

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mrs

First name

Danielle

Surname

Ford

Company Name

Address

Address line 1

50 Colwell Avenue

Address line 2

Hucclecote

Address line 3

Town/City

Gloucester

County

Gloucestershire

Country

Postcode

GL3 3LX

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

Description of Proposed Works

Please describe the proposed works

New Single storey extension to provide Office, Kitchen, Utility, Carport & WC @ 50 Colwell Avenue, Hucclecote,

Has the work already been started without consent?

Yes

No

Materials

Does the proposed development require any materials to be used externally?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Multi-stock Red brick cavity Masonry walls

Proposed materials and finishes:

Multi-stock Red brick cavity Masonry walls to match existing.

Type:

Roof

Existing materials and finishes:

Many mixed roof styles, uPVC single pitched roof over conservatory, single pitched Timber / upvc, bitumen dule pitch roof over shed. Bitumen covered concrete deck flat roof over brick outbuiding. Hybrid Timber / UPVC Carport roof with timber clad parapet detail.

Proposed materials and finishes:

Parapet style flat roof with concrete capping. Roof deck to be Black/Grey membrane roof covering with upstands for 3 no Flat rooflights.

Type:

Windows

Existing materials and finishes:

White uPVC window frames with double glazed sealed units

Proposed materials and finishes:

White uPVC window frames with double glazed sealed units to match existing. Rear Bi-Folds to be powder coated sectional frames with double glazed sealed units Colour TBC.

Type:

Other

Other (please specify):

Rainwater Goods

Existing materials and finishes:

Round profile Black uPVC gutters, downpipes

Proposed materials and finishes:

Square Profile Black uPVC gutters, downpipes and hoppers to match existing

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

2664 - 100 Existing Plans & Elevations, 2664 - 102 Proposed Plans & Elevations, 2664 - Design & Access Statement

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

Yes

No

Will any trees or hedges need to be removed in order to carry out your proposal?

- Yes
- No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- Yes
- No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
- No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes
- No

Parking

Will the proposed works affect existing car parking arrangements?

- Yes
- No

If Yes, please describe:

New covered carport parking space in place of the existing structure.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
- No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
- No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
- The Agent

Title

First Name

Surname

Declaration Date

23/12/2022

Declaration made

Declaration

I / We hereby apply for Householder planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

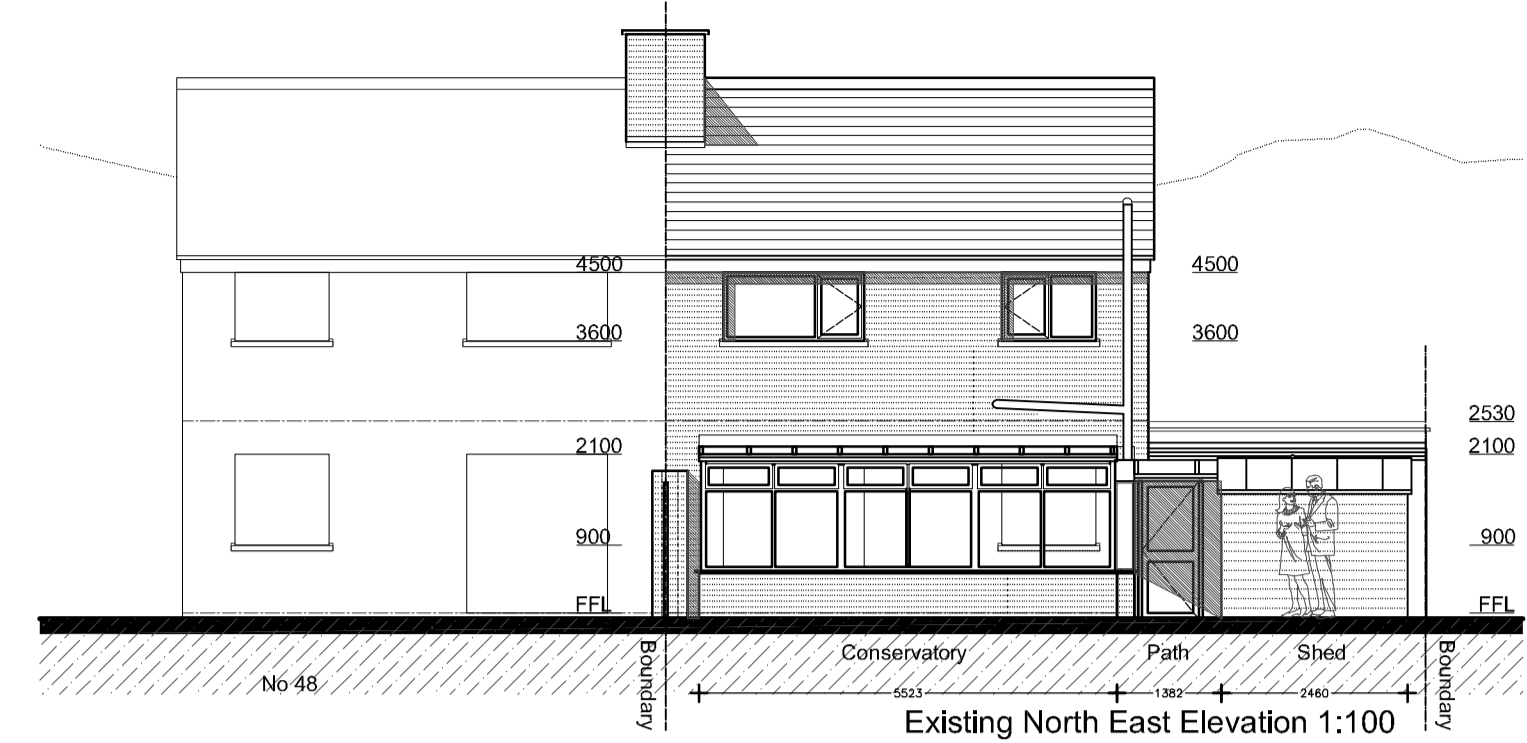
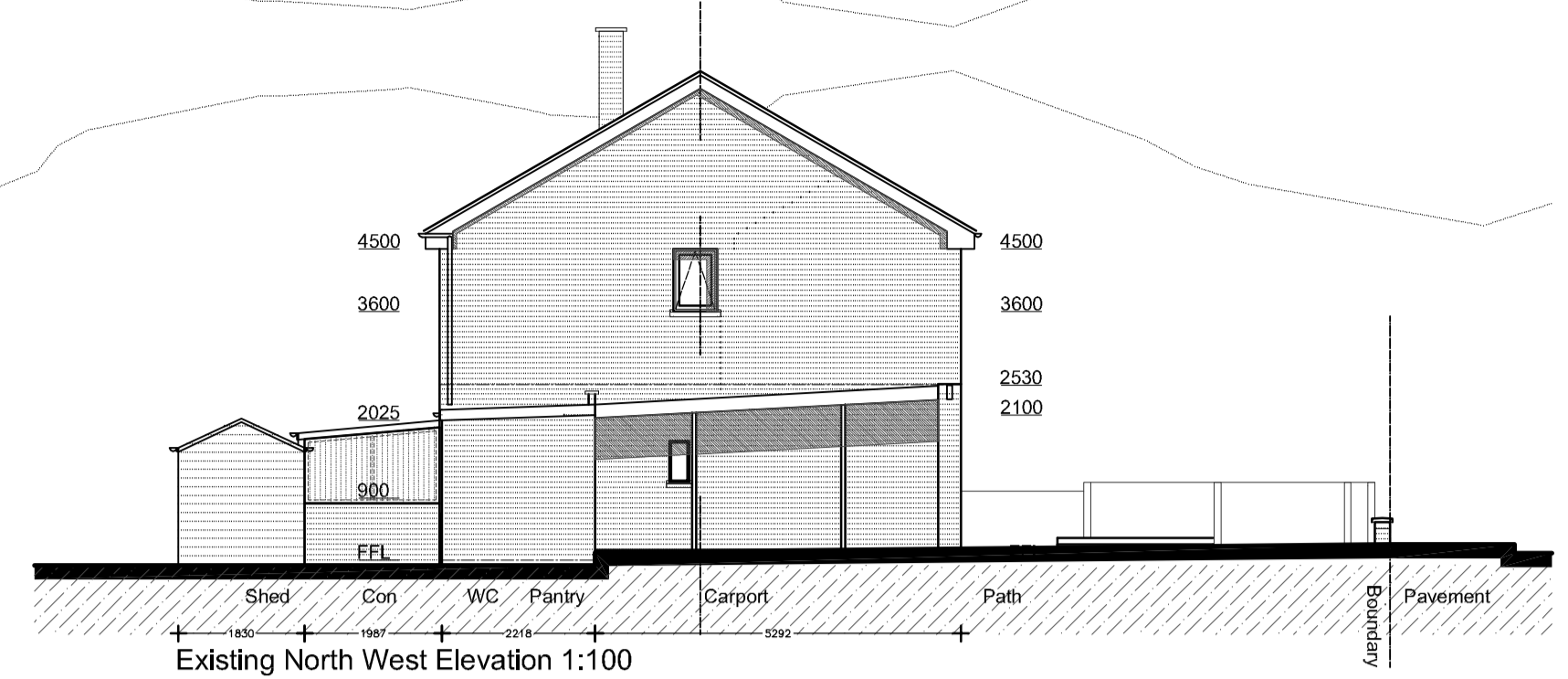
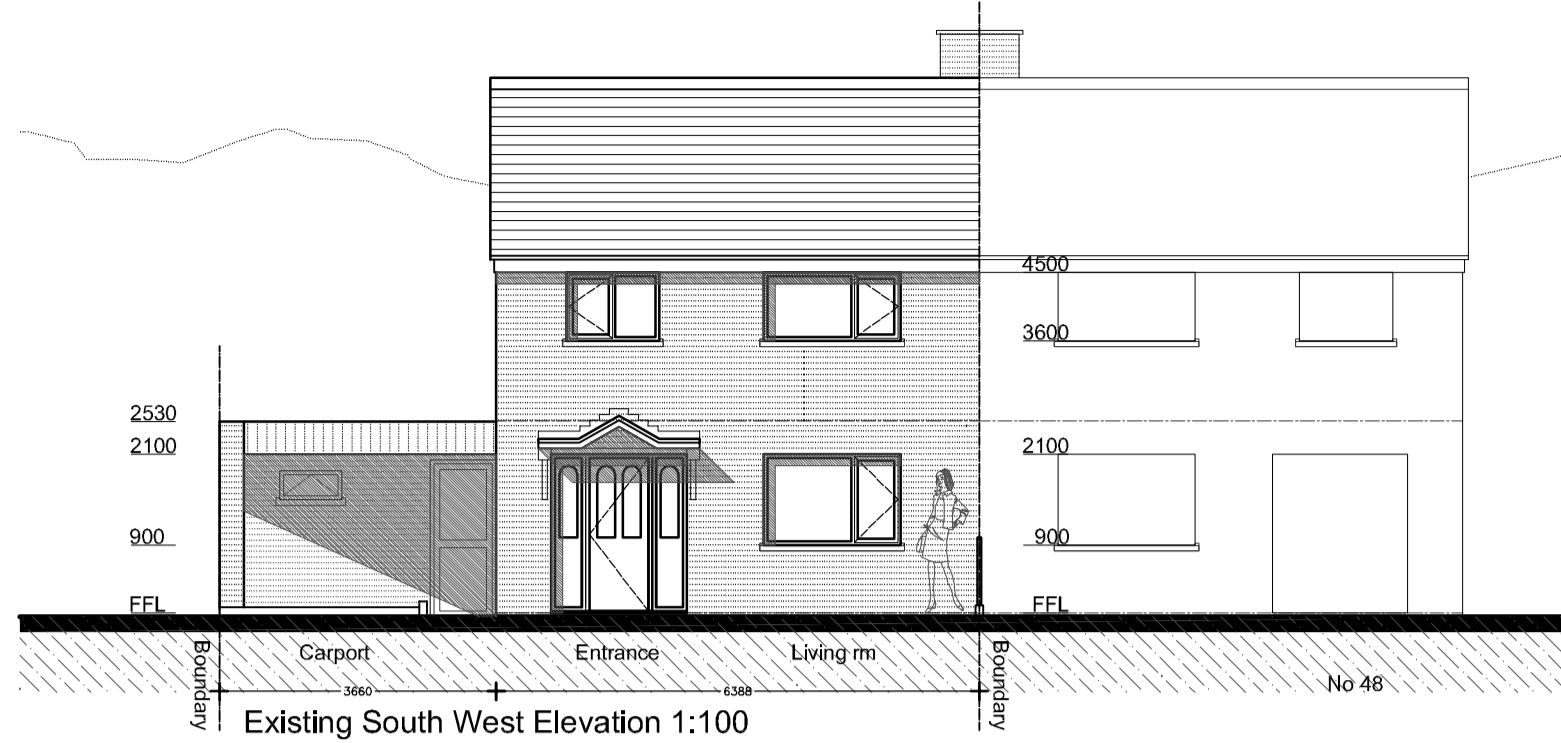
I / We agree to the outlined declaration

Signed

Mark Bruton-Young

Date

23/01/2023



© This drawing and the building works depicted are the copyright of MBY Architects and may not be reproduced or amended except by written permission. No liability will be accepted for amendments made by other persons.

