

Design and Access Statement.

1217 – Design, Access Statement – 30 Galaxie
Road, Waterloooville, PO89AR– Rev 01

Introduction

The Design and Access Statement has been prepared on behalf of my client as part of the planning application for a new rear extension to an existing semi-detached house.

The format of the statement is derived from guidance issued by the Government as Department of Communities and Local Government, and by the Commission for Architecture and the Built Environment.

Planning Proposal

Under the planning application, we are looking for a double storey rear extension to allow the clients to grow as a family.

Conservation Area & Listed Building

The site is not within any conservation area and is not a listed building.

Background & Need

Our clients lead a busy family life with several pets and 2 children approaching teenagerhood. As their children grow, the house needs to follow suit. The couple had considered moving to a larger property, but this is outside of their budget, and they would much rather expand the footprint of their current home, a semi-detached 1960's property which they love so dearly. We have been appointed to create an extension that is fit for their current needs whilst also taking consideration the needs of the family as they mature. The main brief was...

- Maintaining a strong connection to the garden
- Sympathetic to the 1960's character of the original build
- Integrating a spacious media room with self-contained master suite above.

Location

The site is within a well-established residential area and forms part of a series of 10 other 1960's semi-detached properties along the same road.



Google satellite image

Overtime many properties along this series of houses have had a rear infill extension very alike to the one we are proposing, however we are proposing a roofscape that will be much more sympathetic to the original 1960's character of the house.



(Left) 26 & 24 Galaxie Road (Right) 28 Galaxie Road

Existing Photographs



View of the existing front of the property.



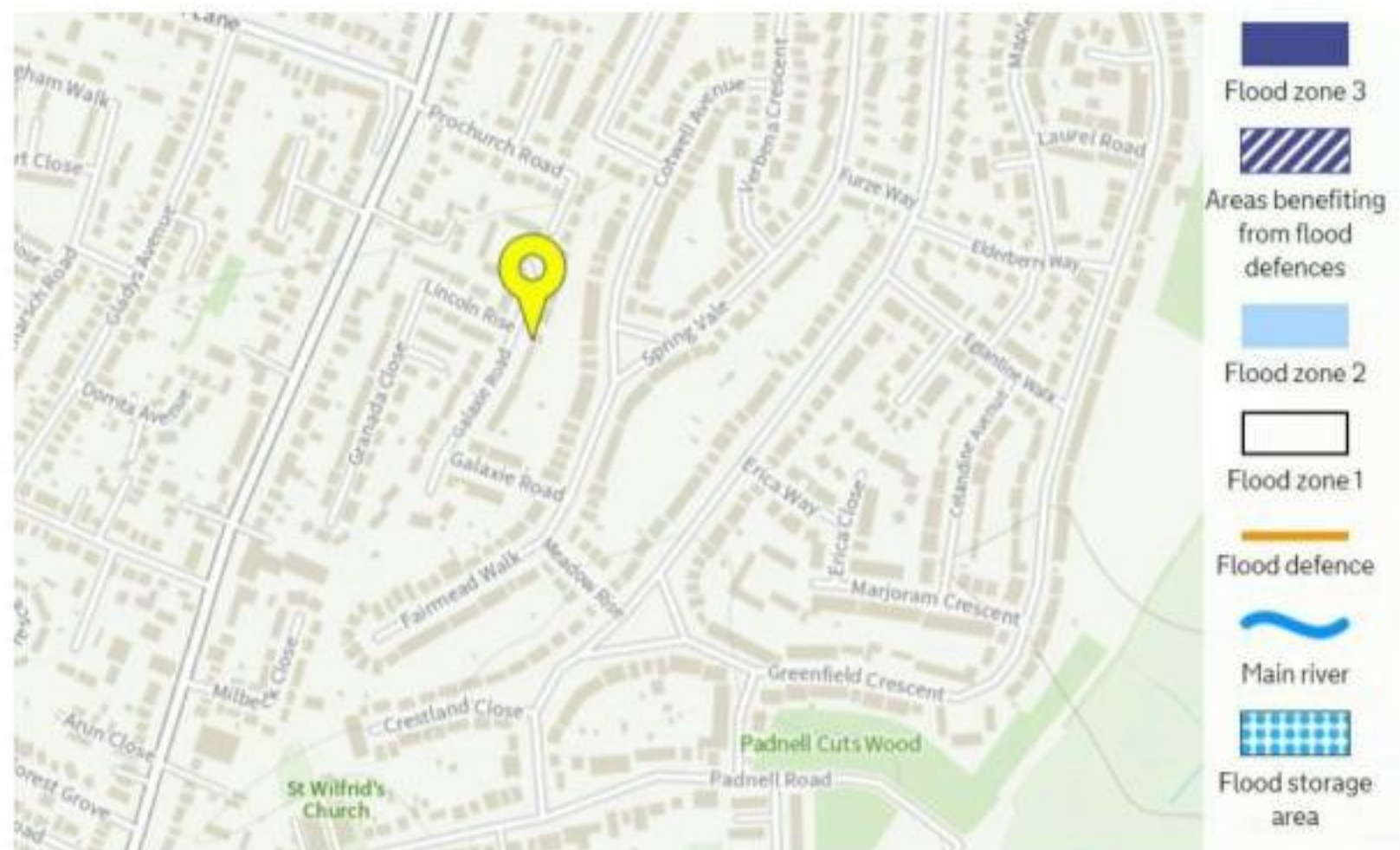
View of the existing rear gable end of property.



