DESIGN STATEMENT

For

PROPOSED EXTENSION

TO

20 GEORGE FOX LANE

FENNY DRAYTON

DEVELOPMENT
SERVICES
16 MAY 2008
RECEIVED

DESIGN STATEMENT FOR PROPOSED EXTENSION AT No 20 GEORGE FOX LANE, FENNY DRAYTON

Applicants Brief

What we want to do

The house was built in 1957 and we have lived here since 1984. We would like to upgrade the section of our house which has a flat roof. This covers part of the hall, the lounge and garage and tends to be quite cold in the Winter and very warm in the Summer, due partly I assume to the design and minimal insulation. Rather than "wasting" money re-covering this roof we would like to upgrade the house to incorporate more modern bedroom design including en-suite facilities in a pitched roof extension.

Why do we want to do this.

We love the location of the property especially the rear. Although our children no longer live with us we now have grandchildren who can play in the back garden in complete safety. We also now know many people in the village. Rather than moving to a more modern property we would like to develop the one we have. We would also like the extra space and facilities to enable friends and family to stay over more often.



Architects Interpretation of Brief

The proposal at ground floor is to increase the size of the dining room, provide a workshop/garden store to the rear of the garage and a covered open out-door area for entertaining. This additional accommodation will be set over an area of the rear garden which is currently a split level hard landscaped patio. No additional "green" soft landscaped area will be taken up as a consequence of the proposals.

First floor accommodation is proposed over the existing single storey garage and lounge to provide two double bedrooms one with an ensuite shower facility. One of the proposed new bedrooms will replace an existing ground floor bedroom which is used as a study and home office. At the current time no habitable space is provided in the existing loft space.

Planning Consultations

Liaison and discussions have been ongoing with the Planning Officers to gain their acceptance of the proposals so that when the application is submitted it will progress through the planning consideration process as smoothly as possible. The proposals do not strictly follow the 'Design Guidance Supplementary Planning Guidance House Extensions' document issued by the council in respect to the extension being "subordinate in size to the existing house". However, the Planning Guidance does state that the design guide is a set of principles and that each application should be considered "on its merits". In all other respects, the proposal conforms with the Design Guidance.

This Design Statement sets down the case that the proposal has considered the criteria of the Design Guide, adheres to it and therefore Planning Approval should be granted.

Design Development

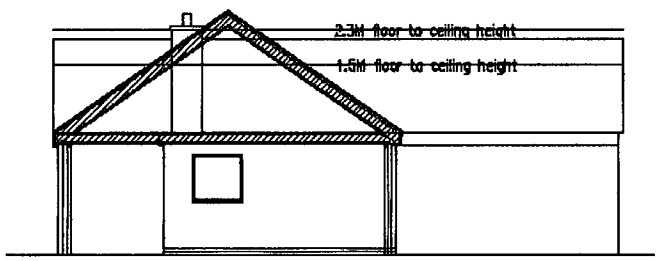
The existing flat roof over the garage living room and hall was constructed in the late 50's with an anticipated life span of between 20 to 25 years. It was constructed to the Building Regulations applicable at that time. The applicant is mindful of this situation and seeks to renew the roof as it is outside its anticipated life span before serious failures occur.

The preference is to construct a replacement pitched roof using materials that have a known longevity, create a volume within which additional residential accommodation can be provided and improve significantly the reduction in heat loss from the dwelling. The additional residential accommodation to be provided addresses the increased expectations for "modern living" i.e. the provision of a master bedroom with ensuite and accommodation for the home office.