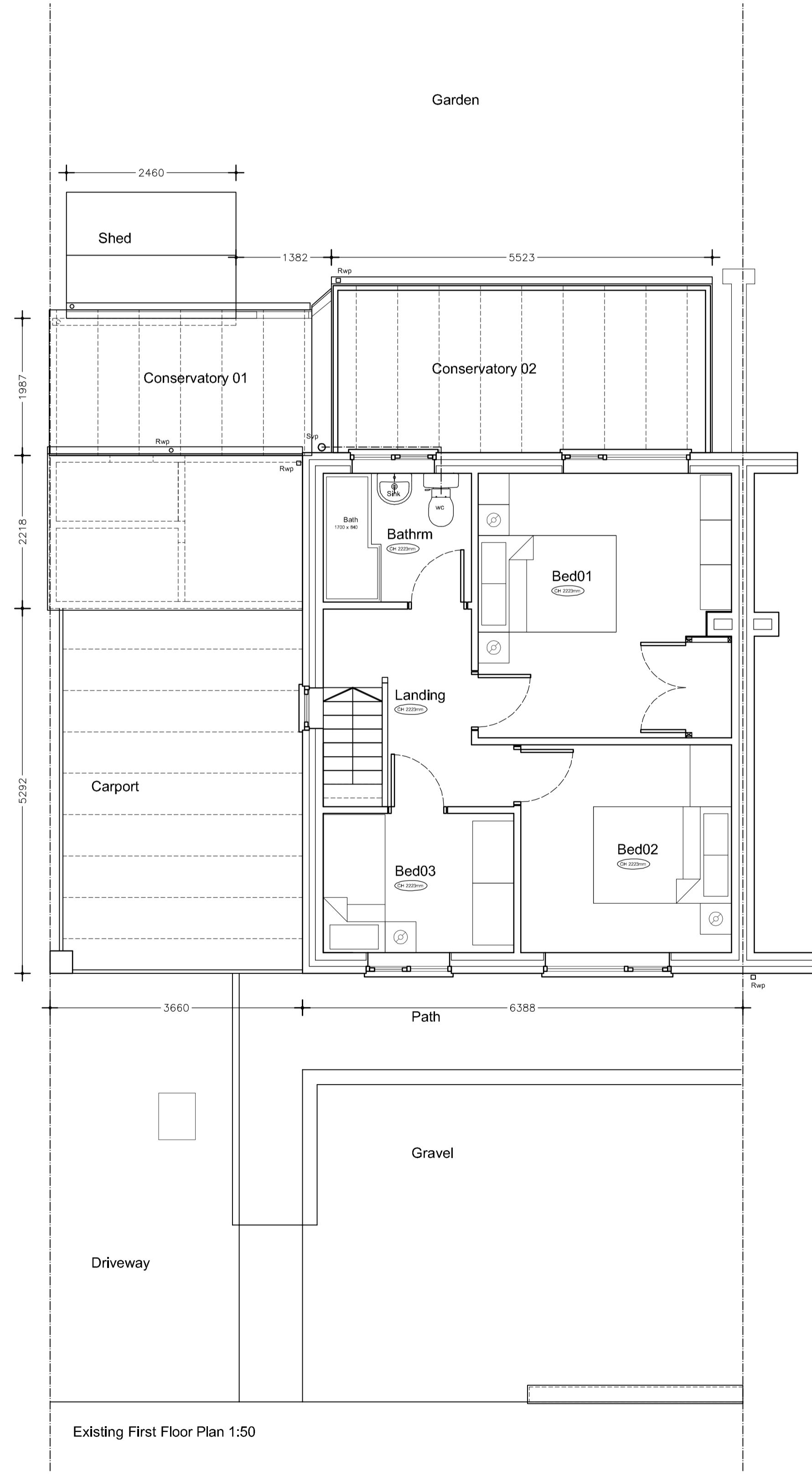
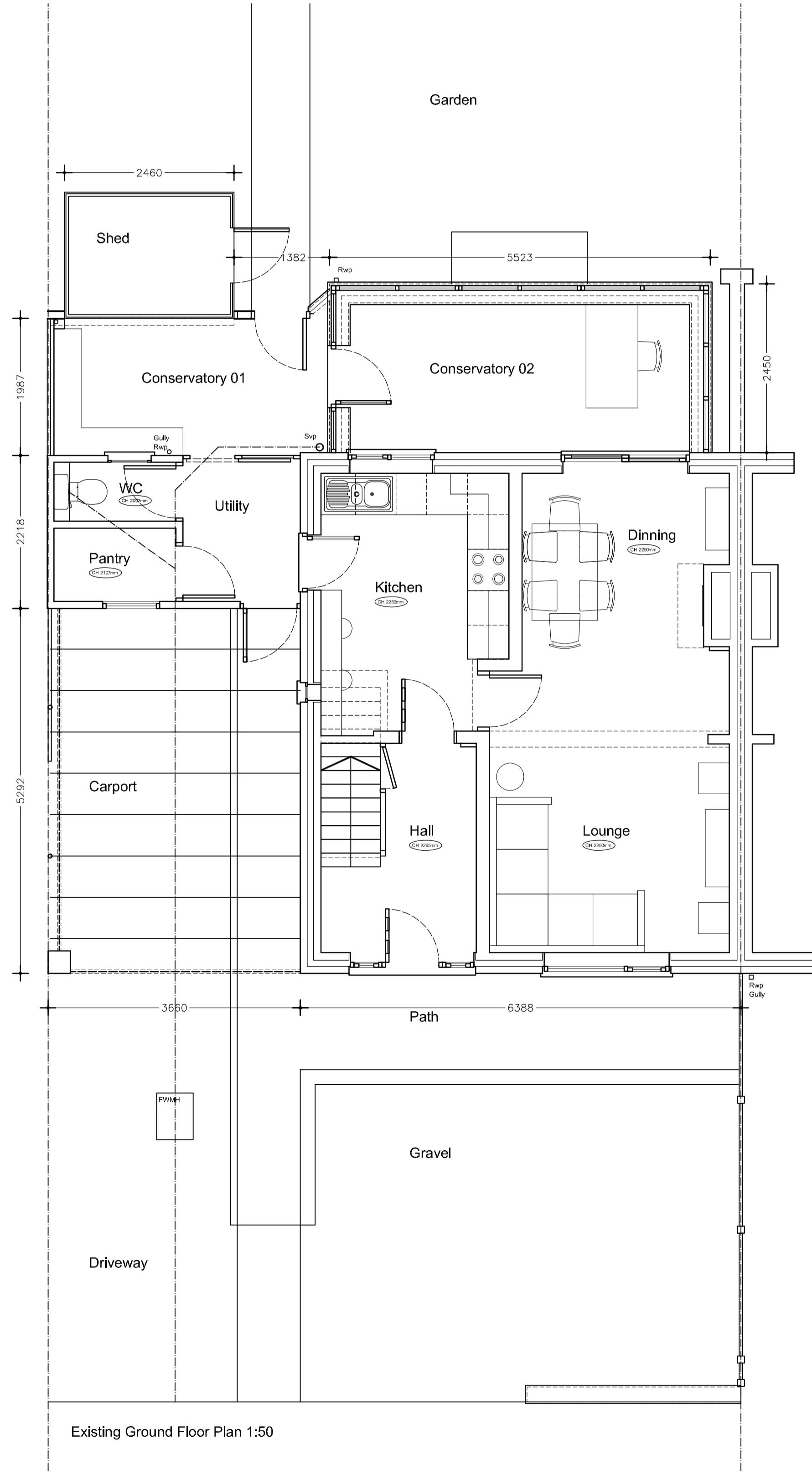
The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc, whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided.

This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure designed (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspected or flat ground, contaminated on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert.

Where retaining walls are to be retained they should be subject to a full geotechnical investigation for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting.

Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions/contaminants, drainage, design & planning/conservation regulations. Sketch proposals may be based upon enlargements of OS sheets & visual estimations of existing site features, accuracy will therefore need to be verified by survey. Sketch proposals have not been considered in respect of CDM Regulations.

Notes:



Rev	Date	Amendment	Name	Checked

For guidance only. Do not scale off this drawing

1:20 - 0	200mm	400mm	600mm	800mm	1000	1200	1400	1600	1800	2000
1:100 - 0	1m	2m	3m	4m	5m	6m	7m	8m	9m	10m
1:50 - 0	1m	2m	3m	4m	5m	6m	7m	8m	9m	10m
1:5 - 0	100mm	200mm	300mm	400mm	500mm	600mm	700mm	800mm	900mm	1000mm

