

Design and Access Statement

30 Warfield Crescent

Context

The property is centrally located in Warfield Crescent, with the Crescent comprising a mixture of Chalet style bungalows and two storey detached housing. The local Vernacular of the immediate area is of mixed style comprising dwellings of varying sizes and styles.

30 Warfield Crescent is a two storey detached house being built in 1955 using traditional cavity brick construction under a clay tile catslide style roof.

In the mid 1970's the property was extended with the front (north) elevation receiving a single storey porch and extended garage, and to the rear south elevation a two storey extension was constructed to provide an enlarged living/kitchen at ground floor level and a first floor sun room and external roof terrace with direct access to the garden.



(North elevation of No.30 Warfield Crescent in context with No's 28 and 32.)

Proposal

The proposal consists of the following;

To the front elevation it is proposed to demolish the porch and extended garage, returning the north elevation to its original building line. The garage will then be converted into a habitable room with the entrance to the property returning to its original appearance. The front garden will be paved in order to provide additional off street parking.

To the rear elevation it is proposed to demolish the existing unsightly and poorly constructed two storey addition which consists of ground floor reception rooms and first floor sun room with roof terrace. A new two storey extension will be constructed in its place with an appearance intended to be more in-keeping with the design of the original property.

There are several precedents on Warfield Crescent and the surrounding residential roads of two storey rear extensions to similar houses.



(South elevation showing existing 2 storey rear extension to be demolished and rebuilt.)

Aim

The aim of the works are to improve the visual appearance of the property by removing unsightly and poorly constructed previous extensions whilst providing good quality accommodation befitting that of a family home.

Amount

The proposals consist of demolishing the existing porch structure and garage extension to the principal (front) elevation restoring the original building line, reducing the footprint of the building to the front of the property.

It is also proposed to replace the existing two storey rear extension with an improved two storey rear structure which will inhabit a marginally larger footprint than the existing rear of the building.

Layout

The ground floor layout of the building will remain largely unchanged, the most significant changes being the removal of the front porch, and the reduction in size of the integrated garage which will be converted into a study.

To the first floor layout, the existing sun lounge and roof terrace will be replaced with an additional bedroom and ensuite.

Side windows have been kept to a minimum in quantity and size and kept within the existing structure, and will only overlook the roof structure of the neighbouring property so as to minimise the impact on neighbouring properties. This is considered to be an improvement on the current layout which includes a roof terrace and sun room which allows both neighbouring properties to be heavily overlooked.

The overall footprint of the property is currently approximately 91m²
The overall footprint of the proposed property will be approximately 101m²

The new extension to the rear of the property combined with the demolition of the porch and garage extension to the front will only equate to an increase in the overall footprint of the property of approximately 10%.

The new additional accommodation space will be located to the rear of the dwelling and will not be clearly visible from public viewpoints. It will not add significantly to the bulk and mass of the dwelling. The new extension will generate less overlooking on neighbouring properties than that of the existing layout.



(View of south elevation showing boundary between No.30 and No.32)



(View of south elevation showing boundary between No.30 and No.28.)



(View from existing 1st floor roof terrace showing current level of overlooking to No.32, the proposals will significantly reduce this.)



(Current east elevation showing existing side windows)



(View showing roof and gable structure of No.32 that proposed side windows would look onto.)



(Current view from existing 1st floor window looking out towards No.32.)

Scale

The scale is regarded to be in-keeping with the existing building and neighbouring properties. The extension has been carefully considered and has been limited so as not to protrude beyond the rear building line of the neighbouring properties. The rear two storey extension will be marginally larger in footprint than the current rear two storey addition but will remain proportionate.

Use

The building is currently used for residential purposes; this is unchanged by the proposals.

Landscaping

The existing gravel driveway and front garden is proposed to be paved to provide additional off street parking.

