SAVAGE HAYWARD
ARCHITECTS

08/111/Design Statement
Friday, 09 October 2009

Design & Access Statement

Re: Proposed Extensions & Internal Alterations to Elmside House, Allotment Lane, Shakerstone

Design:

The design concept for the considered the fundamental requirements set out in the of the client's brief. The brief was as follows:

- To provide an en-suite to the Master Bedroom at First Floor Level.
- To construct a new Utility room that gave a satisfactory relationship with the kitchen.
- Allow the existing internal arrangements between the Hall and the area currently used as the Kitchen to be modified to provide a more usable space.

The aesthetic of the proposed design is influenced by the location of the property within the conservation area of Shakertstone and by the style and construction of the existing dwelling. This therefore dictated that the extension should be constructed form brick and tile to match the existing vernacular and, in addition to this, traditional detailing such as the arched lintels over windows and doors, a saw tooth dental course at eaves level and flush pointed tiles at the gables have all been incorporated. These details are shown in the photographs.



As things stand, the existing Hall is currently being used as a utility area and in order to provide a new separate Utility Room the logical solution was to remove it from this location and create a new Utility Room that achieved a satisfactory relationship with the Kitchen. The initial concept was to construct a new extension to the side of the existing Kitchen.



Following the determination of the previous application and the client having talked about the proposals in the village, he subsequently decided that it would be a

shame to remove the existing boundary wall to Allotment Lane which currently contributes to the character of the existing building. Following on from this, the analysis was that the functionality of the existing kitchen in its current position is poor as the general circulation through the room restricts the availability of worktop and storage space.

It was felt that, for the above reasons, the Kitchen and Utility Room should be relocated to the rear of the house. This would allow:

- An efficient design of the Kitchen,
- A sensible relationship between the Kitchen and the Dining Area
- The introduction of a new Utility Room adjacent to the Kitchen thereby achieving the appropriate desired relationship.
- A new relationship with the garden which would provide an alfresco dining area.

In addition, the extension would be located to the rear of the property where it will not be visible from the road and will have little impact on the Conservation Area.

The existing property is a four bedroom house with only a single bathroom. To alleviate pressure on the Bathroom, the client requested an En-Suite to serve the Master Bedroom only. In addition, as the current Bedroom is quite small, the addition of a new wardrobe room will relieve the current anxiety over the quantity of storage space. The location of this above the proposed new Kitchen extension provides the required relationship with the Bedroom.

Located above the proposed Kitchen extension, the external aesthetic is as described above.

Access:

The site access arrangements will not be altered.

The Access Statement does not extend to internal aspects of the dwelling. Internal access is covered by Part M of the building regulations and will be dealt with at that point in the development of the proposals.

Access up to and within the dwelling will be in full compliance with Approved Document Part M, being access to and use of buildings, 2004 Edition. The areas included in Part M, that will be designed in line with are:

1. The approach to the dwelling.
2. Access into the dwelling