Bruton-Young Design
 127 Woodvale, Kingsway, Gloucester, Glos, GL2 2BU

Client: Mrs Danielle Ford

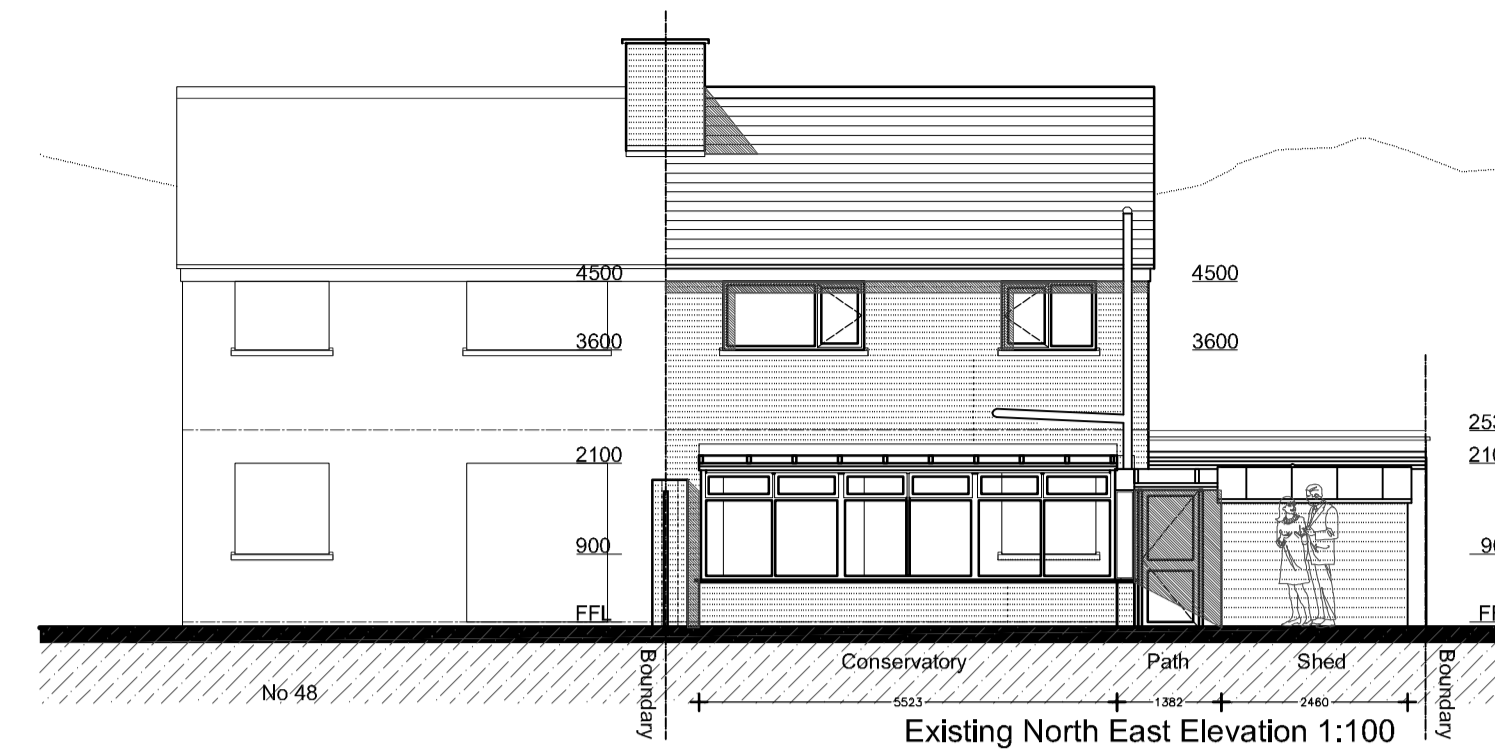
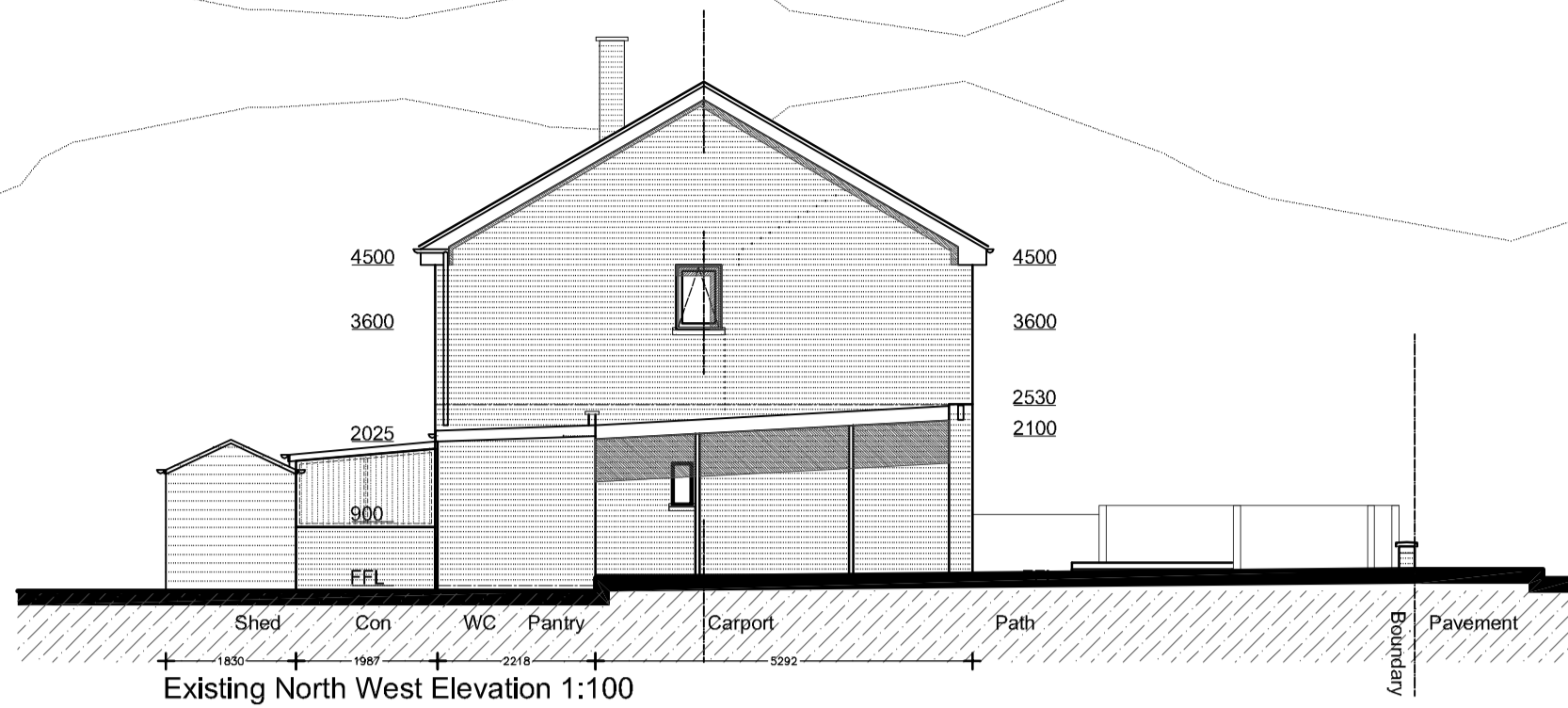
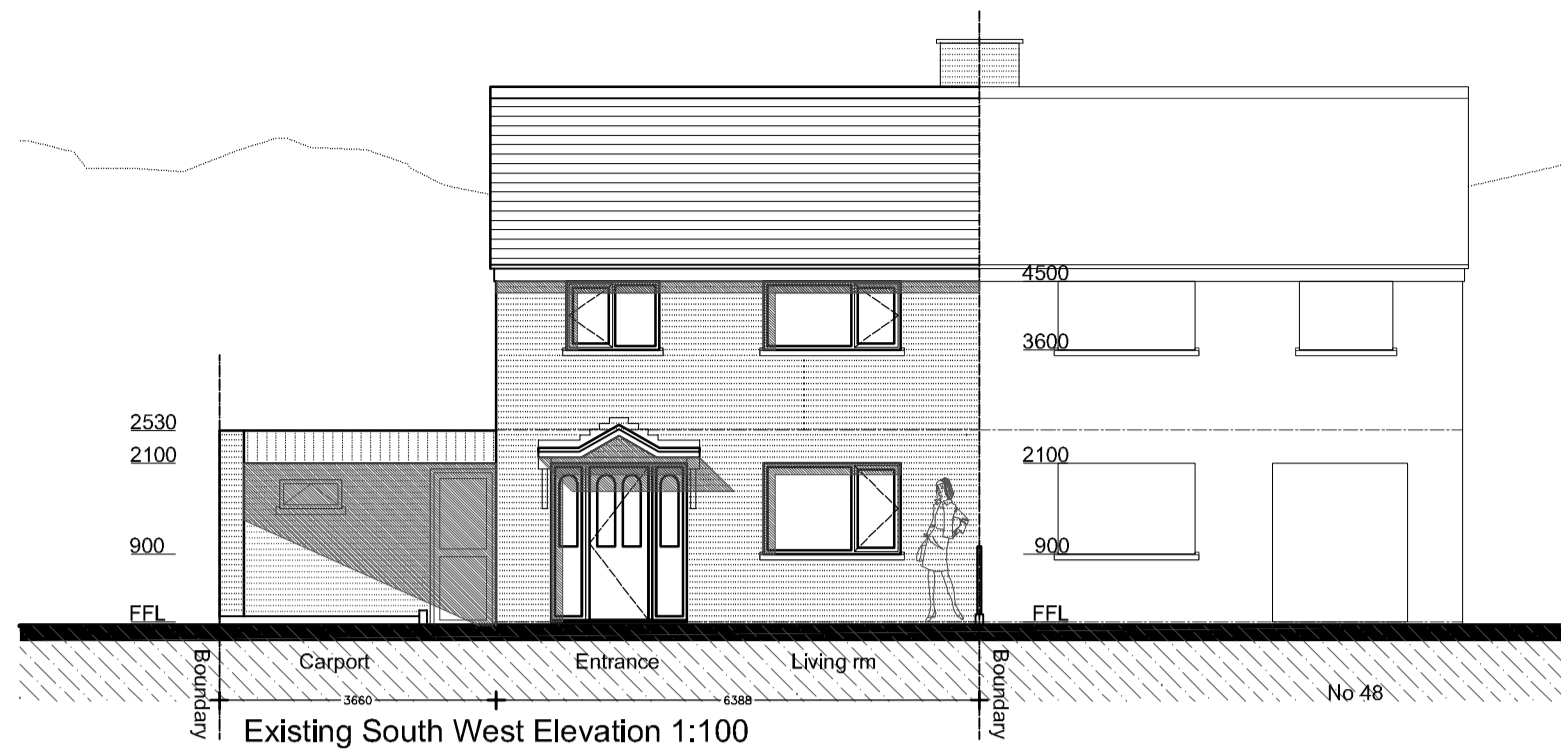
Project: 50 Colwell Avenue, Hucclecote, Gloucester. GL3 3LX

Title: Existing Plans & Elevations

Status: **Planning** Checked: **MBY**

Drawn: **MBY** Date: 04.01.23 Scale: 1:100@A1
 Drawing Ref: 1:50@A1

Job No: **0000** Drg No: **100** Rev:



© This drawing and the building works depicted are the copyright of MBY Architects and may not be reproduced or amended except by written permission. No liability will be accepted for amendments made by other persons.