Appearance

One of the main aims of the proposal is to address the poor visual appearance of the front and rear elevations following alterations to the property which were undertaken in the 1970's. The proposed design seeks to resolve the unsightly appearance, and to restore the original design and character of the building.

The proposed rear extension will be of cavity brick construction to match the existing brickwork as closely as possible. The windows will be white Upvc framed to match the existing in terms of size, colour and appearance. The additional areas of roof will be clay tile in a catslide pitched design to match existing.

All new materials that are to be used in the construction of the new rear extension (whether it be walls, windows, guttering or RWP's etc.) will be the closest practicable match to the existing materials.

Access

The existing front forecourt is adapted so as to provide 3no. off road parking spaces.

Biodiversity

It is not considered that the biodiversity of the area will be affected by the proposals.

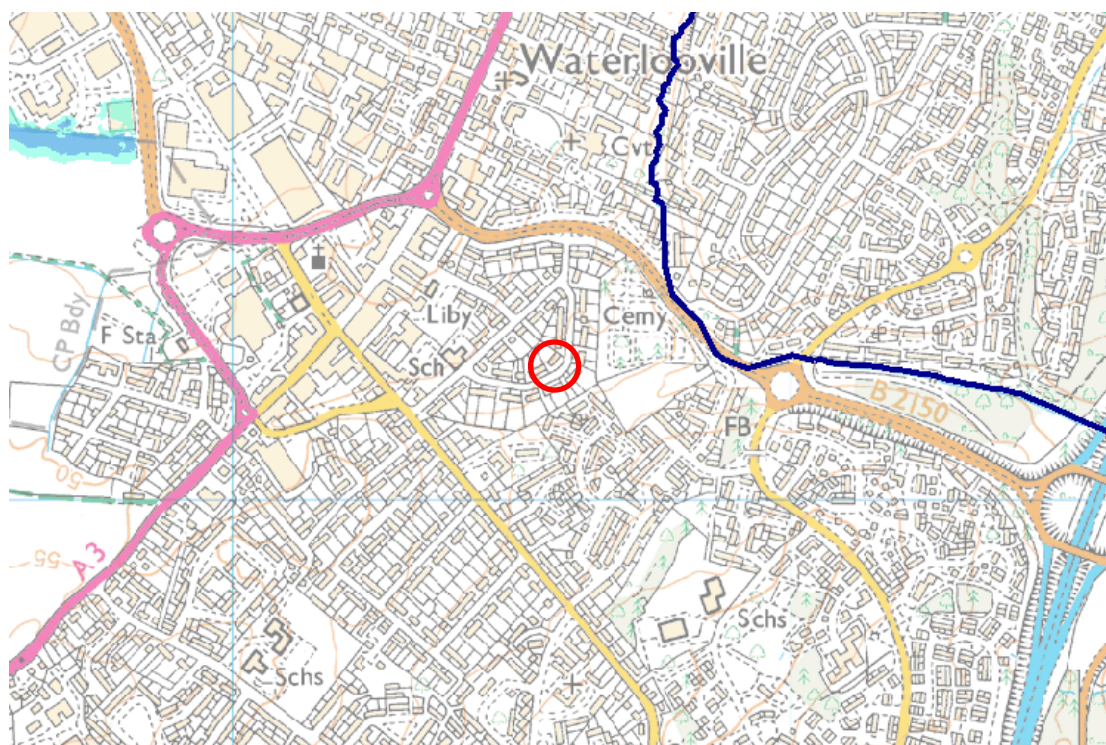
Foul sewerage and utilities assessment

The additional foul sewerage and utilities will be connected into the existing drainage.

Tree implications

No trees are affected by the development.

Flood risk assessment



As the site is located outside of a flood zone it is not considered to be at risk of flooding.

Conclusion

The proposed extension by nature of its scale, sympathetic design and siting will sit comfortably on the site, restoring the appearance and character of the properties original design. We hope that the proposals are satisfactory to gain favourable officer support.