

DESIGN AND ACCESS STATEMENT – 16 Creek End, Emsworth, Hampshire

1.0 Background

The proposal is for a remodelling to the rear of the house with a contemporary proposal of two floors of accommodation with a glazed stairwell up to the second floor. The scheme takes into consideration the scale of the neighbouring properties and the wish to enlarge a family home to suit a family growing up. Therefore, the ground floor living space is designed to be light and spacious whilst providing views and an easy open access to the garden. There is also a need to increase the size of the first floor rear bedrooms and family bathroom. The proposal represents an amendment to planning permission granted in 2007 for a side/rear extension and second storey bay window, where the rear extension and second storey bay window have yet to be completed, and is intended to provide a better functioning home and more useable garden.

Having lived in the property for 20 years this shall be the third time that the owners have reconfigured the house to accommodate a new phase in their family life cycle. Whilst the first two modifications matched the original 1960s design in terms of material and scale, the new proposal seeks to contrast with the older building and earlier modifications and tie it in with the natural materials of the rear garden. The design therefore has been inspired more by the materials and feel of the garden that the owners have designed and built themselves. In orientating the accommodation to the garden and indeed, establishing a new relationship between garden and house an intense way of working between the client and the architect John Lonsdale came about. The design-led process has gone through a number of iterations looking at the scale, amount, materials and detail culminating in the proposals forming this application. The design underwent many developments before coming to the new proposal. On re-modelling their back garden along very contemporary lines they created an enjoyable and attractive looking 'outside room'. Reflecting the natural materials of the garden the use of high quality materials is proposed throughout bringing the new indoor rooms in correspondence with the new 'outdoor room' of the garden.

1.1 Site

The detached residential property forms part of a street of one and three storey houses. The neighbouring house to the west is set well away from the boundary whilst to the east the neighbouring house abuts the boundary with a single storey garage. To the north the boundary separates the garden from allotment gardens.

2.0 Access

The property is located on a private road and the proposal will not alter the residential use of the road and access to the house. Parking space to the front and east side of the property will be unaffected by the proposal.

As the property lies at the end of the street no disruptions to the access of the road are anticipated in this proposal whilst the works are being carried out. As the extension is to the rear of the property most works will remain out of sight for most neighbours for the duration of the build.

2.1 Amount

The proposed extension is 12.6m long running more than the full length of the existing rear elevation of 12.0m and will have an "L" shaped footprint. The new footprint of the property will be expanded by 22.6m² compared to the existing building and by 9.2 m² compared to planning permission granted in 2007. The existing conservatory will be removed to increase the grassed area of the garden and to make better overall use of the plot.

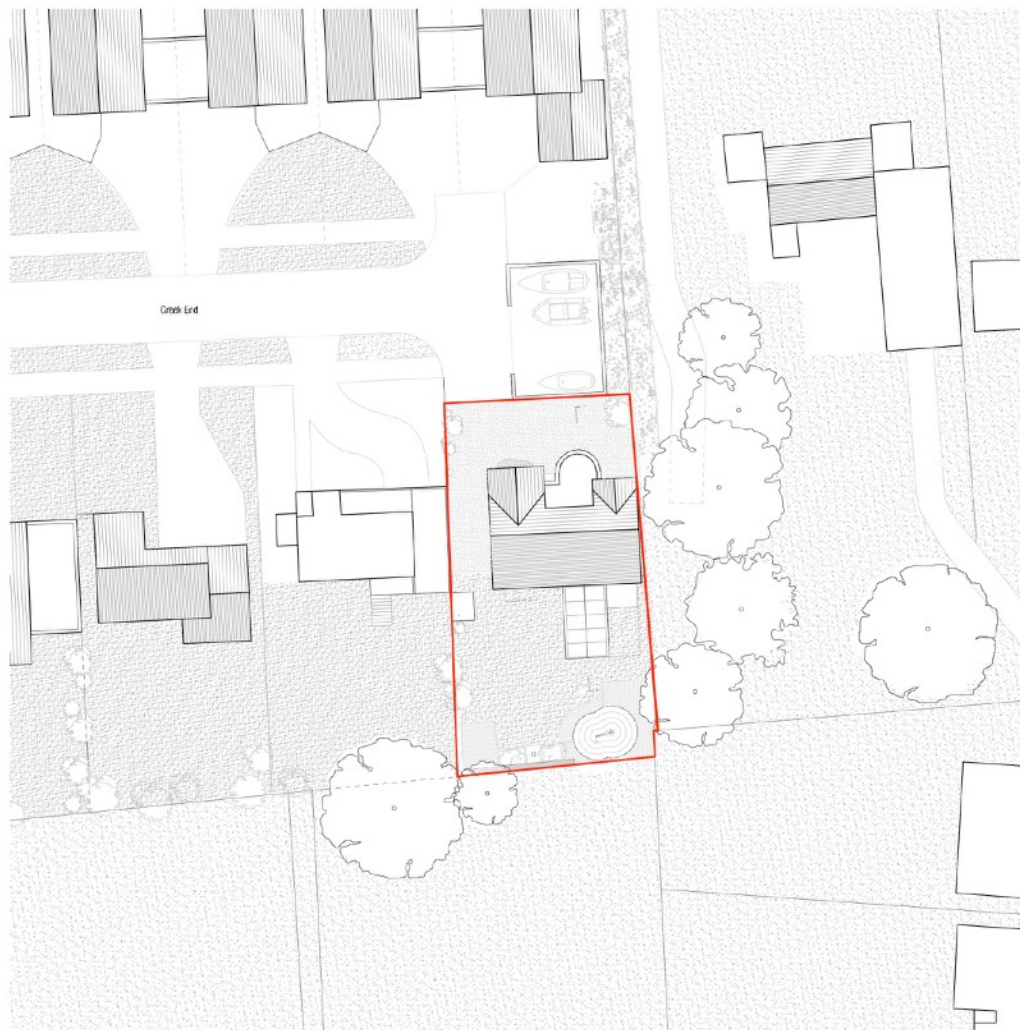
The depth of the extension will vary between 3.4m and 6.7m from the backwall on the ground floor. The existing conservatory which was converted from the original garage extends 6.8m from the back wall. On the first floor the wall is set off from the existing by between 2.2m and 6.7m. The overall height of the main body of the extension is 5.8m from finished floor level. The height of the glazed stairwell to the underside of the existing eaves shall measure 7.2m.