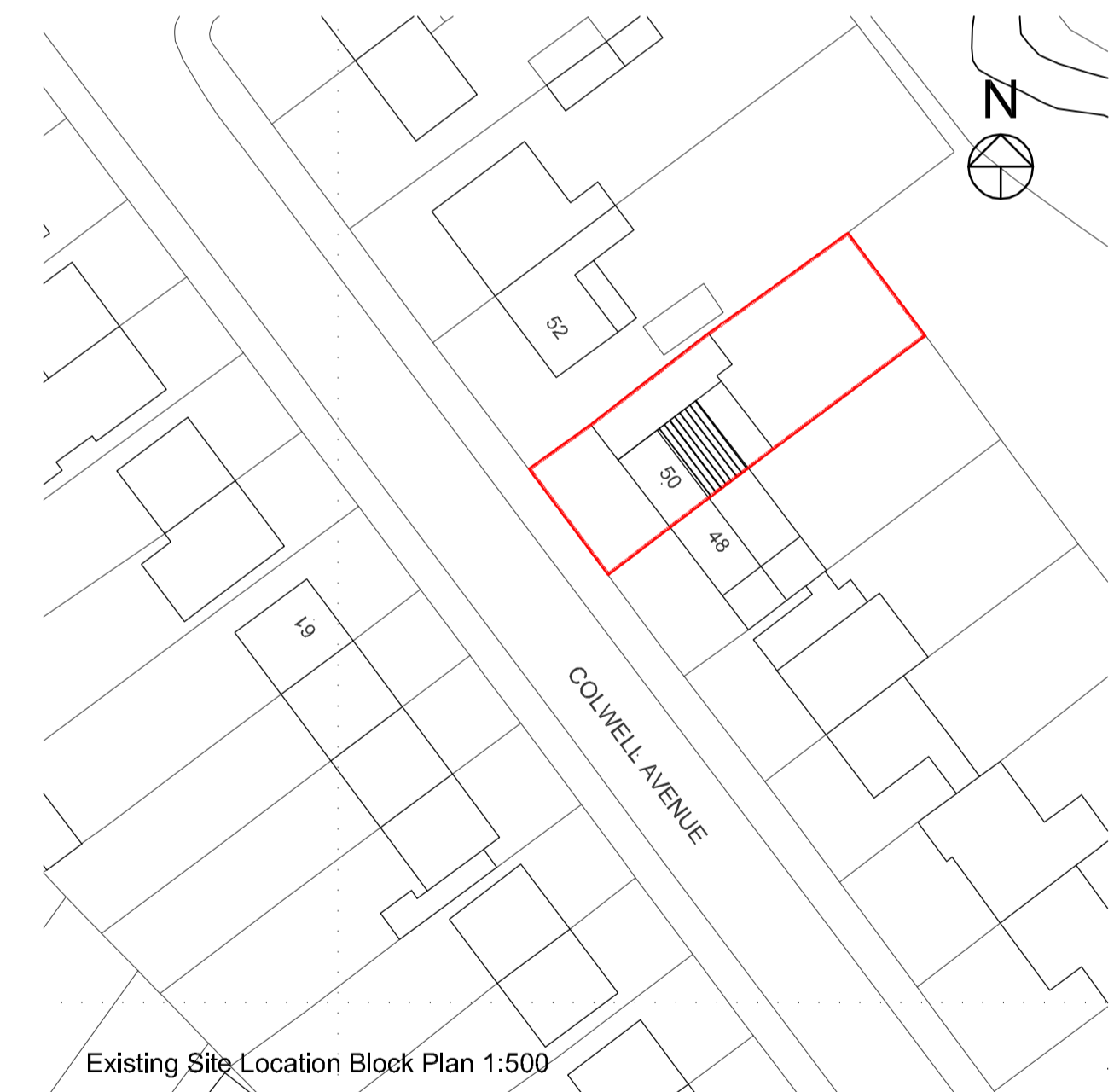
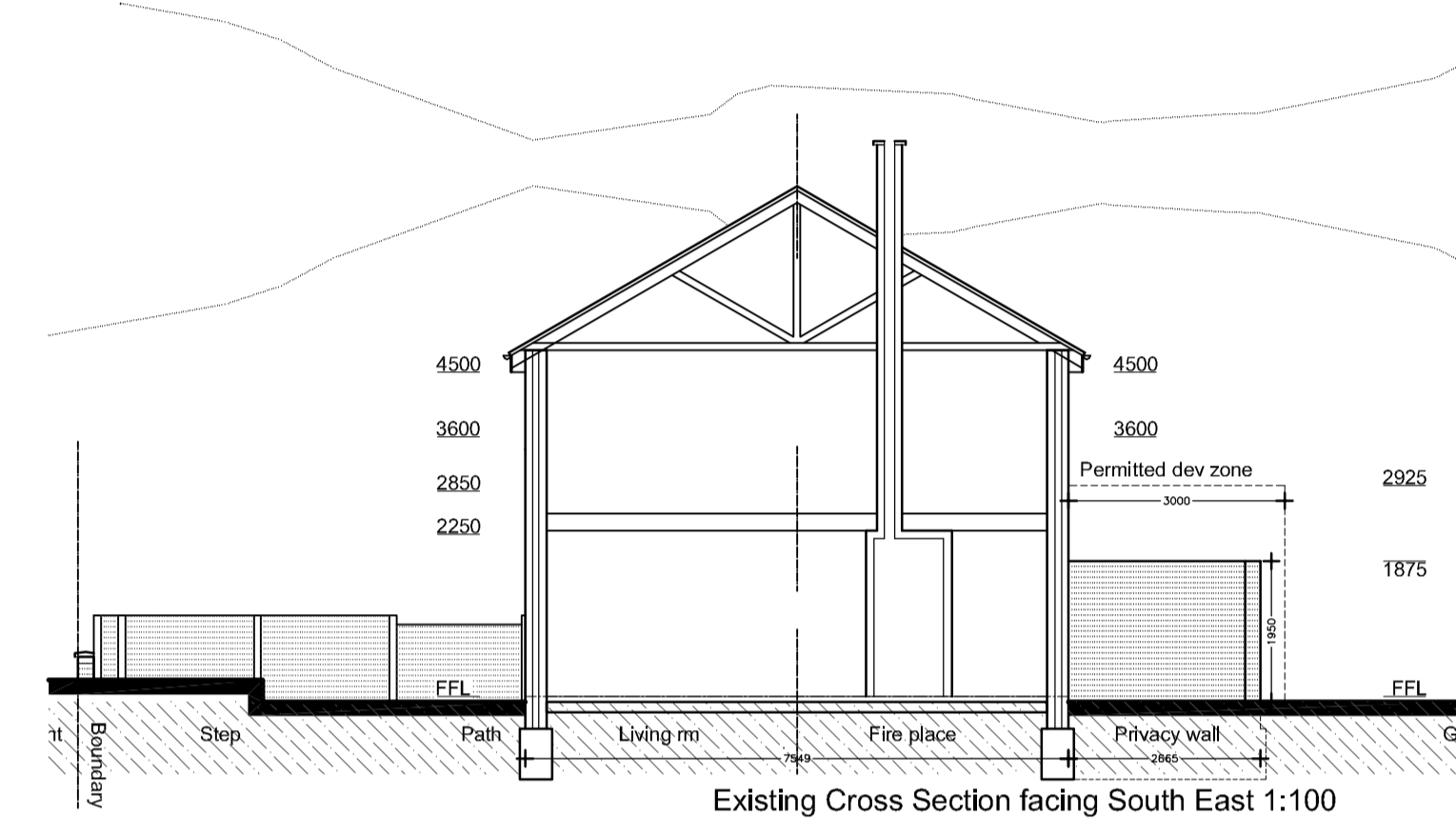
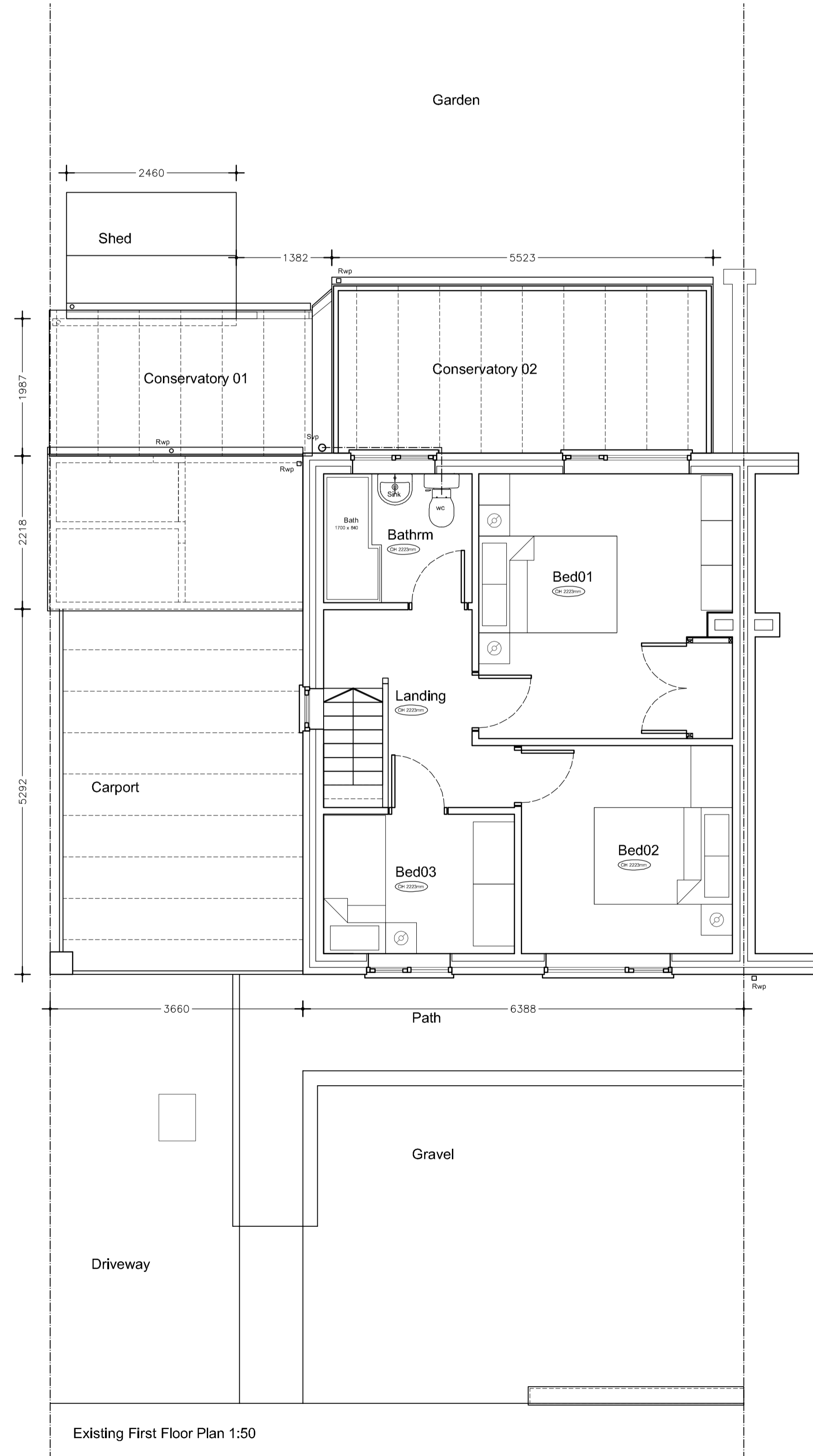
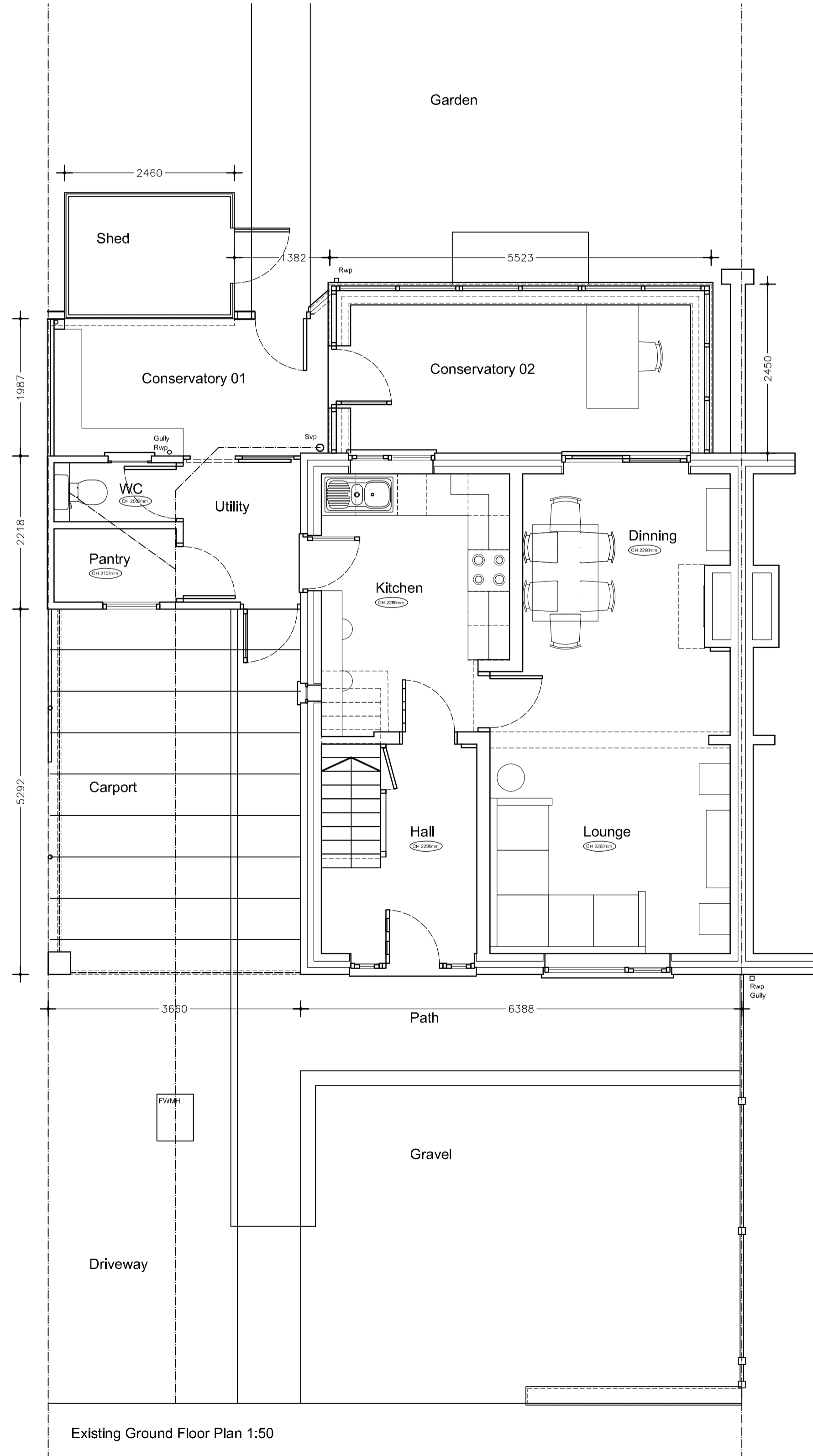
The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc, whether or not specifically stated on this drawing. The drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided.

This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any exposed or built ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert.

Where existing trees are to be retained they should be subject to a full Arboricultural Inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting.

Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions/contaminants, drainage, design & planning/conservation regulations. Sketch proposals may be based upon enlargements of OS sheets & visual estimations of existing site features, accuracy will therefore need to be verified by survey. Sketch proposals have not been considered in respect of CDM Regulations.

Notes:



Rev A South east facing elevation added. MBY MBY

Revisions:	Date:	Amendment:	Name:	Checked:

For guidance only. Do not scale off this drawing

1:20 - 0	200mm	400mm	600mm	800mm	1000	1200	1400	1600	1800	2000
1:100 - 0	1m	2m	3m	4m	5m	6m	7m	8m	9m	10m
1:50 - 0	1m	2m	3m	4m	5m	6m	7m	8m	9m	10m
1:5 - 0	100mm	200mm	300mm	400mm	500mm	600mm	700mm	800mm	900mm	1000mm

