



Design and access statement

Conversion of HMO to family house. 1 Clyde rd.

Proposal.

The proposal is to convert a 7bed house back into a family home. The design sets out to aesthetically respect the adjacent properties by matching a number of the materials, proportions and features and to generally repair and refurbish the building to bring it up to date.

The proposal is to improve the existing house, replace the extension to the side, improve the layout of the spaces, add more windows to the rear, bring into use a converted lower ground floor and add a garden studio pod.

The interior will house a modern home which is designed to meet modern building regulations, energy saving standards and a modern lifestyle. A larger family home is inserted within a shell which matches the proportions of the adjacent properties. The house will offer a home for a larger family in an area where there is a demand for good quality larger family homes.



Proposed front elevation



Existing front elevation

Side elevation

The extension will be constructed from a modern common brick with Siberian larch to the garden pod. Windows to the property are currently a mixture of wood and upvc in both black and white. The windows will be specified to achieve U values and draught proofing to current building regulations using UPVC sliding sash frames and thin modern aluminium frames.



Side view



Existing Side view

Garden/South Elevation

Orientation, aspect, sun and light.

The plot benefits from a very good aspect. The private rear and side elevations are both oriented to the private garden areas and south and East sun aspect. This allows the opportunity to open up these private elevations with larger window and floor to ceiling windows all of which creates a positive relationship between inside and outside spaces with increased ventilation, light and ease of access to the exterior amenity spaces.



Proposed



Existing

Improvements to existing house.

The proposal is to refurbish the property to create a high quality large family home taking advantage of all the existing spaces in the building and enlarging the existing side elevation. The design is focussed on creating very well proportioned spaces with increased levels of natural light and ventilation, bringing the energy consumption levels down to modern standards whilst respecting the aesthetic and character of the existing building as much as possible.



Proposed landscape

The front garden area will be kept as existing with repairs to improve the existing. Border planting edging improved with a larger amount of planting. A gated car parking space will introduced to the side of the property.

The landscape consists mainly of soft and porous landscaping with a good proportion of planted areas. There is ample private rear south facing amenity outdoor space for the householder to enjoy.

The rear landscape will be tidied up to create mainly soft landscape lawn, border planting and some areas of outdoor porous hard landscaped amenity space together with a modern garden shed/pod.



Plans: Garden

Ground floor. Living areas.

In contrast to the exterior elevations which match and work with the adjacent properties the intention is to design an interior that relates to modern open plan living. In the modern day central heating systems do away with the need for individual rooms with fireplaces as the sole source of heating.

There is a greater desire for the whole household to interact more which lends itself to open plan interconnected living, cooking and eating areas.

