DESIGN AND ACCESS STATEMENT

Introduction

We were approached by our clients Mr & Mrs Skadorwa who purchased the bungalow which sits on the site. The building is of no great architectural merit and is in a poor condition. It has outdated service installation and poor thermal performance and has been empty for some time.

The first consideration was whether to demolish the building and start from scratch with a replacement dwelling, or to re-use and extend the property to provide a home for our clients and their family. We carried out an appraisal of the two options and felt that on balance, despite the buildings unpromising appearance and condition, the most sustainable approach would be to modernise this building and extend it.

This provided us with a series of challenges in order to deal with the site constraints, the appearance of the existing building and sustainability issues.

Design

Our design therefore has evolved around the resolution of the above issues. The new extension reflects some of the character of the existing building without resorting to pastichel copy. The new accommodation takes the form of a series of 'pavilion' like structures which form a link with the old and new and also allows us to develop a series of south facing courtyard gardens to the rear of the property, around which the living accommodation is built. This approach combined with parapet detailing to roof edges means large and complicated roof scapes are avoided but rather a series of smaller more broken down roofs are created thus respecting the scale of the original and surrounding buildings.

Layout

The accommodation is single storey with the exception of a bedroom in the existing roof space of the present building. This makes the house very accessible with circulation space around the southern edge of the building as described above. This makes the maximum use of the south facing garden and the views to the rear of the property and also preserves the privacy of our clients and their neighbours by creating an inward looking design.

Access

The existing access to the property from the street is to be altered. The existing garage is in an unfortunate position adjacent to one of the main windows of the house. We propose to relocate the garage to utilise an awkward section of land towards the rear of the site. This land also adjoins the neighbouring owner's outbuildings and thus the garage and parking arrangements can be accommodated without an adverse affect on their privacy and their amenity. The entrance to the house is also to be altered with a new doorway at the threshold between the new and the old construction. This places the entrance more centrally in the new plan which in turn makes the organisation of the internal spaces work more efficiently.

Landscape

There is currently nothing of great landscape value within the site. From the street prospective, the landscape will remain that of a domestic front garden and towards the rear of the site there will be a series of terraces around the glazed screen to the living accommodation but these will not be out of character given the domestic context of this proposal.

Appearance

The improvements made to the existing building along with the interest created by the new extension will generate something of quality, character and interest which can only be beneficial to the locale.





There are a wealth of materials and designs along the street scene, with stone, render and brick all commonly used. Predominantly, dwellings are modern single storey or dormer bungalows.

The most effective way to insulate the existing building would be to use insulating external render over the brick. The brickwork at present is of no architectural interest, and we feel that render would enhance this building, giving a crisp finish to match the new windows, door and extension details.

Conclusion

In conclusion we feel this project should be supported as we will be transforming an existing uninhabitable property into one which can support family living and create a light and airy new sustainable dwelling within the existing settlement framework.