Bruton-Young Design
 127 Woodville, Kington, Gloucestershire, GL2 2JH

Client: Mrs Danielle Ford

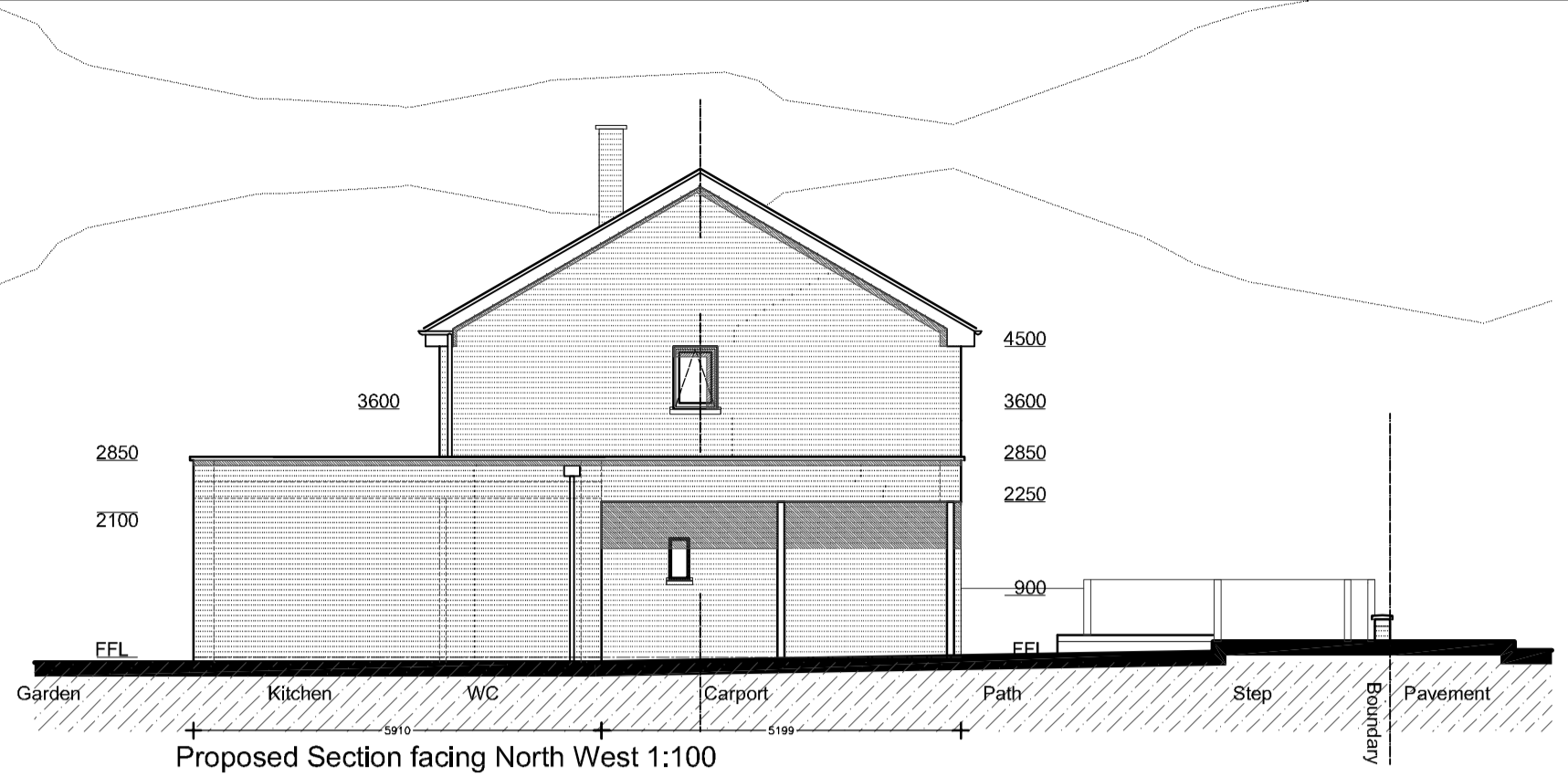
Project: 50 Colwell Avenue, Hucclecote, Gloucester. GL3 3LX

Title: Existing Plans & Elevations

Status: **Planning** Checked: **MBY**

Drawn: **MBY** Date: 04.01.23 Scale: 1:100@A1
 Drawing Ref: 1:50@A1

Job No: **2664** Drg No: **100** Rev: **A**



© This drawing and the building works depicted are the copyright of MBY Architects and may not be reproduced or amended except by written permission. No liability will be accepted for amendments made by other persons.

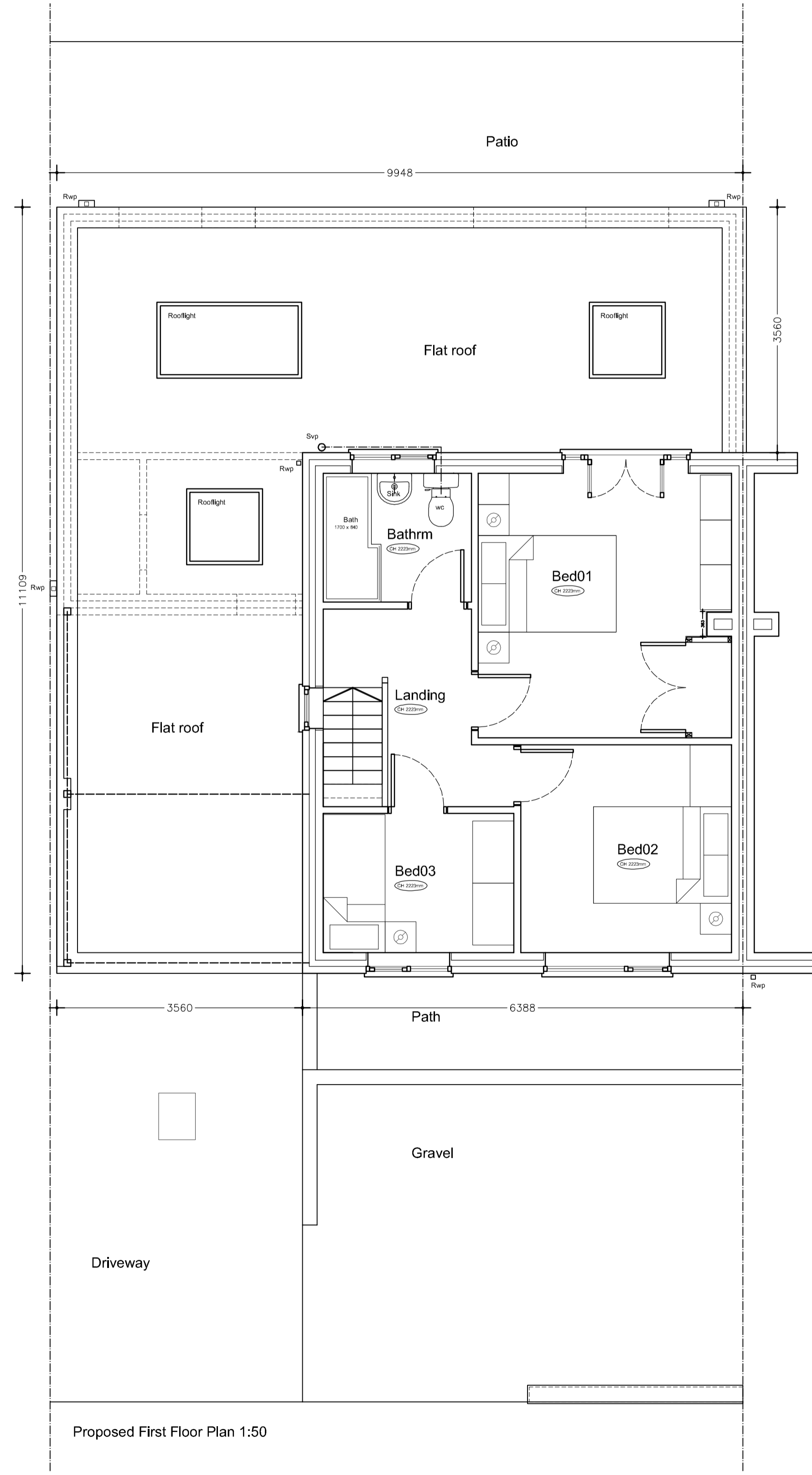
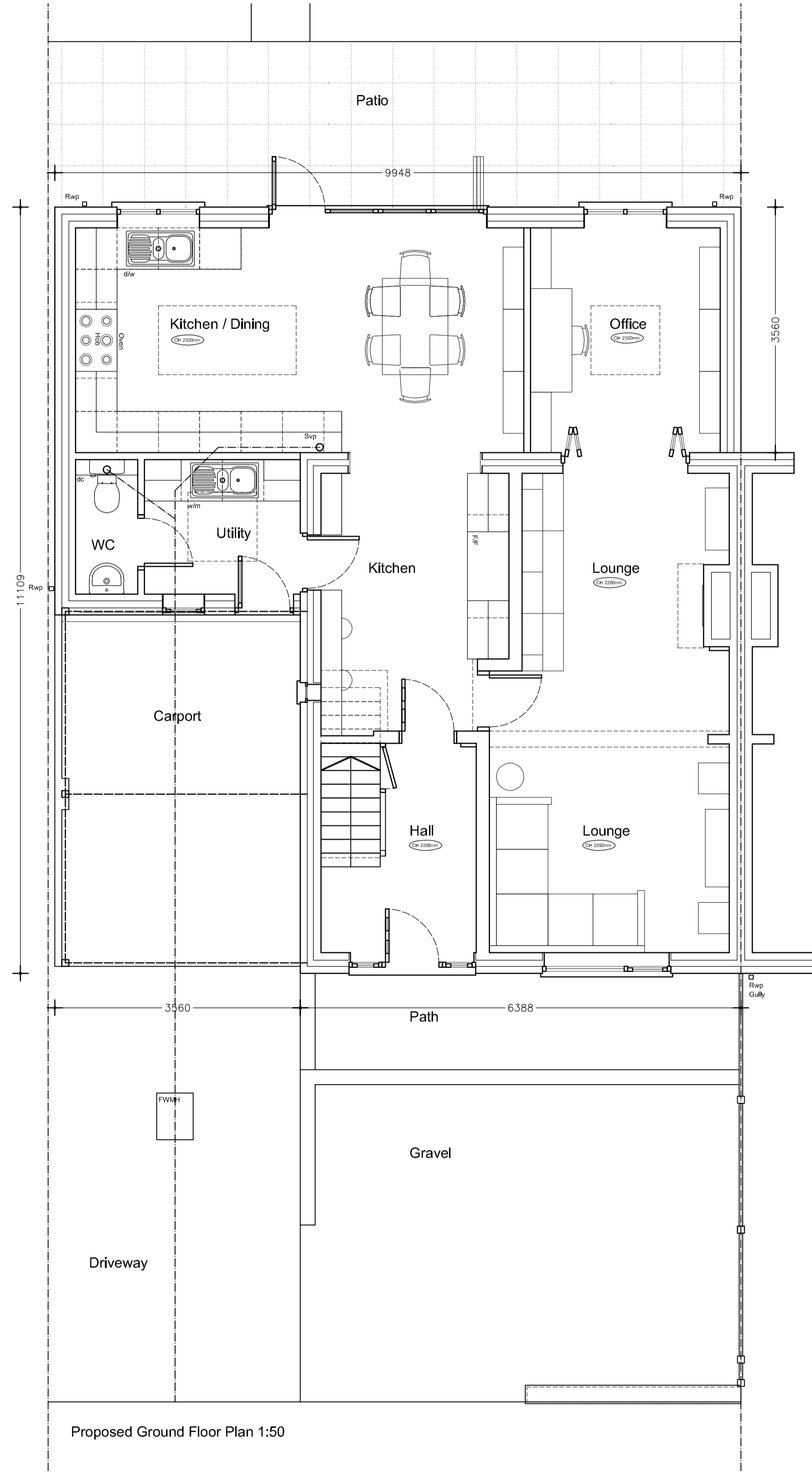
The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc, whether or not specifically stated on this drawing. The drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided.

This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any exposed or flat ground, contaminated on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert.

Where retaining walls are to be retained they should be subject to a full Arboricultural inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting.

Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground contamination, drainage, design & planning/density regulations. Sketch proposals may be based upon enlargements of OS sheets & visual estimations of existing site features, accuracy will therefore need to be verified by survey. Sketch proposals have not been considered in respect of CDM Regulations.

Notes:



Rev	Revisions	Date	Amendment	Name	Checked
1:20 - 0	For guidance only. Do not scale off this drawing				
1:100 - 0					
1:50 - 0					
1:5 - 0					

