FENLAND ARCHITECTURAL DESIGN
3 Farrow Road, Whaplode Drove, Spalding, Lincs PE12 0TS

Tel: 01406 331 265
Mobile: 07809 125531
Email: fenlandad@gmail.com

Design & Access Statement

Proposed demolition/extension works at 14 Windsor Gardens, Long Sutton PE12 9DY for Mr & Mrs Trevor Smith.

1.0 Introduction:

This Design and Access Statement has been prepared by Fenland Architectural Design on behalf of the Applicants, Mr & Mrs Trevor Smith, for the demolition of the attached garage and conservatory and their replacement with a new side/rear extension.

2.0 Background and Planning history:

2.1 Background:

The Applicants have lived in their home, for several years and now feel that they need to adapt their home to be a 'home for life' to make it more suitable for their later years of life.

With this in mind they propose to demolish the existing attached single garage, and conservatory to the rear, and replace these with a well-insulated side/rear extension to extend their accommodation. At the same time, they propose to re-purpose the use of some of the existing rooms to make the 'flow' within their home more logical and practical for their long-term living.

The existing parking area, set in front of the garage/frontage, is sufficiently large to take up to three cars and therefore the loss of the garage would be inconsequential.



Ordnance Survey Plan showing the Application plot.

2.2 Previous Planning History:

Having searched the SHDC online database there are no records of any Planning history relating to this property.

3.0 Site and contextual appraisal:

3.1 Location:

14 Windsor Gardens is located in a pleasant housing estate, just to the north of the centre of Long Sutton, and within easy walking distance of the local facilities. No 14 lies to the south of Windsor Gardens, which comprises mainly of bungalows, and the rear garden therefore enjoys a sunny aspect.

The existing bungalow measures some 62.40sq.m. internally, added to which there is presently an attached single garage with a conservatory set to the rear of this. The garage is probably a part of the original construction, with the conservatory maybe having been added more recently.



View of the frontage to Windsor Gardens.

4.0 The Design Process:

4.1 Opportunities:

With No 14 being a wide-frontage detached bungalow, having a single attached garage and two/three parking spaces between this and the roadway, there is ample scope to demolish this single garage and the attached conservatory to the rear of this. At present the main body of the bungalow measures 62.40sq.m. of living space and the attached single garage and conservatory measure 20.55sq.m. (a total of 82.95sq.m.)

It is proposed to demolish the garage and conservatory and replace these with a side/rear extension of 45.36sq.m. this bringing the proposed overall living area to 107.76sq.m. This side/rear extension is to provide a sitting/dining area to the rear, with a centrally positioned lounge, and having a small study/bedroom 3 to the frontage.

As will be seen, from comparing the survey and proposal drawings, it is intended to re-purpose some of the existing rooms, to make the circulation 'flow' within the home more logical for the proposed internal layout.

The existing lounge will become bedroom 1, bedroom 3 will become a much more usefully sized wet room, fit for the applicant's requirements; and the existing wet room becomes a small sewing room. A new 'cross passage' is to be added, behind the kitchen, to provide a link from the hallway to the new living areas in the extension.

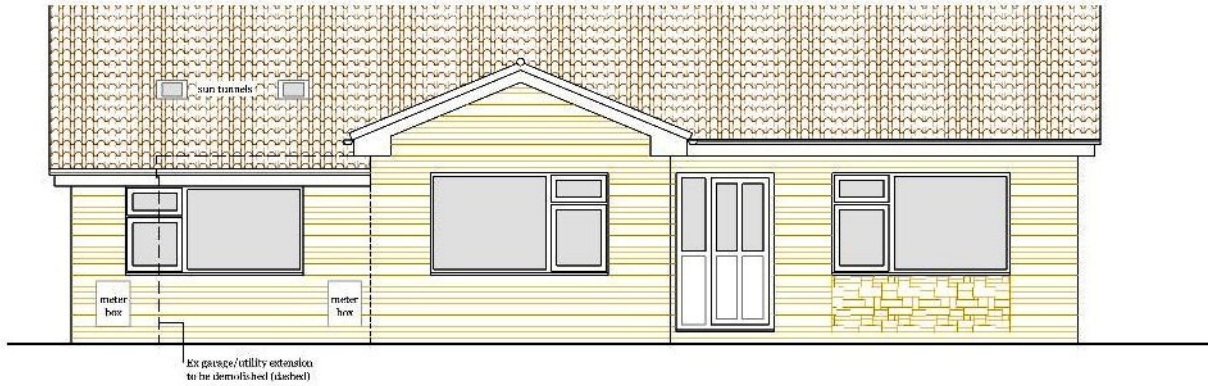
4.2 The proposed design & materials:

Broadly speaking it is intended to extend the existing pitched roof across, over the side extension, in order to provide an unbroken roof line across the frontage. The existing lounge (new bedroom 1) has a gabled feature projecting some 900mm in front of the main bungalow front wall.

It is proposed to continue the line of this feature gable wall across the front of the study and therefore the roof level will need to be some 400mm lower at the eaves, at this point. However that still provides an internal ceiling level of 2200mm minimum, at the front wall internally.

It is generally the accepted norm that any extension of this nature should be subservient to the existing property; by providing a 'step back' in the frontage of the property. However we believe that, in this particular instance, it is preferable to adopt the solution we are suggesting and that this enhances the appearance of this home.

As the bungalow will now become deeper, front to rear, it is felt to be desirable to bring some additional supplementary daylight into the centre of the home and, to accomplish this, it is proposed to install some five Sun Tunnels into the roof structure. Two of these will be in the front (northwest) face of the roof with the remainder being to the rear, to gain valuable sunlight. The Sun Tunnels are relatively unobtrusive in appearance, unlike the use of Velux rooflights, and we feel are more appropriate in this location.



FRONT (NORTHEAST) ELEVATION

View of the frontage of the proposed bungalow with the new extension.

For the 'rear wing' portion of the extension it is proposed to arrange this as being the same width as the existing depth (front to rear) of the bungalow. By designing it this way we have been able to ensure that the roof pitch will match that of the main roof; this making for both easier construction and ensuring a more harmonious appearance.

It is proposed to match the existing brickwork as closely as possible reusing the bricks reclaimed from the demolition to ensure as close a match as possible on the front elevation.

The Applicant already has a stock of the same roof tiles, reclaimed from the re-roofing of the adjoining property, and these will be used for the new roofing.

The fascias, bargeboards, rainwater goods, soffits, windows and doors will all be white upvc to match the existing.



View of the rear of the bungalow at present.

5.0 Access:

With this proposal being an extension to an existing bungalow there are currently no disabled access provisions. However it is proposed to provide full disabled access, internally and externally, to Part M of the Building Regulations, by the provision of a ramped access down the northwest side of the bungalow around to the new accesses proposed on the rear elevation.

7.0 Flood Risk:

This property is located in a low flood risk area and, as such, no mitigation measures should be necessary.

8.0 Conclusion:

It is hoped that this statement has provided suitable evidence that the overall design of this extension, suitability for this location, and materials of these proposals have been fully and carefully considered; that they are appropriate to the location and will not have any undue negative impact upon the neighbouring properties. The neighbour at No 16 has been consulted and has no objections to these proposals.

We look forward to receiving favourable feedback to this proposal from the Local Planning Authority and other statutory consultees.

Enclosures:
drawings F1117 ~ 01 to 06 inclusive

Mike Bacon,
for
Fenland Architectural Design,
February 2020.