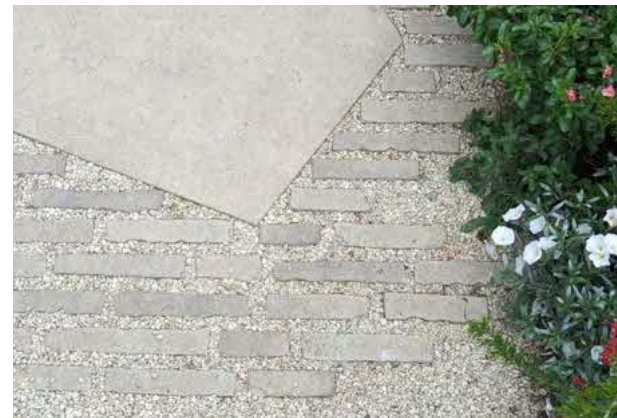


Ecology and sustainability

The sustainability credentials and strategy of any project should be considered from the outset of any design work. For Dorchards the project has been directed towards preservation where possible, utilising embodied carbon already invested in the building will be the surest way to limit any new carbon emissions.

The 'Ecosystems Services Statement' submitted as part of the application fully details the measures taken to advantage and support the local ecology as well as the wider environment. These measures are also listed below to evidence the credentials and ambitions of the design for Dorchards

- + A new, more efficient, heating system will be installed to reduce long term operational costs and carbon consumption
- + Improved level of thermal efficiency to the new envelope will reduce operational carbon cost of the building
- + New green roof to the extension will add to local biodiversity and store and filter water
- + Permeable hard landscape surface to be installed in areas of new hard surface within the garden
- + New wildflower and native planting will be added to the garden
- + Bird boxes and bee bricks will be integrated into the new elevations to provide benefits to the local ecosystem and enhance biodiversity
- + A rainwater capture system is to be installed to retain rainwater on site for use in the garden
- + A new composting system is to be installed in the garden to collect household food waste and garden waste to improve soil quality and nutrient content



Sustainability measures integrated into the design as recorded in the ESS

06 Conclusion

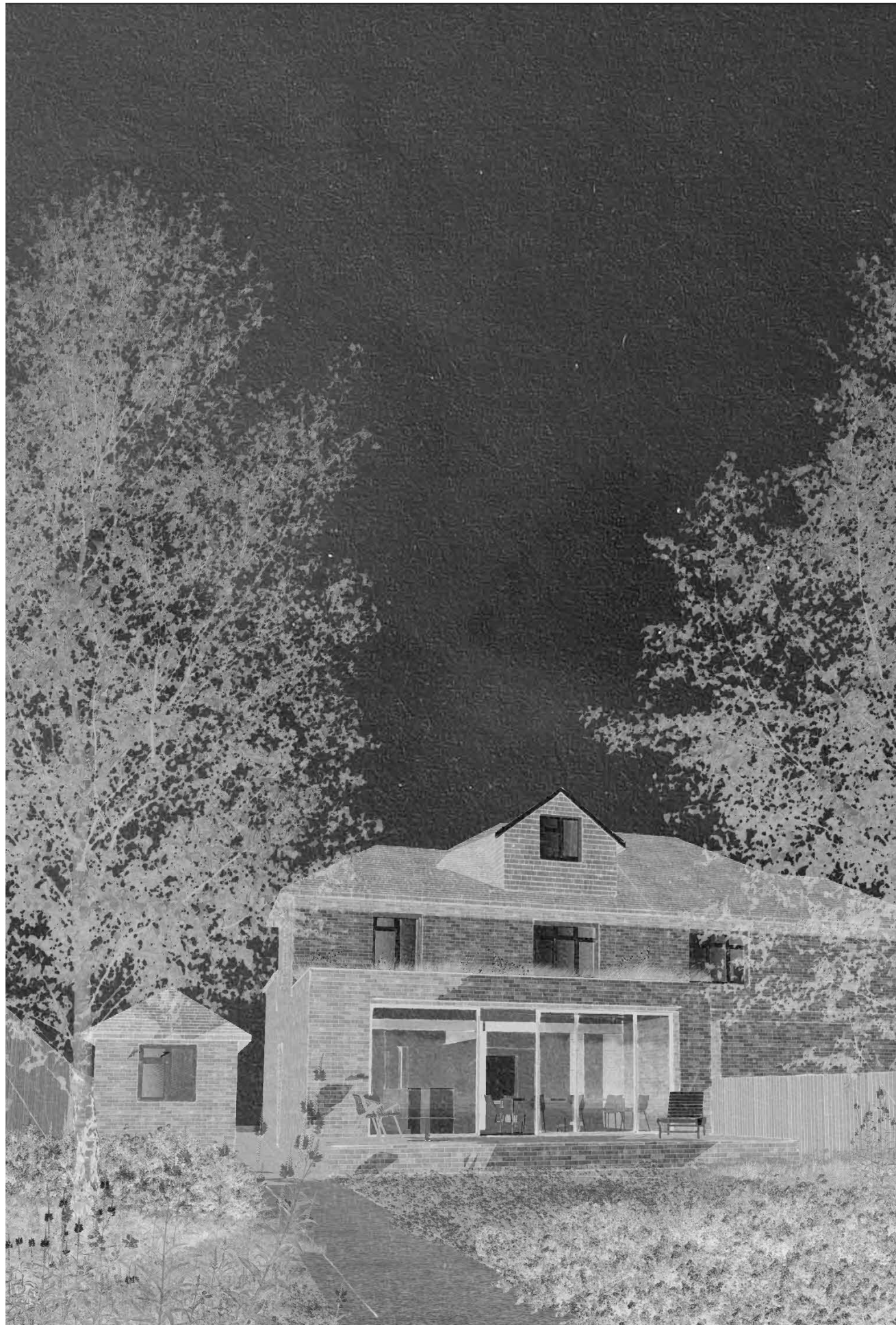
Consultation

Once designs had been agreed upon an informal neighbourhood consultation has taken place to allow feedback and comments from neighbouring properties. This has resulted in positive feedback from the adjoining neighbour.

Supporting statement

The carefully considered proposals for Dorchards, will provide a great improvement in the performance and utility of the house. Time has been taken to arrive at a design which provides the renovated family home required for now and in the future. This has been achieved through minimal extension work and instead delivered after a thorough reappraisal of the space available. This results in optimal efficiency in material use as well as ensuring a low impact on the local and wider environment.

It is considered that the proposals fulfil the requirements of the National Planning Policy Framework (NPPF), South Downs Local Plan and the Twyford Neighbourhood plan in providing a discreet and sensitive proposal.



Proposed Rear View

Residence

Residence Architects Limited


www.residencearchitects.co.uk