Bruton-Young Design
 127 Woodvale, Kingstrey, Gloucester, Glos, GL2 2BU

Client: Mrs Danielle Ford

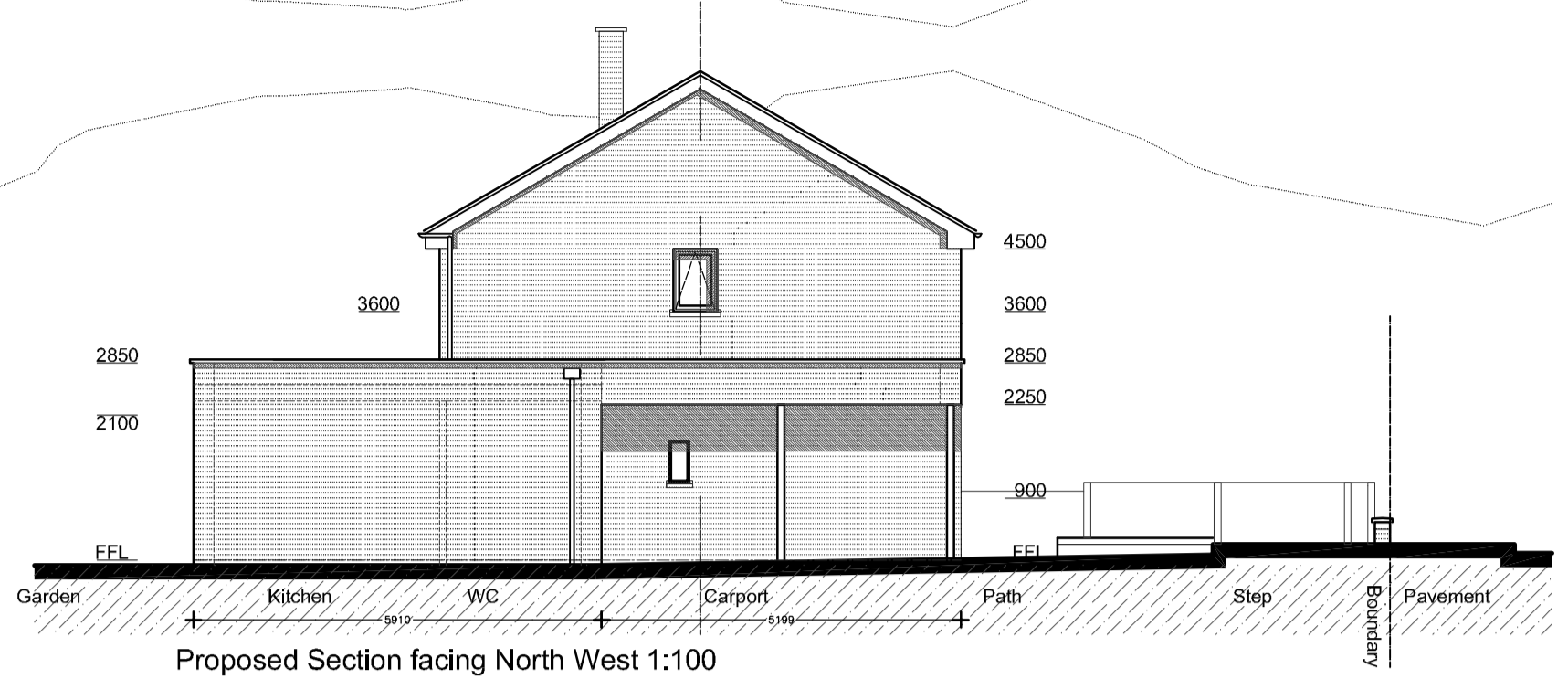
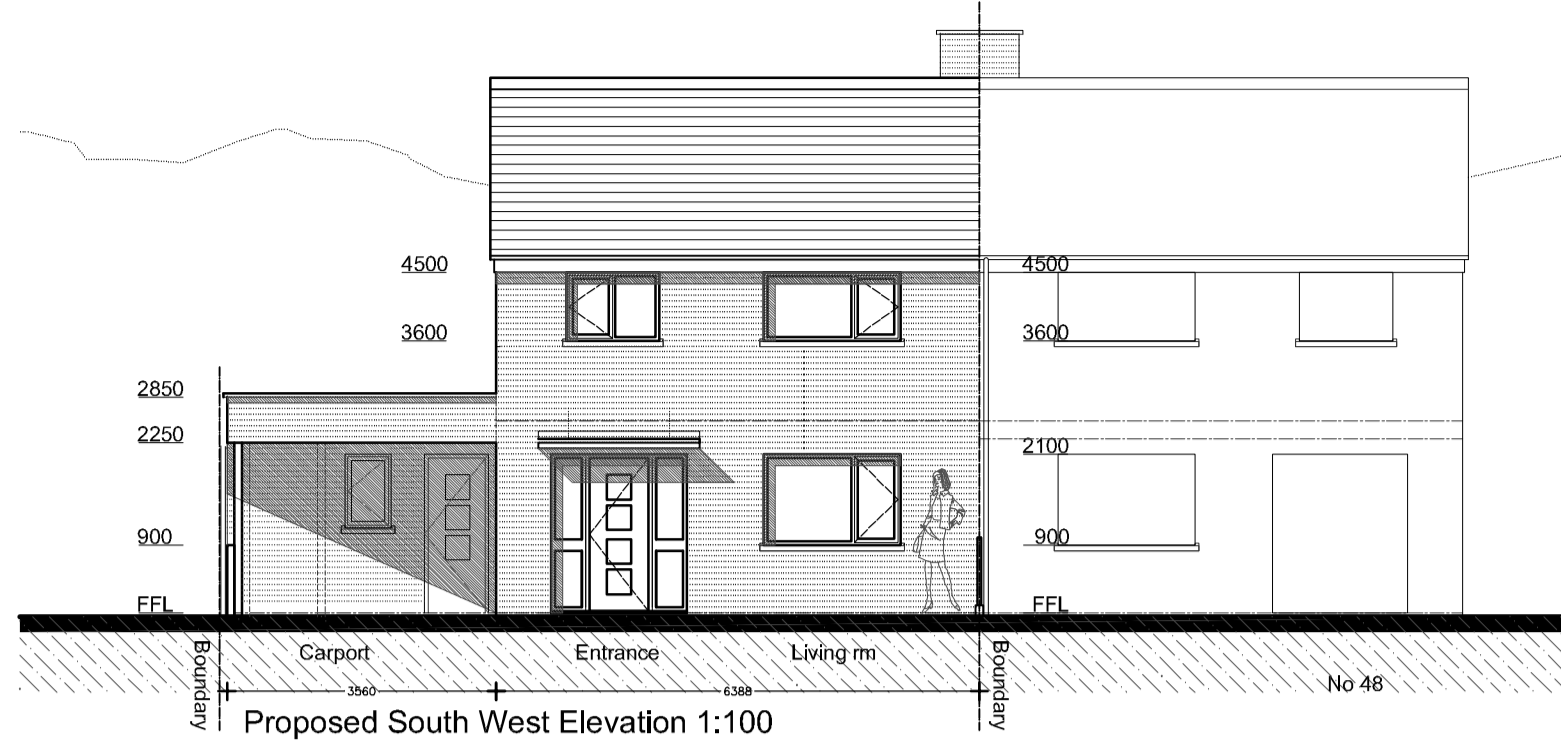
Project: 50 Colwell Avenue, Hucclecote, Gloucester. GL3 3LX

Title: Proposed Plans & Elevations Option B

Status: Planning Checked: MBY

Drawn: MBY Date: 04.01.23 Scale: 1:100@A1
 Drawing Ref: 1:50@A1

Job No: 0000 Drg No: 102 Rev: _



© This drawing and the building works depicted are the copyright of MBY Architects and may not be reproduced or amended except by written permission. No liability will be accepted for amendments made by other persons.

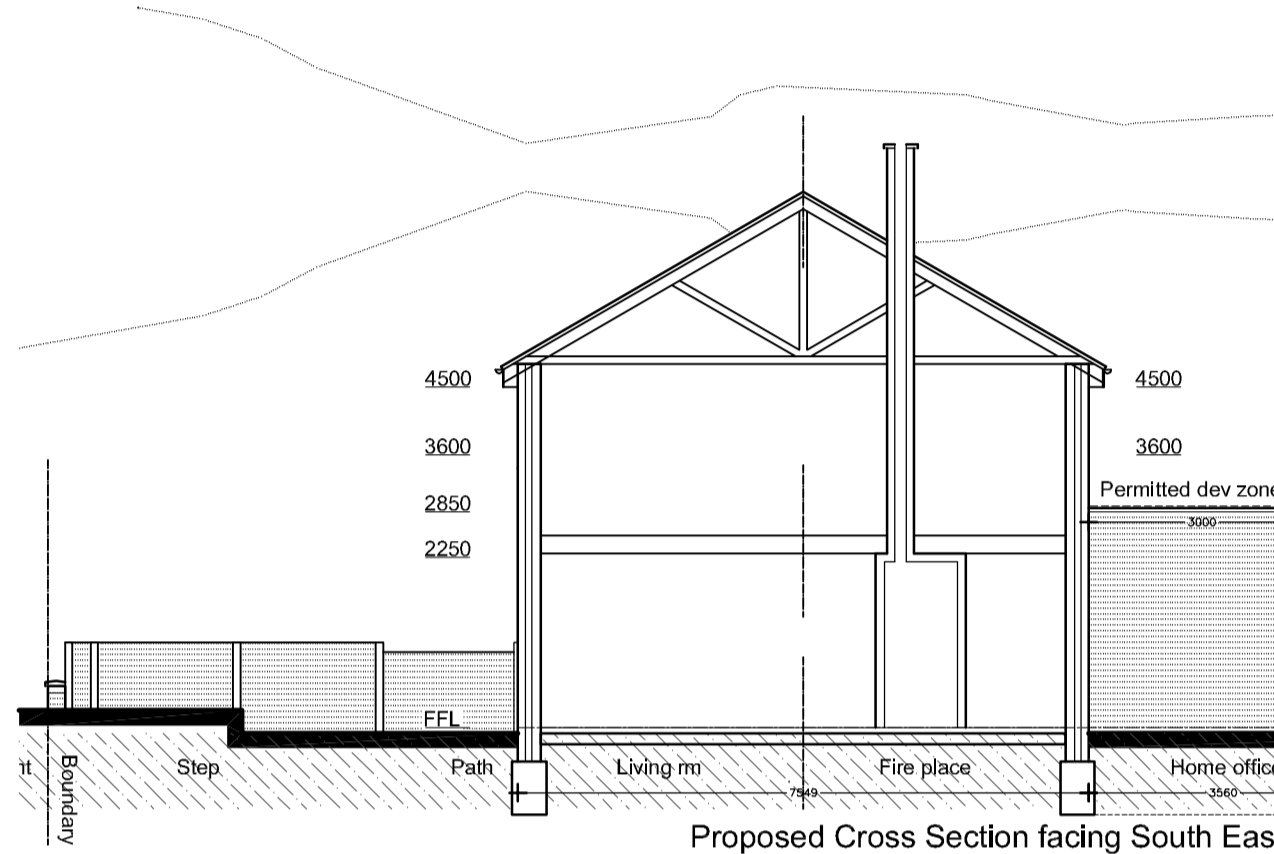
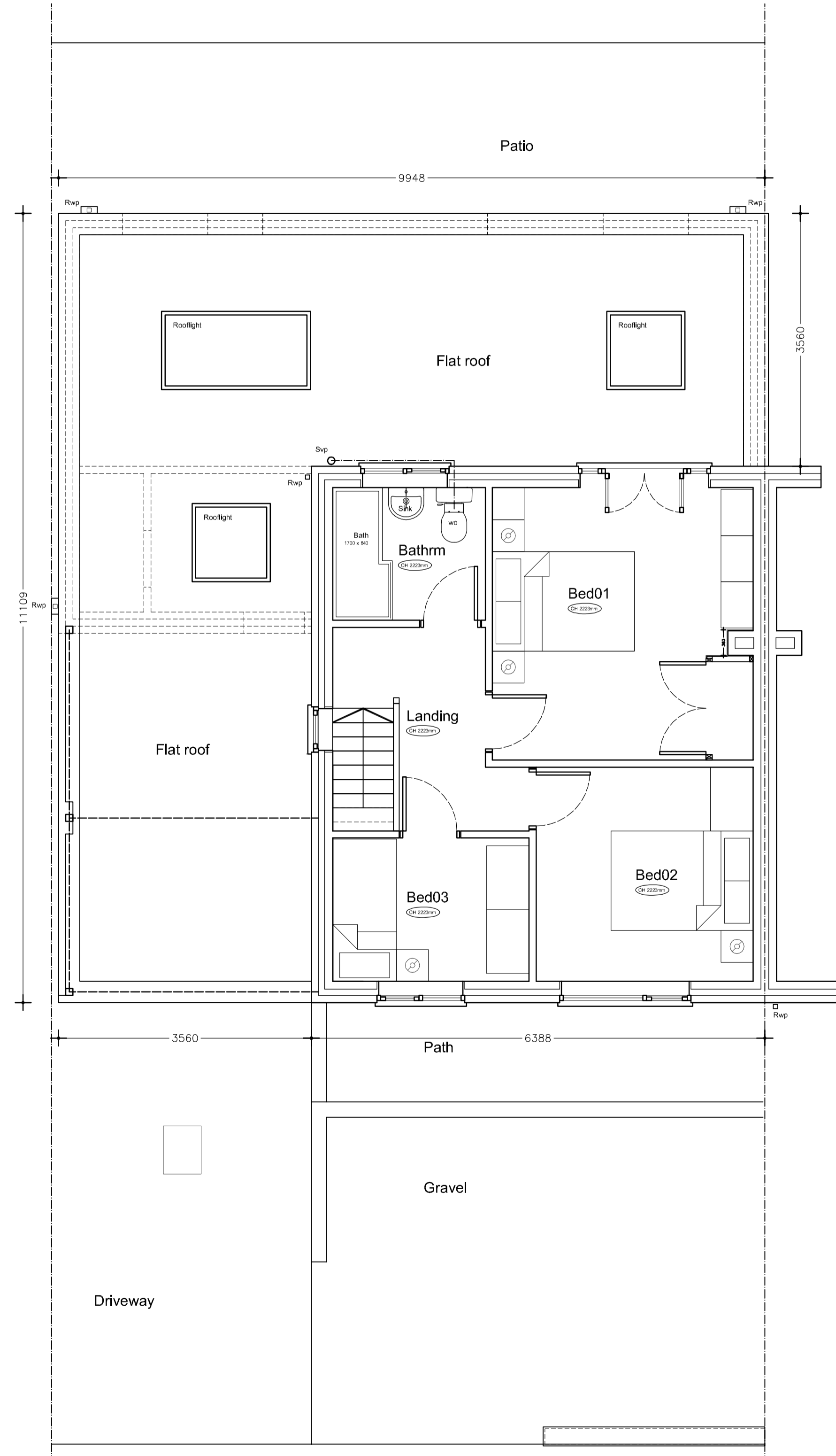
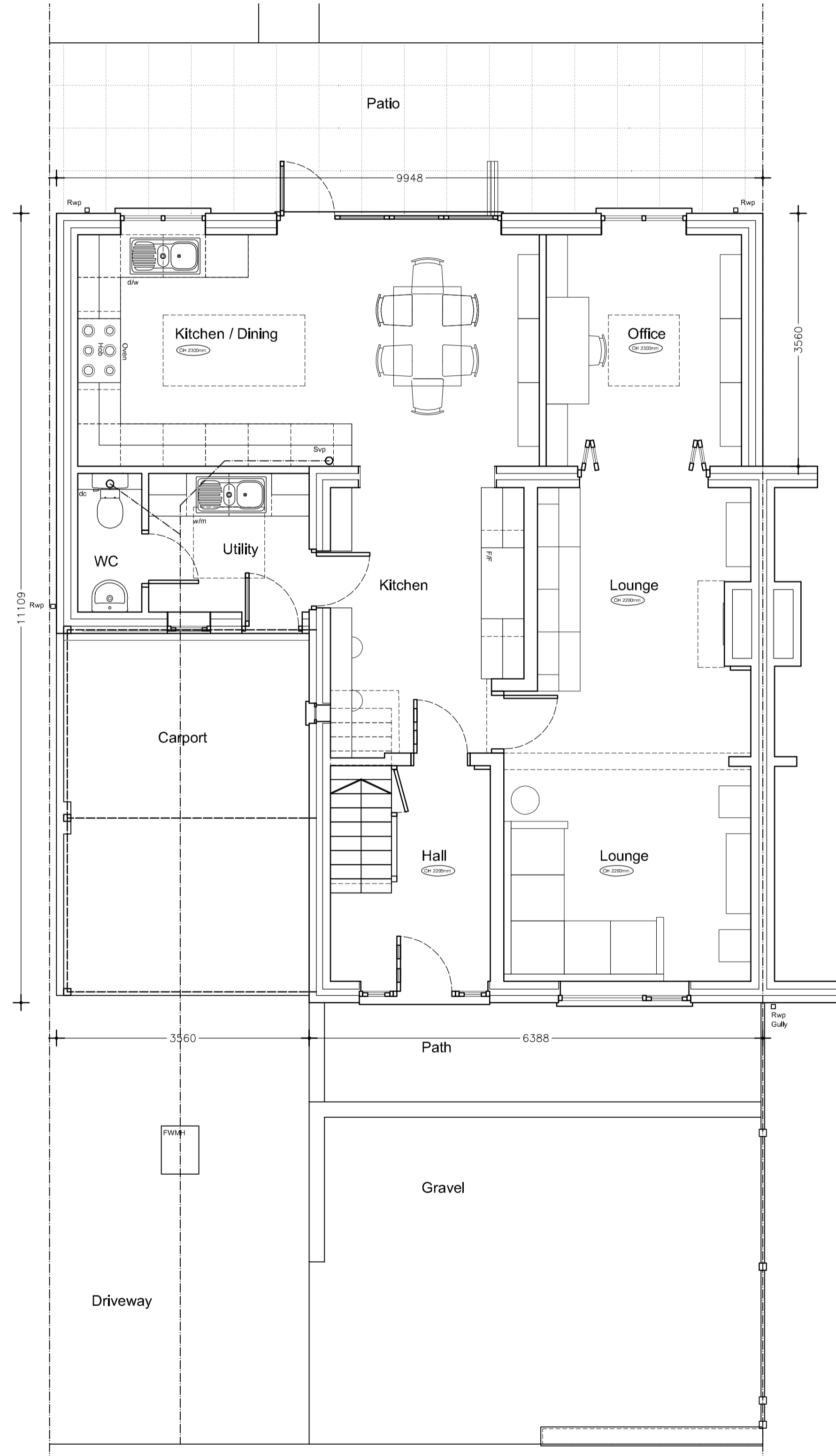
The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc, whether or not specifically stated on this drawing. The drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided.