2.2 Layout

The proposed extension is intended to provide a better functioning home for a growing family and will incorporate a larger kitchen/dining area on the ground floor, the extension of two first floor bedrooms, the relocation of an existing first floor bedroom and the addition of a new family bathroom and extension of an existing bathroom.

A new flight of stairs lead up from the kitchen/dining area to a new bedroom to one side with a new bathroom to the other – the new bathroom replacing an existing bedroom. The stairway leads further on to the existing second floor living accommodation. This is for safety reasons allowing for an alternate means of escape in the event of fire (though this is not calculated to be a requirement according the laws of the Building Regulations). It is also a way to connect the ground floor living areas orientated upon the garden to the second floor living areas.

Accessed from the original stairs two bedrooms and family bathroom on the first floors are made larger and have access on to a narrow balcony



2.3 Scale

The proposed development is two storeys high with a glazed stairwell set under the eaves of the existing roof. As the ground is 1.2 m higher to the west and north the two storey volume shall appear smaller by this amount from these aspects. By setting the cladding back slightly on the first floor level the scale of the second floor is reduced.

2.4 Appearance

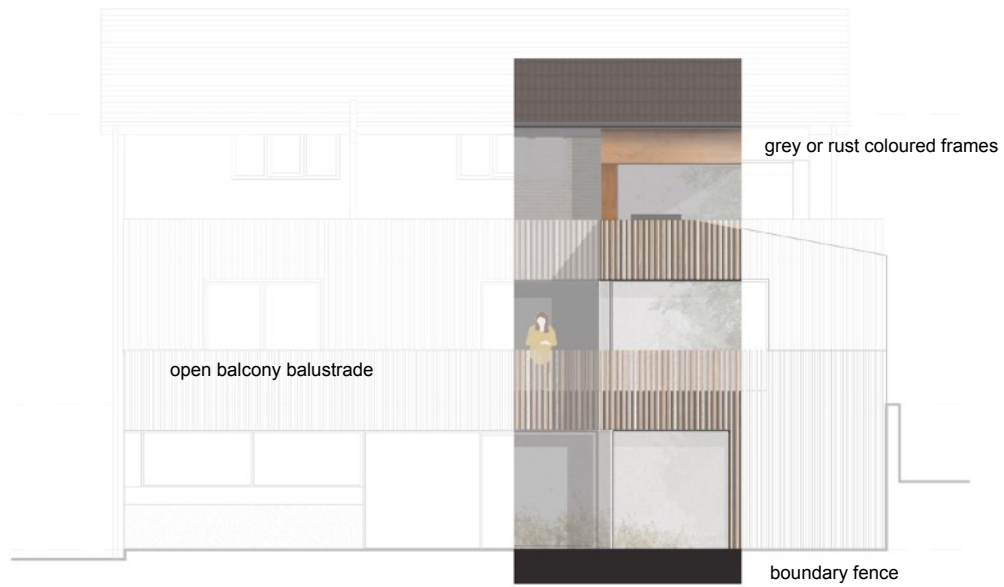
The design incorporates a two storey timber clad volume with the first floor set back to create a narrow balcony. The two storey volume to the west has a grass roof incorporated with a hidden gutter to its rear.