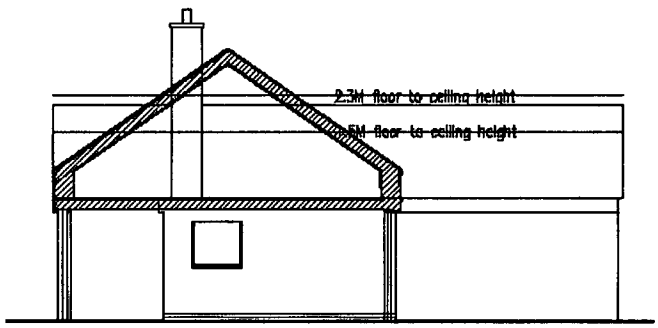


A series of exercises have been undertaken to determine the most suitable cross section through the building to achieve the accommodation sort.

Option One; employs a duo pitched roof of a pitch similar to that of the existing pitched roof of the other "wing" of the dwelling. This solution does not provide sufficient useable floor space.



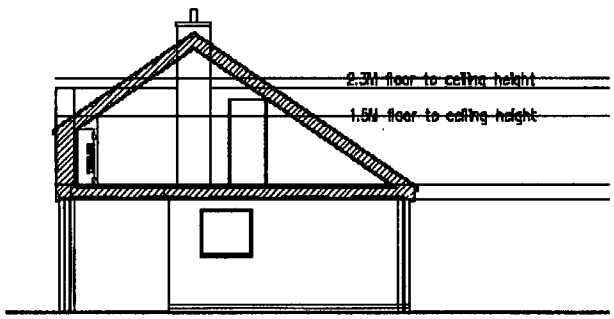
GARAGE GABLE
OPTION ONE



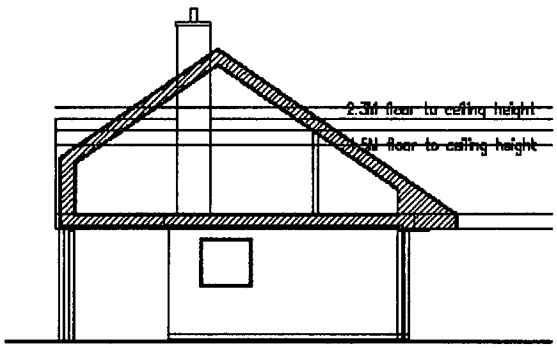
GARAGE GABLE
OPTION TWO

Option Two; proposes to build up the existing external walls and set the duo pitched roof on these walls. It is felt that this solution would significantly alter the existing character of the building.

Option Three; provides a pitched roof with the rear external wall built up to a height that would provide adequate internal floor area. The solution would give an awkward gable elevation.



GARAGE GABLE
OPTION THREE



GARAGE GABLE
OPTION FOUR

Option Four; similar to option three but examines the effect of large over sailing eaves. This solution was considered inappropriate.

Option Five; is as option one but with the roof pitch raised to provide an adequacy of internal floor space for the accommodation required.

The proposed scheme as described on the application drawings employs **option five**. It is accepted that the new roof is not subordinate to the existing pitched roof. However if the application was for a new detached dwelling it would be in keeping with its neighbours as the houses in George Fox Lane are all individually designed.

The neighbouring property which has a steep pitched roof, has a higher ridge than the proposed new roof.

The detailing and architectural vocabulary used in the proposed extension will be as those used on the original property. Materials will be to match, the eaves detail incorporating the rainwater gutter will be similar, the dormers will be of a size and proportion to those used on neighbouring houses.

Space around the dwelling will not be reduced. Over looking will not be increased and there will not be an increase in over shadowing.

