W E A V E R K H A N a r c h i t e c t s

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Design and Access Statement

For the proposed demolition of a conservatory and replacement with single storey extension and associated internal alterations to make the house more accessible.

To,

86 Severn Avenue
Swindon
SN25 3ND

Client- Amanda Pook

Existing

86 Severn Avenue is a semi-detached bungalow located in the Greenmeadow area of Swindon. The property has three bedrooms and resides on a good sized corner plot. Gardens are to the front and rear with a hardstanding at the front for the parking of a vehicle and also a detached garage and drive to the rear of the property.

Planning History

There are two past planning approvals related to the property, these being in 1988 and 2003

Erection of single storey side extension
86 Severn Avenue Haydon Wick Swindon SN25 3ND
Ref. No: T/88/1408 | Received: Thu 21 Jul 1988 | Validated: Thu 21 Jul 1988 | Status: Application Granted

Erection of a conservatory.
86 Severn Avenue Swindon SN2 3ND
Ref. No: S/03/1702 | Received: Fri 23 May 2003 | Validated: Tue 24 Jun 2003 | Status: Application Granted

Proposal

This is a simple application, and is much needed by the applicant [redacted]

Presently the property has a confined entrance lobby and the kitchen and bathroom are limited in size. To the rear of the property the conservatory also has limited use due to fluctuations in temperature.

The proposal seeks to ratify the above by improving the route through the accommodation and improving the size of the bathroom, by relocating to where the kitchen currently resides. The small wc will be enlarged and moved to allow a larger entrance hall. Access to the relocated kitchen, which is now shown in the heart of the accommodation, will also be provided from the hall. A new utility will be incorporated adjacent to the kitchen.

The new bathroom will be designed as a wet room, and will accommodate the necessary appliances and grab rails for the client's condition. The existing conservatory is to be removed and a new rear single storey insulated extension will be constructed to provide a dining area/garden room off the relocated kitchen. Doors to these key areas will be widened for improved access.

As can be seen on the supporting drawings, the extension is of a similar size to the existing conservatory, and therefore the proportion of the external amenity space is preserved.

The above modifications will allow improved manoeuvrability throughout her home.

Conclusion

The proposal is of a very similar footprint to that of the existing situation, and seeks the improvement of the interior arrangement, providing much needed accessible accommodation. The current conservatory has poor heat retention and is generally cold in the cooler months. Located on the northern side of the property it currently has a negative effect on the overall house heating, therefore changing this to a well insulated formal extension will improve the overall use and thermal performance of the property as a whole.

Sustainability

Wherever possible, materials used within the extension will be from renewable sources. The extension will be designed in excess of the current building regulation thermal performance standards. Rainwater buts will be incorporated for the collection of roof rainwater for non-potable use in the garden.

The proposed fenestration has been carefully considered and is designed to allow natural light deep within the existing dwelling. High performance window and door units will be specified to limit glare and overheating with the use of low e coatings and argon gas filled cavities. The positioning of the rear glazed units will allow a good connection to the rear garden without the dramatic heat loss the current conservatory produces.