View of the existing rear of the property where we are proposing the infill extension.

Flood Risk Assessment

The site is outside of any flood risk zone. The proposed development will not cause any adverse effect or increase flooding in the local area. As seen in the map the site is outside the flood risk.



Ordnance survey

Scale, Massing and Materials.

We have explored several options for the design and have discussed at length with the client ways to connect the proposal to the existing building. The roof shape would be the most important design feature as it is the strongest identifiable feature of the original house from the street. We have explored this roofscape internally as well as externally...



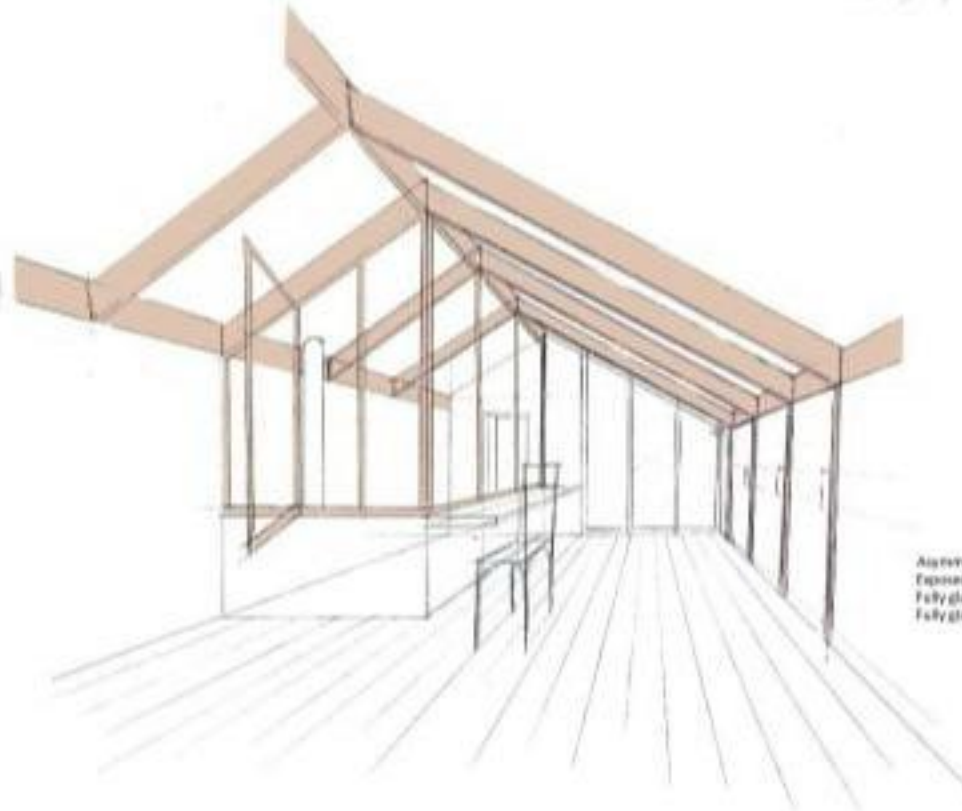
Elevations - Exploratory propositions for the external massing of the extension. The final solution is a hybrid of these two options.

Roof exploration

These concept sketches show the exploration of the roof shape internally, as well as how its materiality can extend beyond the roof. Our favorite option is the asymmetrical roof option (below) as it works very elegantly with the atrium space. Though there are large expanses of glass to contain a separation between the private and shared space, most of it will be fixed which is cost effective. The rhythm of the rafters extends into the storage, making the whole master suite consistent in style. Ventilation can be made through the valves.



Symmetrical roof
Exposed rafters
Partly glazed atrium space
Reading room looking onto garden



Asymmetrical roof
Exposed rafters
Fully glazed atrium space
Fully glazed opening onto garden



Symmetrical roof
Hidden rafters
Fully glazed atrium space
Expansive deck space

Internal concept sketches - Exploratory propositions for the internal massing of the extension.

We have concluded that following the same pitch and height as the original house creates a strong rhythm, and choosing an asymmetrical approach celebrates the original massing of the house, as well as creating the best zoning internally.

