

8.0 Design & Access

- 8.1 Use and Amount
- 8.2 Massing, Scale and Elevation
- 8.3 Layout & Form
- 8.4 Amenity
- 8.5 Materiality & Form
- 8.6 Conclusion

8.0 Design & Access

8.1 Use and Amount

Use

This application for planning permission looks to rethink the internal layout of the existing detached dwelling while also extending to the rear and south to form a more usable and contemporary family home. This is something that is desperately needed due to the current configuration lacking to provide for both modern living and accessibility requirements. Due to the physical capabilities of a key user of the dwelling the space needs to be adapted and extended to allow for an accessible and functional home to provide comfort into their later years.

Amount

The Proposed extension focuses to the rear of the dwelling while also extending to the south. The proposal looks at creating a cohesive and single piece of architecture to prevent the dwelling appearing disjointed. The proposals size is not overwhelming to the site and provides for modern living and accessibility requirements. The extension seeks to respect neighboring privacy and quality of life to achieve a mutually beneficial development.

8.0 Design & Access

8.2 Massing, Scale and Elevation

The massing and scale of the extension is respectful to the current proportions of the site and it’s neighbors. Careful consideration has been taken in order to ensure that the development complements the area whilst catering for the modern needs of the family.

Side Elevation

The extension to the side widens the property by a small amount to unlock potential and spacial possibilities, not just in the living facilities but also the possibility of a downstairs bedroom to accommodate the accessibility requirements of the family. This will increase the quality of life for not just the elderly members of the family but also all members as they require accessibility in their lives in the future. We believe that accessibility is key to any family home and by widening the structure we can achieve this. The extension to the side will also complement the proportions of the dwelling and have an overwhelmingly positive effect on the area.

8.0 Design & Access

8.2 Massing, Scale and Elevation

Rear Elevation

The rear elevation presents a modern extension which caters for the needs of the family in providing an extended open plan living, kitchen and dining area which connects to the exterior. The rear extension also redefines how the dwelling connects to the outdoor space, creating not just a fluid relationship with the garden but also accessibility. This allows the garden to be accessed by all ages and abilities within the family, keeping members active and improving mental and physical health. We believe that the rear elevation is not overpowering and does not negatively effect the neighboring properties.

Front Elevation

The front elevation in its current form is uninspiring and uninviting, creating a street scape that is overwhelmingly unwelcoming. With the property type and size in the area we believe it to be appropriate that the area create a positive street front. With the properties being set back slightly from the road with greenery and large pathways we believe the proposal would not only have a positive impact on the area but also inspire passers by.

8.0 Design & Access

8.3 Layout & Form

The proposed development has closely considered the relation to its context and surroundings. Architecture:m has worked accordingly with the consideration of its context and neighboring properties, in completing this analysis we have concluded that the development does not encroach or adversely overshadow existing surroundings, if anything, enhances the visual content of the adjacent occupants.

The proposal does not overpower nor infringe on the street scape of Netherwood Road, enhancing the area to build upon the character of the street.

The property possess a large rear garden that is rarely used and oversized for its function. By re-purposing some of the garden for a proposed extension, a strong relationship between indoor and outdoor space can be formed.

The Space to the south of the property would similarly be utilised to create a more cohesive dwelling, with it currently unused and neglected.

8.4 Amenity

Even though the proposal utilises a small amount of external amenity space the remaining external area is more than sufficient. The extension will also provide valuable internal amenity space while creating a better connection between the internal and external. This will help the inhabitants utilises the external spaces.

8.0 Design & Access

8.5 Materiality & Form

The Existing property had a very harsh materiality that was crumbling and no longer offered an aspirational representation of the area. By using timbers and zinc we have been able to not only create a aesthetically inviting home but also one that does not stand out significantly from the surroundings. Using lighter timber slats and a darker cladding the building is warm and inviting, complimented by a zinc touch. We believe this is beneficial to the surroundings and non-intrusive. The form also reflects this philosophy by creating traditional geometry that reflects the surrounding dwelling while reviving it in-line with modern functionality. This not only protects the building for the future but also preserves the area itself.

8.0 Design & Access

8.6 Conclusion

The Proposal in the application creates an appropriate and beneficial extension, respecting both neighbour properties and the street scape as a whole. The scheme ensures the long life span of the dwelling and ensures that it will be appropriate to modern living. All additions to the property are deemed both necessary and beneficial to both the internal and external of the dwelling. The schemes is sensitive in regards to scale and aesthetic approach. A high level of design has been achieved to create a consolidated dwelling that will be beneficial to the area as a whole.

The proposal conforms to the relevant local and national planning policies.