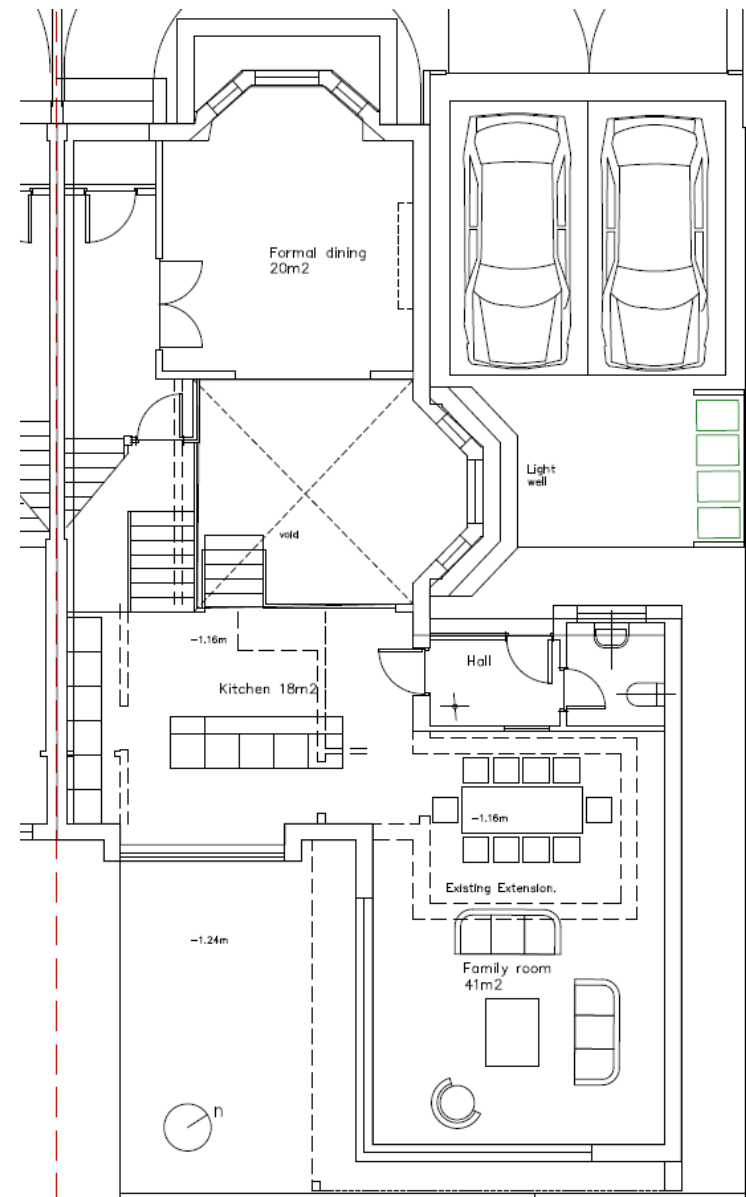
Areas for the preparation of food are very well connected to an internal dining area and also to the exterior.

It is a modern interior set within a traditional house.

Access.

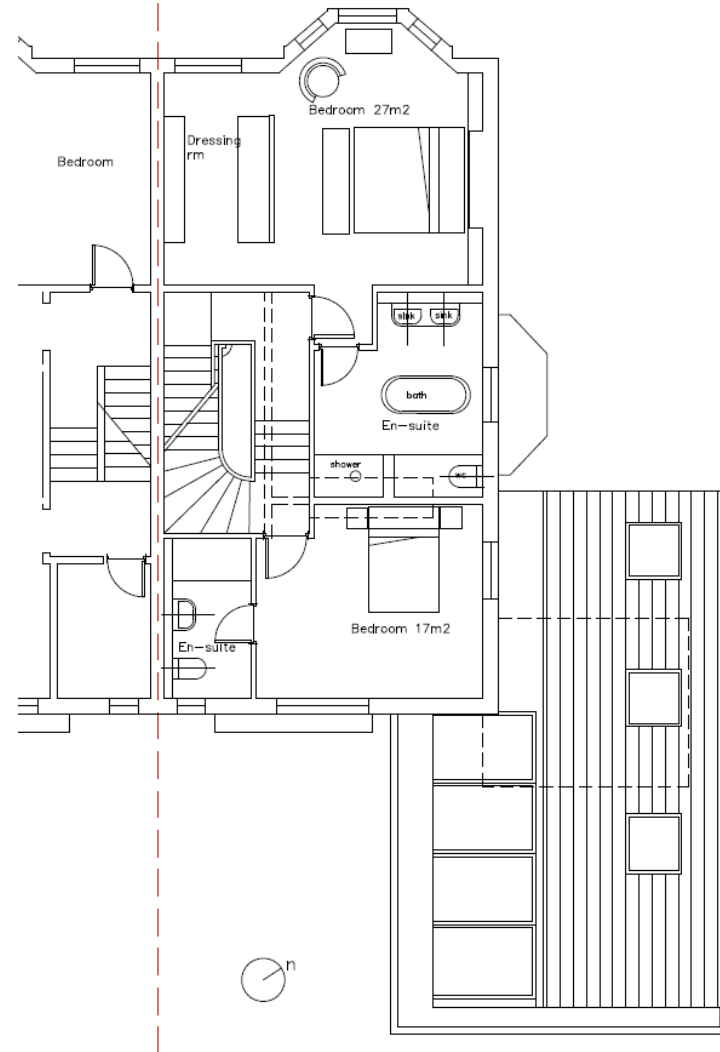
The property is typical of large Victorian houses and is built with a very raised ground making it very difficult to offer full disabled access to the front door. The new side entrance will be level and will allow access to the most of the ground floor areas for guests but typical of these house they have multiple levels and it is impractical and not viable to add disabled access to all areas.