The form and materials have been chosen to tie in with the garden and to soften the existing rather unattractive façade (see photograph). The extension is clad in vertically aligned timber laths with several glazed openings that meet the wooden wall along its edges. Rather than being simple piercings or punctures in the surface of the wooden wall, the windows in places run from wall to wall such as on the west and east elevations, or turn the corner as on the ground floor to the garden. Those windows on the first floor that face east and west to neighbouring properties are either clad in vertical wooden laths to match the other wall cladding or have opaque glass or both. This ensures privacy yet allows natural light to enter into the rooms. On the ground floor, where privacy is maintained by the garden fences and walls between neighbours, the largest window of the proposal also acts as a sliding door from the kitchen to the garden giving an open and light room. These open elements are neither visible from the street nor from the neighbouring properties. All new windows and doors will be either of a grey or rust coloured material to blend in with the timber cladding.

To the west and east where the building meets the ground stone cobbles will be set into the walls and will help anchor the building and bring it into play with the cobble stone-filled gabions that form the perimeter to the garden. By contrasting the new build with the original 1960's build and the extension that sought to mimic it, with a unified style the understated nature of the timber clad volume will have a timeless quality and visually tie the proposed extension to the older house and the garden. The front elevation will remain unchanged when viewed from the road.



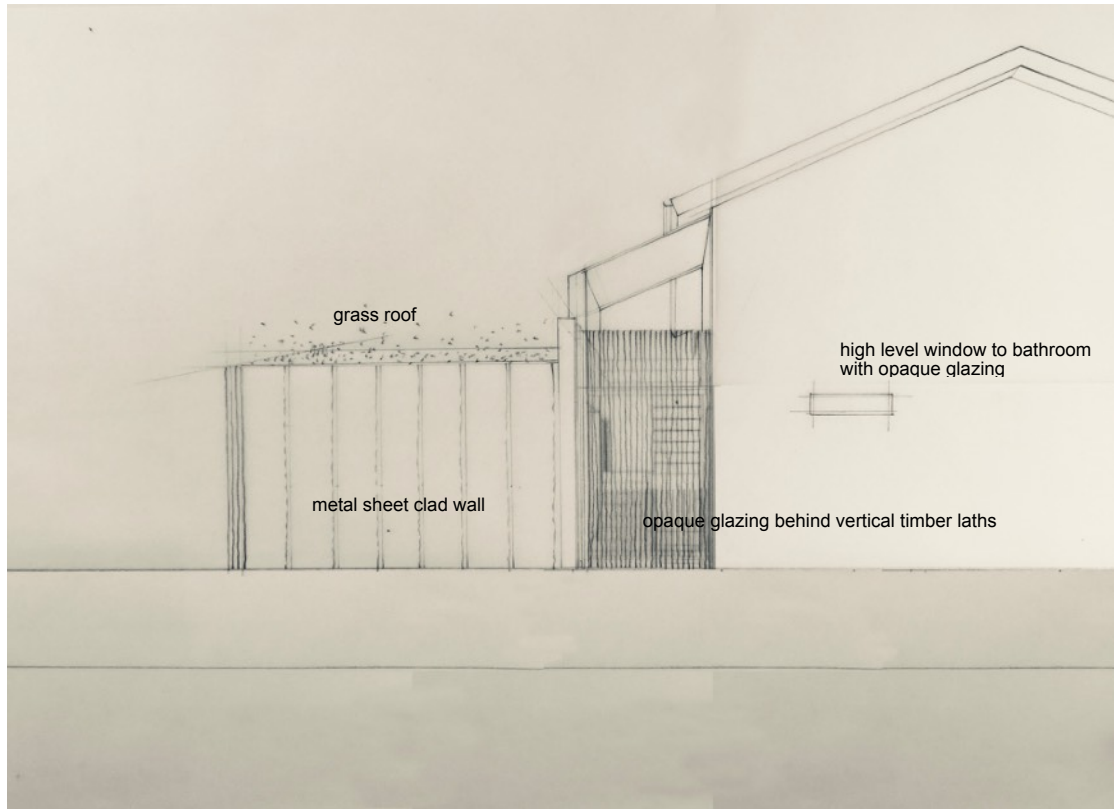
Extensive modelling was carried out to test the appropriateness of the scheme in terms of scale and material in relation to the existing building. The pencil sketch drawing is derived from computer images showing a key view from the garden.



A drawing of the elevation was made to test how materials would work together as shown above.



Pencil sketch drawing showing west elevations of proposal and the location of opaque glazing behind vertical timber laths.



Pencil sketch drawing showing east elevation of proposal and the location of opaque glazing behind vertical timber laths and a high level bathroom window.



Photograph of existing rear elevation.



Photograph of existing garden to rear of house, the north east corner of site.