This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any exposed or flat ground, contaminated on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert.

Where existing trees are to be retained they should be subject to a full Arboricultural Inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting.

Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground contamination, drainage, design & planning/conservation regulations. Sketch proposals may be based upon enlargements of OS sheets & visual estimations of existing site features, accuracy will therefore need to be verified by survey. Sketch proposals have not been considered in respect of CDM Regulations.

Notes:



Rev A South east facing elevation added. MBY MBY

Revisions:	Date:	Amendment:	Name:	Checked:

For guidance only. Do not scale off this drawing

1:20 - 0	200mm	400mm	600mm	800mm	1000	1200	1400	1600	1800	2000
1:100 - 0	1m	2m	3m	4m	5m	6m	7m	8m	9m	10m
1:50 - 0	1m	2m	3m	4m	5m	6m	7m	8m	9m	10m
1:5 - 0	100mm	200mm	300mm	400mm	500mm					

Bruton-Young Design
 127 Woodville, Kington, Gloucester, Glos, GL3 7BU

Client: Mrs Danielle Ford

Project: 50 Colwell Avenue, Hucclecote, Gloucester. GL3 3LX

Title: Proposed Plans & Elevations Option B

Status: Planning Checked: MBY

Drawn: MBY Date: 04.01.23 Scale: 1:100@A1
 Drawing Ref: 1:50@A1

Job No: 2664 Drg No: 102 Rev: A

Mark A Bruton - Young RIBA ARB
127 Woodvale, Kingsway, Quedgeley, Gloucester. GL2 2BU.

W: www.brutonyoung.com



DESIGN & ACCESS STATEMENT

**NEW SINGLE STORY SIDE & REAR EXTENSION
@ 50 COLWELL AVENUE, HUCCLECOTE, GLOUCESTER GL3 3LX**

FOR MRS DANIELLE FORD

PROJECT REF: 2664

09 FEBRUARY 2023 V2



Design & Access statement

New single story side & rear extension @ 50 colwell avenue, hucclecote, gloucester gl3 3lx

For Mrs Danielle Ford

Context

Hucclecote is a mature residential area situated in the east of the City. The Ward of Hucclecote is bounded by the M5 to the east, the A417 northern ring road to the north, Barnwood Ward to the west and Abbey Ward to the south. The character area as defined by GCC in the local area plan is located within the centre of Hucclecote Ward. It consists of a linear area along Hucclecote Road and Green Lane. It follows the historic settlement area of Hucclecote which grew up alongside the Hucclecote Road.

Brief History

Hucclecote Road follows the route of the original Roman road known as Ermin Street and archaeologists have uncovered a Roman villa complex in the north east corner of the Ward. Hucclecote village grew up along Hucclecote Road and during the medieval period is likely to have originated as a hamlet associated with Hucclecote Manor. The 1923 Ordnance Survey shows the Ward as relatively unchanged with the most obvious difference being a gradual increase in residential development and an increased area cultivated as orchards. Hucclecote Ward includes Hucclecote Green Conservation Area which is an historic green open space and has a rural atmosphere despite being surrounded by modern housing estates.

Hucclecote Today

Hucclecote Road is a one way carriageway with pavements either side along its length within the Ward. It has a spacious character with properties set well back from the back edge of the footway including larger historic properties as well as twentieth century infill. Elsewhere within the Ward, residential houses consists of clusters of detached Victorian villas, older buildings around Hucclecote Green, Victorian and Edwardian development, two-storey semi-detached post war housing and 20th century development.



Aerial View of Colwell Avenue (No 50 middle of picture)



Colwell Avenue

Colwell Avenue is typical of a more modern 1940's or 1950's style of housing estate consisting of mainly two storey masonry built paired semi-detached properties with either hipped or gabled tiled roofs and medium sized ornamental front gardens bounded by low walls that allow for access and off street parking through steel gated entrances.

At the Northern tip of Colwell Avenue, it can be seen that the odd numbers 28-50 in this street are a set of 12 semi-detached masonry built properties on the Northeast side that have been built at the same time as each other and in the same simple and unfussy architectural style. These houses have been constructed in pairs with a sand coloured brick multi stock brick with the same basic floor layout, the same connected outbuildings and with the same window proportions and roof details such that they are obviously all by the same developer.



View of Southwest facing Front elevation with Carport

It can be noted that over time, several of these properties have already been modified from the original form, sometimes extensively ranging from simple adapted porches to large single or two storey extensions at both the side and the rear, ones assumes all with the full permission from GCC.



View of Northeast facing Rear elevation with Conservatory



No 50 Colwell avenue is no exception and also has an addition at the side in the form of a hybrid masonry, timber and steel carport, built in front of the original brick outbuilding to the side. At the rear a large and well detailed single storey full width conservatory addition enjoys a north eastern aspect. An additional homemade timber flat roof structure provides a further covered connection to both conservatory, shed and back of the outbuilding. However this is unfortunately clumsily detailed and poorly jointed and on the whole is largely unsuccessful at keeping the weather out.

Concept

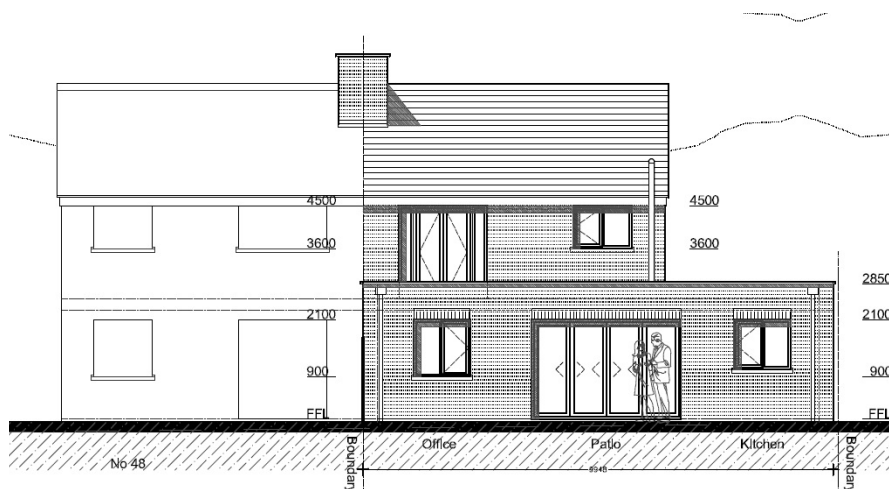
The concept is to demolish the existing collection of single storey buildings. Namely the carport, uPVC conservatory, single skin brick outbuilding and timber shed and replace it all with a homogenous single storey wrap around building built from a masonry cavity wall construction. The L shaped (on plan) extension will have an outer brick masonry skin, a fully insulated cavity and an inner blockwork skin, a simple a parapet style roof capping and a large area of membrane covered flat roof interspersed with three large and flat glazed roof lights. These important overhead roof lights will provide much needed natural daylight deep into the floor plan of both the original kitchen space and the dining room, as well as adding light to the new kitchen prep area and home office spaces.

This new built form provides for a new utility area and new ground floor WC, an new kitchen prep / dining area, a new home office area and a replacement covered canopy area forming a new carport and parking space at the front elevation.

The new elevations will comprise of an outer skin of multi-stock metric bricks to closely match the existing house facade, with a continuous recon stone parapet capping at high level with black rainwater goods at suitable intervals.

The rear elevation is to extend to the full width of the properties boundaries and will be interspersed with 3 punched openings, one for the office, one for kitchen drainer area and one large central opening for a large 4 section bi-fold door. Recon stone cills under the new kitchen and office windows also continue the original simple external aesthetic of the original house. A slave door in the bi folds provides daily external access to the rear while the entire bi fold door can be opened up entirely for easy level access to a new linear patio and large garden lawn beyond in the summer months.

At the front of the property steel posts at regular intervals support a continuation of the same flat roof near the NE boundary and help carry beams over the proposed covered car parking space while large lintels and hidden steelwork at high level help to maintain the horizontal line of the brick face and parapet detail right in line with the face of the front elevation.