Plans: Ground floor



First floor. Bedrooms.

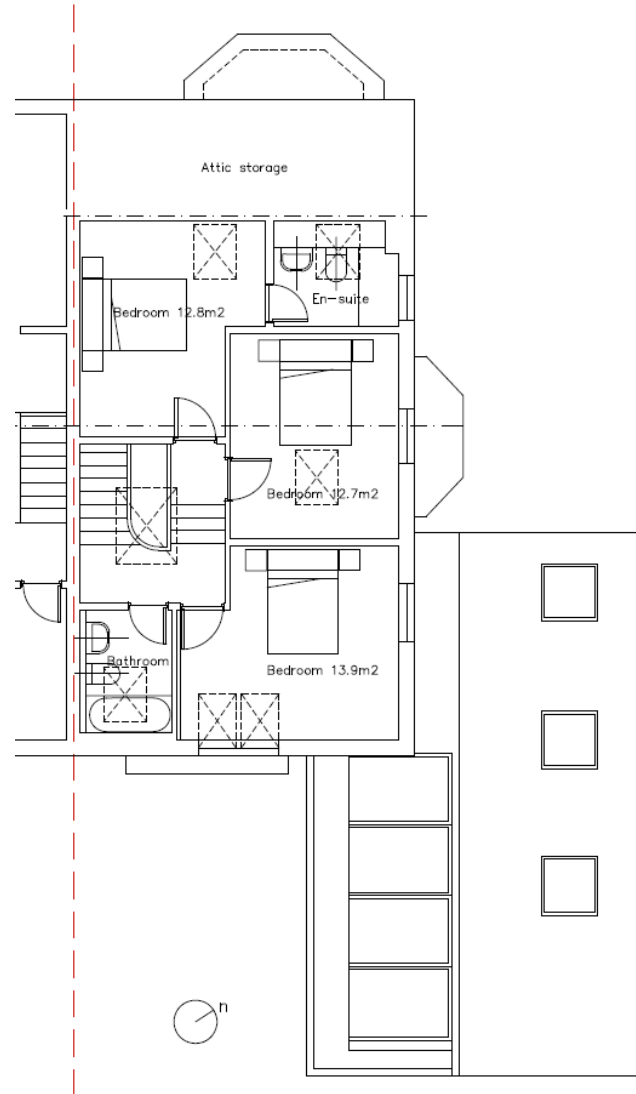
This is a traditional bedroom floor layout with 2 bedrooms, a family bathroom. The master bedroom has a large en-suite and dressing area. Each room is a very good proportion and enjoys a very good level of natural light, ventilation and a good view.



Plans: First floor

Attic floor. Bedrooms

By lowering the ceiling heights to a good modern standard height it allows for the introduction of a full footprint attic floor. The allows the introduction of an additional bedroom and a bathroom together with ample storage space. The additional rooms would allow a larger family to occupy the house or overflow spaces for home working or for a guest room. A larger family in the area that has outgrown a smaller local house would be able to stay in the area and live in a house that satisfies their size/room requirements.



Plans: Attic floor

CONCLUSION

Having regard to all elements of the scheme, and in relation to relevant planning guidelines, it is considered that the benefits of the scheme will have a positive impact both on the property and the local area. The increase of district centre populations living in good quality homes is very much in keeping with planning objectives to not only create sustainable district centre population numbers but thriving communities.