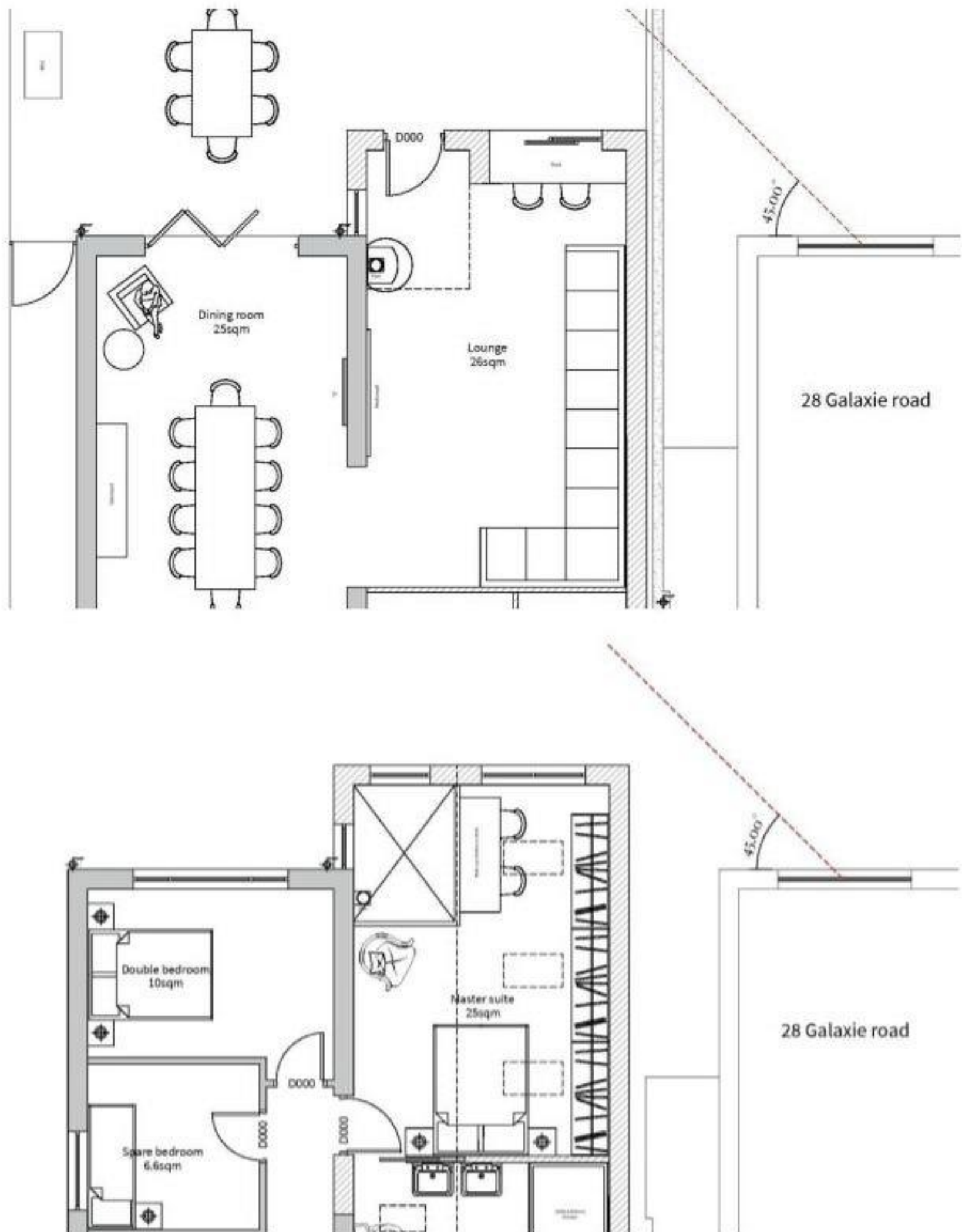
We are also taking influence from the existing building for materiality and fenestration. This includes adopting the grey cladding to the front, and the original brickwork to the rear. We are adopting the tall, triangulated windows that are another strong identifiable feature of the original house. In the front this is in the form of top celestial windows to add light into the master ensuite without compromising privacy. At the rear the large triangular window creates a strong connection to the garden and maintains the bay typology.

Further light will be gained from the rooflights, which will bath both the master suite and atrium space. The lobby too will benefit from 2 new rooflights, to compensate for the lost window.

Overlooking and Rights to Light.

There will be no additional concern or issues of overlooking or rights to light for the neighbouring properties. Window positions have been carefully considered to ensure that they do not overlook

the neighbouring properties as well as ensuring that the homeowners themselves will not result in a loss of privacy. The extension itself does not project enough to affect the line of vision or the light levels of 28 Galaxie road as you can see from the plans below:



Impact of projection on ground floor plan (top image), and first floor plan (below)

Conclusion

The proposal will create a family-friendly home for my clients to enjoy for many years to come. The overall aesthetic is sympathetic to the original house, and by default the rest of the street.

