PERMIT

AXIS ARCHITECTURE

Design and Access Statement for:

House Extension & Alteration

for Mr. & Mrs. Dickinson

11 Brook Gardens, Emsworth

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Nov 2010

SITE CONTEXT

01

Image Courtesy of Google Earth



AERIAL VIEW (View 1)



FRONT OF PROPERTY FROM BROOK GARDENS (View 2)



REAR OF PROPERTY FROM REAR GARDEN (View 3)

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SITE CONTEXT

The house is a semi-detached property in Brook Gardens, which is a cul-de-sac on the western edge of Emsworth. The house has an East-West orientation with a large, odd shaped rear garden.

The residential area was developed during the mid Twentieth Century, with many of the surrounding properties similar in appearance to 11 Brook Gardens. (View 1)

The house has already had a roof conversion and a dormer on the roof facing the rear garden (view 2 & 3). This is similar to other surrounding properties that have also had dormer windows added. Ground floor extensions are also common and the neighbouring property, to the north, has a typical double glazed lean-to extension.

DESIGN ISSUES

#02



EXISTING GROUND FLOOR PLAN (View 4)



EXISTING FIRST FLOOR PLAN (View 5)



EXISTING SECOND FLOOR PLAN (View 6)

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DESIGN ISSUES

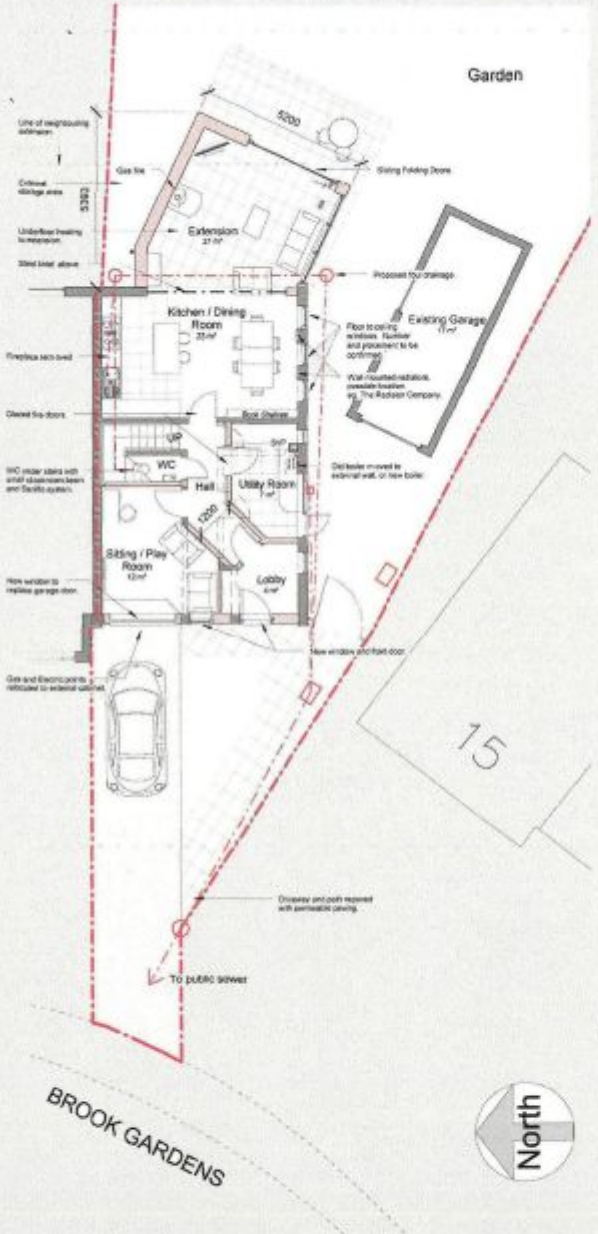
The existing house is a two storey house with a roof conversion. There are 4 bedrooms on the first floor and a fifth in the roof. The amount of sleeping accomodation is not balanced with an appropriate amount of living space on the ground floor (view 4-6).

The garage is currently used for storage and the applicant wishes to convert it into usable living space. The applicant also wants to have the kitchen at the centre of household activities, which is currently impossible due to the kitchen's size and position (view 4).

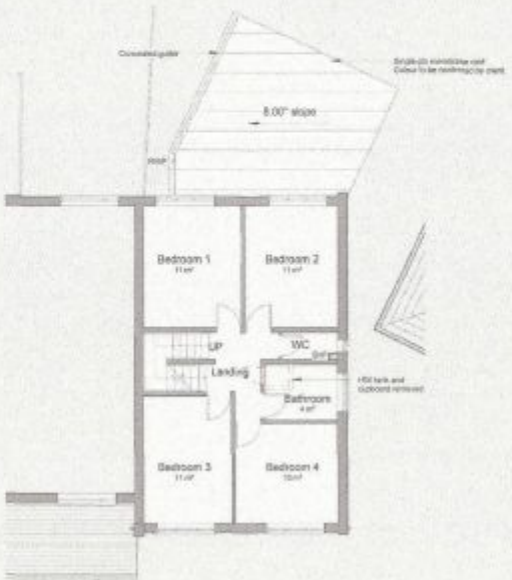
The doors and windows in the Living Room currently face East, which do not take advantage of light from the south. They also do not complement the size of the garden, and make the room feel abit clostrophobic.

The proposed alterations aim to address the relative lack of living space on the ground floor, bring more natural light into the ground floor and add a modern feel to the property both internally and externally.

>> HOUSE EXTENSION AND ALTERATION for Mr. & Mrs Dickinson



PROPOSED GROUND FLOOR PLAN (Vew 7)



PROPOSED FIRST FLOOR PLAN (View 8)

DESIGN SOLUTION

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DESIGN SOLUTION

The design solution is spilt into two phases. The first phase will create the extension on the rear of the building providing an exra living space and new kitchen and dining area.

The second phase is to alter the internal arrangement on the ground floor in order to provide a more welcoming entrance, a new utility room and converted garage. (view 7)

The form of the extension takes into consideration the neighbour's access to light, with the new mono-pitch minimising the overshadowing of the neighbour's garden to the north.

The extension is orientated 25 deg from the perpendicular and thus allows the extension to align with the axis of the garden and also brings the extension away from the boundary, further reducing any overshadowing to the North.

The mono-pitch roof, covered in single-ply roofing membrane, creates a contemporary statement with clean lines. The dark stained timber boarding will also emphasise the clean lines of the extension, and clearly define the from the existing building (view 12).

MATERIALS

The materials used for the new extension are intended to contrast with the existing building to emphasise its form (view 11 & 12)

The external walls will be clad in a dark stained timber cladding.

The roof will be single-ply membrane. Colour to be confirmed by client.



FRONT ELEVATION (View 9)

SIDE ELEVATION (View 10)



REAR ELEVATION (View 11)



3D IMAGE OF PROPOSED WORKS - REAR (View 12)

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ENVIRONMENTAL ISSUES

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ACCESS

The Application is an extension to an existing domestic dwelling and does not come within the scope of the Disabled Discrimination Act.

New external doors will have flush thresholds to avoid tripping hazards.

FLOOD

The property is not at risk of flooding and is approximately 80m from the nearest risk of extreme flooding from the closest river.

BIODIVERSITY

The applicant is not aware of any bats roosting within the existing building's structure, nor are there any swift, swallow or similar birds nesting on the building.

LAND CONTAMINATION AND SITE WASTE

The land around the building is not contaminated and will not be contaminated by the proposed additions to the building.