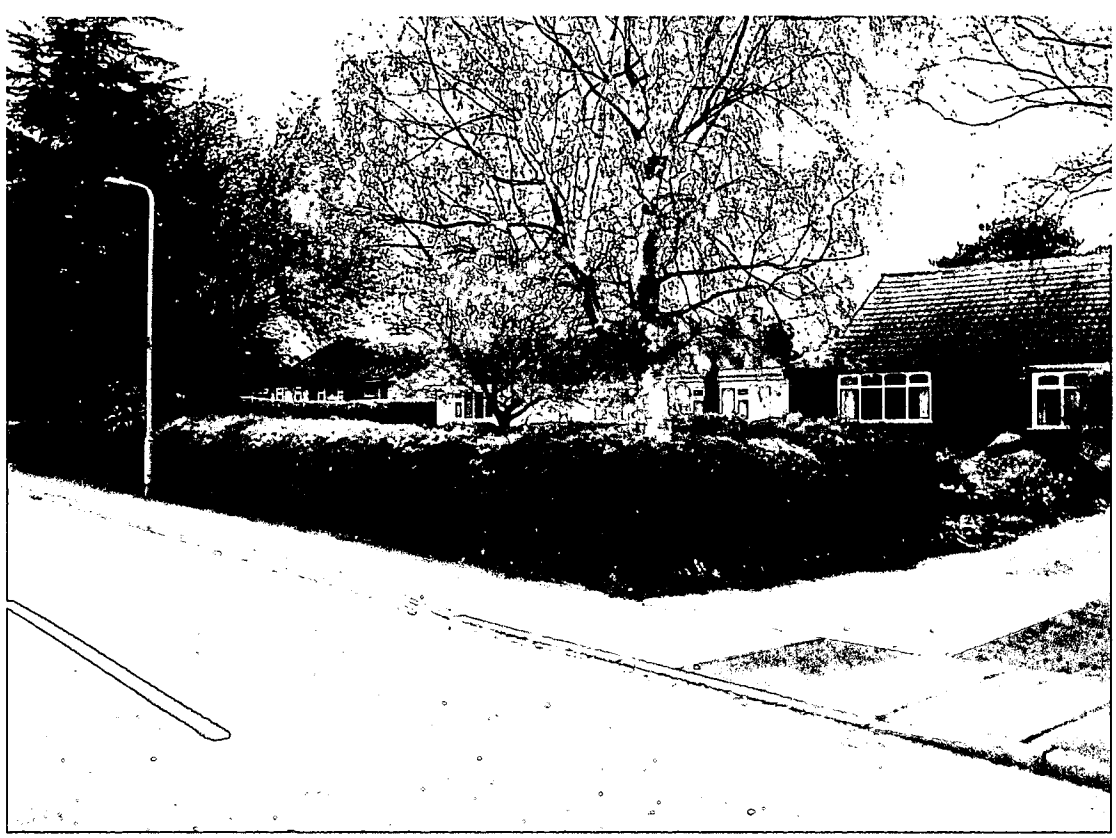
Dormer windows are proposed to the south facing roof slope to take advantage of garden views. In addition the south facing roof slope gives the opportunity for the installation of solar panels. Dormers were also considered to the north facing elevation but it was decided to limit glazing to this elevation despite views over open country so that as higher thermal insulation as practically possible can be achieved. Small roof windows are proposed to provide natural light and ventilation to otherwise enclosed spaces.

Neighbours have been consulted for their comments on the proposal. The consensus view is that they consider the proposals have little or no affect on them and consequently they do not object to the proposal.

Design Guidance: Supplementary Planning Guidance House Extensions

The Design Guidance used to test the appropriateness of side extensions has been devised to address situations where semi-detached houses with minimal side drives have had side extensions that leave no space between properties (possibly not even a side passage). The resultant visual appearance of the houses becomes a terrace with no views through and no visual articulation of the street elevation. The property at 20 George Fox Lane is not in this situation (as shown on the street scene elevation).





The space between No 20 George Fox Lane and neighbouring properties is large, permitting both light and a view of the sky (refer to street scene

elevation and photographs). However, there is potential that neighbours could construct extensions. If this was the case it is felt that the proposal at number 20 would not restrict them.

Neighbours of the application house have been consulted by the applicant on the proposals and no objections have been raised.

Finally, the proposed application solution is considered to address the requirements of the applicant and has respected the aims of the Supplementary Planning Guidance for House Extensions. The aesthetics of the solution are in keeping with the nearby buildings and are acceptable to the neighbours.



Varity of house styles along George Fox Lane



Varity of house styles along George Fox Lane