View of Proposed Northeast elevation including Bi-Fold doors



Amount

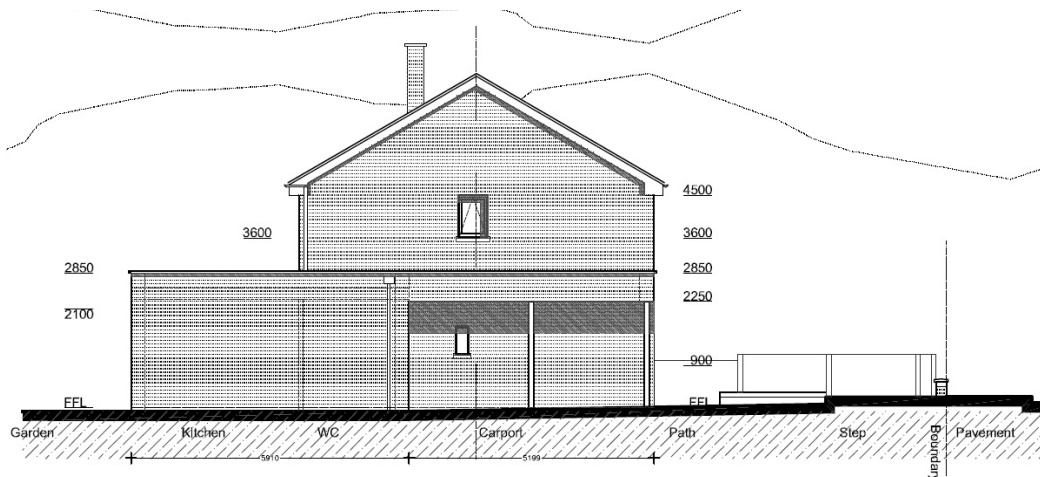
The proposal is for a small and well-proportioned single storey masonry built wrap around replacement extension to the ground floor of the property.

The plot of land the existing residence is built on amounts to some 313.00sq.m of total land area. The existing building outer footprint covers only 78.42sq.m of this area at ground level leaving an area of 234.58sq.m of amenity space.

The ground floor footprint of the proposed building covers only 92.0sq.m of this area at ground level leaving an area of 221.0sq.m of amenity space which is still well in excess of the minimum residential amenity standard of 100.0sq.m.

The front setback of the plot provides 62.45sq.m of formal front garden space enclosed by a low level dwarf brick wall and providing an additional gravelled parking space, minimal changes are proposed in this area other than a re-grading the concrete ramp and steps down to the carport area. While at the rear a large family sized rectangular lawn and new linear paved patio area in front of the kitchen Bi-fold doors provides ample hard and soft landscaping that amounts to 138.53sq.m in area.

The proposed single storey wrap around extension together with the remaining ground floor provides a gross internal living accommodation of 80.65sq.m, while the first floor gross internal living accommodation is to remain at the original 41.15sq.m.



View of Proposed Northwest elevation showing carport & flat roof over.

Layout

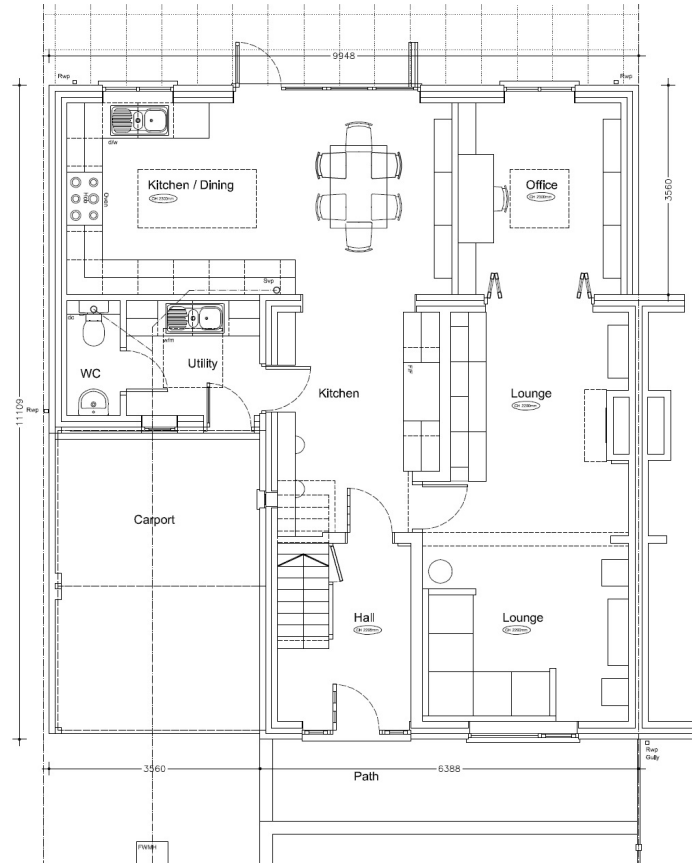
At street level from the adjoining pavement you approach the property on foot from the northeast by navigating down the right hand side of a new rough textured shallow concrete vehicle ramp to arrive at the main front door. This is a medium sized solid composite security door with smaller glazed twin side lights either side of it, all set under a small but modern cantilevered porch to protect you from the worst of the weather.

Once inside the property you are first greeted to a short but wide hallway with a stairs to the left and a short hallway to the right. The stairs provide access upwards to the first floor via a shallow but wide straight flight of steps. A short walk along the short hallway towards the northeast reveals a small low cupboard under the stairs to the right that provides access to utility meters and further storage of small items. Once at the far end of the hall a half glazed internal door provides access into what was the original small kitchen.

This space now provides ancillary uses in addition to the newly designed main cooking and prep area, namely a small breakfast bar along the Northwest wall, but more importantly a large amount of full height ancillary cupboard and larder storage along the southeast wall including a large central double fridge as a feature. To the Northwest a new



glazed single door provides access into the utility space. This kitchen space also provides a simple walk through connection via a new large open archway to the main event, which is the new kitchen / diner.



Once inside the new single storey extension the open plan area provides more than ample room for a new spacious kitchen at the northwest end. A U-shaped worktop arrangement provides for a central 6 ring range cooker, smaller under counter fridge, a dishwasher and a double drainer sink located under new a Northeast facing window. At the opposite southeast end there is plenty of room for a large 6 chair dining table located centrally under a new medium sized overhead double glazed flat roof light that provides much needed natural daylight deep into the floor plan. The main feature of this room is located along the northeast wall via another large structural opening which is filled by a multi segment double glazed aluminium bi-fold door that provides great views, natural daylight and convenient summer access to the large paved patio and family garden beyond.

Moving back through the ancillary kitchen space a single door southeast provides access into the existing knocked through lounge area, which has prominent original features of its own, namely a large horizontal southwest facing window and feature fireplace along the southeast party wall. At the Northeast end of the lounge the proposed single storey extension provides for a new and comfortable home office space that can be easily accessed via new full height single glazed timber framed bi-fold doors.

The new home office has ample room for a large desk and built in storage along the northwest and southeast facing walls. A northeast facing window provides great views out across the rear garden, while the work surface itself is also naturally lit from above via another smaller double glazed flat roof light providing a great working environment.

You approach the property by vehicle from the highway via a wide drop kerb area and a shallow rough textured concrete ramp and arrive after parking up at the new carport parking space. Once on foot and moving in a northeast direction you arrive at a secure single side door of composite construction. After a small step up and in, you enter into the new utility area



where you are greeted by a run of kitchen worktops running along the Northeast wall. This area contains a double drainer sink, a under counter washing machine / tumble dryer, and ample utility cupboard storage all naturally lit from above via a small square double glazed flat roof light overhead. This roof light also offers good ventilation through automatic an openable frame. Immediately to the southeast is a glazed single door leading into the old kitchen area as described earlier, meanwhile to the Northwest a centrally mounted single outward opening wide door which allows easy access into an small ambulant disabled compliant ground floor WC area. This room includes a small sink at one end and a close coupled WC at the other. Once again within the utility and now looking back on oneself towards the southwest wall, a small sized double glazed casement window adds a further amount of natural daylight and ventilation to the room.

Scale

The proposed new extension is in most part a direct physical replacement of the numerous existing individual built forms in terms of mass, height and placement of its elements. The single storey build is what is termed in the trade as a wrap-around style extension. The proposal seeks to group together all the current individual buildings and their uses, into one convenient, coherent and identifiable single mass.

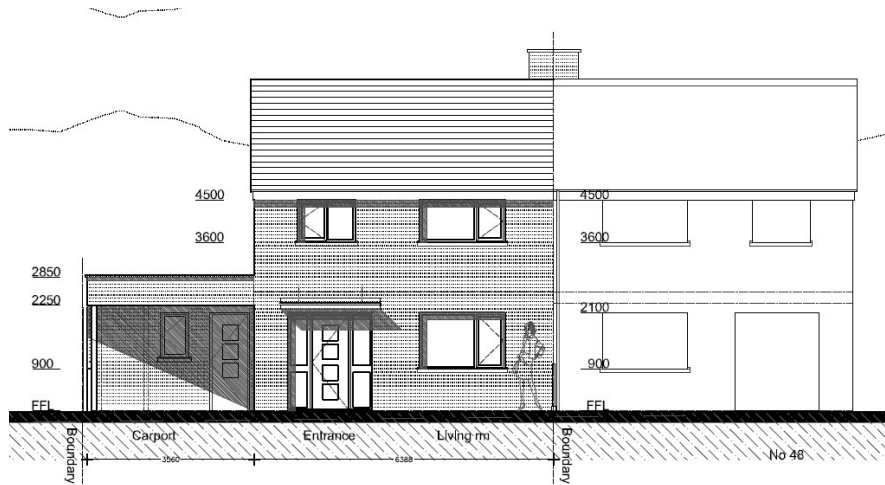
L-shaped in ground floor plan view, the extension is purposely set well back from the pavement line in the same manner and on the same footprint as the existing carport it replaces and continues the principle building line of the existing residential facade with a front facing band of horizontal brickwork above the steel lintels of the carport.

When viewed from the street the original character of the front elevation remains largely unaffected (if not improved) by the new build as the carport frontage remains in the original position, but now continues to be only a single storey element albeit with matching facing bricks and thus the extension is observed as a subservient mass element to the original two storey house.

The primary bulk and mass of the extension is located at the rear of the property where a new generous open plan kitchen, dining room and home office forms the remainder of the L shape to the north east and takes up the full buildable footprint available between existing boundaries. This larger width of brick masonry extension is punctured centrally with one large opening for segmented bi-fold doors and with two smaller openings for casement windows either side. Again simple detailing is applied with concrete cills under the windows and a linear concrete parapet capping emphasising further the horizontal nature of the design.



View of Proposed Northeast elevation with punched openings & box gutters



View of Proposed Southwest elevation including carport & flat roof over.

Appearance

The materials selected are chosen to match closely the traditional materials and details already employed on the existing residential building. These are mainly multi-stock red facing brick, concrete stone cills under windows and white UPVC window frames, fascias and rainwater goods. All window heights, frame proportions and head and cill heights will be considered in sympathy with those proportions typical of the existing property.

The new flat roofs to the single storey extension will be in black or grey coloured single ply plastic or rubber membrane coverings with a 25 year lifespan. The parapet to the new external masonry walls will receive concrete stone capping detail that will provide a simple finish to match the existing building. New roof windows will be large double glazed flat roof lights set on top timber kerb upstands and will have aluminium frame colours selected to match the existing window frame colours or to match the any roof flashing details.

Landscaping

At the front of the property the existing scheme remains the largely unchanged in nature, with easy to maintain hard landscape surfaces such as sloping concrete and contained gravel. Low level dwarf brick masonry walls accommodate the small but significant changes in levels between maintenance paths, access and parking areas that are level with the existing road.

At the rear of the property a medium sized paved patio area will be created immediately in front of the new bi-folds that extends to the full width of the properties boundaries providing ample space for entertaining and outdoor dining in the summer months. Beyond this patio strip an existing narrow paved garden path will be maintained that runs northeast and leads to an existing gate in the rear fence line and to a field beyond. Either side of this concrete path are well kept large rectangular garden lawns that are flat and level and provide a much needed softer landscape.

Access

The existing vehicular access and hard standing under the carport will be revised in terms of gradient ramp and ultimate finished levels but can easily still accommodate the provision of two cars parked end to end, with a third contained gravel area to the southeast at the same height as the existing road allows for additional spill out parking.

The proposed new front door access path will be regraded and incorporated into the same falls as the proposed new vehicle ramp simplifying the front layout, and maintaining easy and convenient wheelchair access down to the existing uPVC front door from street



level. The internal hallway and stairs of the property will remain the same, meanwhile the new ground floor WC and through access via the new utility room will all comply fully with the requirements of DDA meaning unobstructed level access, appropriate door widths and outward opening WC door for disabled wheelchair visitors.

Sustainability

The proposed new extension is intended to be built to a very high standard of insulation and construction and a full SAP assessment will be carried out as part of the building regulations application and any upgrading to the energy requirements of the existing building including heating and lighting will be carried out if required. New soil and waste pipes will connect to the existing sanitary drainage system. New roof drainage will connect to the existing rainwater systems, and any excess storm water will be collected via the provision of a semi-interrupted down pipe connection from the main roof and an covered rain butt style container suitable for long term water storage.

Mark Bruton-Young
RIBA & ARB Chartered Architect