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BBD Design & Access Statement

March 2022

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Contents

Introduction

This document discusses the proposed development.

The existing property is a detached two storey dwelling which shares a border with farm land to the north and a riding school to the south. The dwelling enjoys a generous driveway to the front as well as a large garden to the rear. The original house is of traditional construction, with a pitched tiled roof and brickwork walls. There is some beautiful detailing to the front elevation, including bay windows, extensive coining and stone cills.

The property has however been extended multiple times over the years, with a number of flat roof additions to the rear of the house. This includes a two storey element, which houses a ground floor utility room and first floor bathroom, a single storey lean to, which forms a ground floor cloakroom, a single storey 'sun room' and a single storey attached garage & boot room.

Aesthetically, this compilation of extensions at the rear creates a cluttered elevation, and the style and form of these pieces does not compliment the traditional character of the house. Additionally, all of the single storey additions are of single skin construction and therefore thermally inefficient.

Internally the home does provide adequate space for the family however, a lot of this space is organised poorly and therefore not utilised to its full potential.

The proposal discussed in this document therefore looks to rationalise the rear elevation, creating something that better compliments the existing dwelling, and improve the internal flow of spaces.

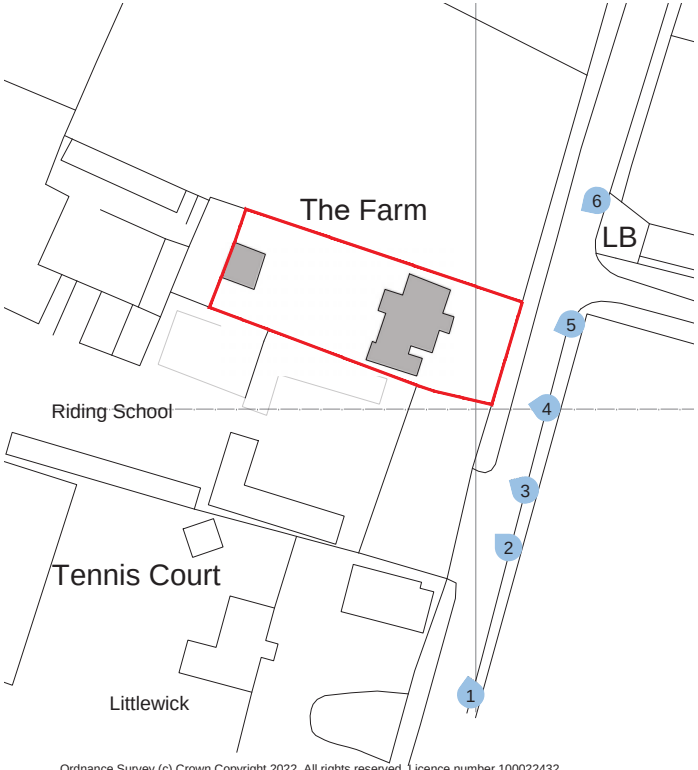
Extract from Google Maps - NOT TO SCALE

Existing

Context

Local Materials

Existing Materials

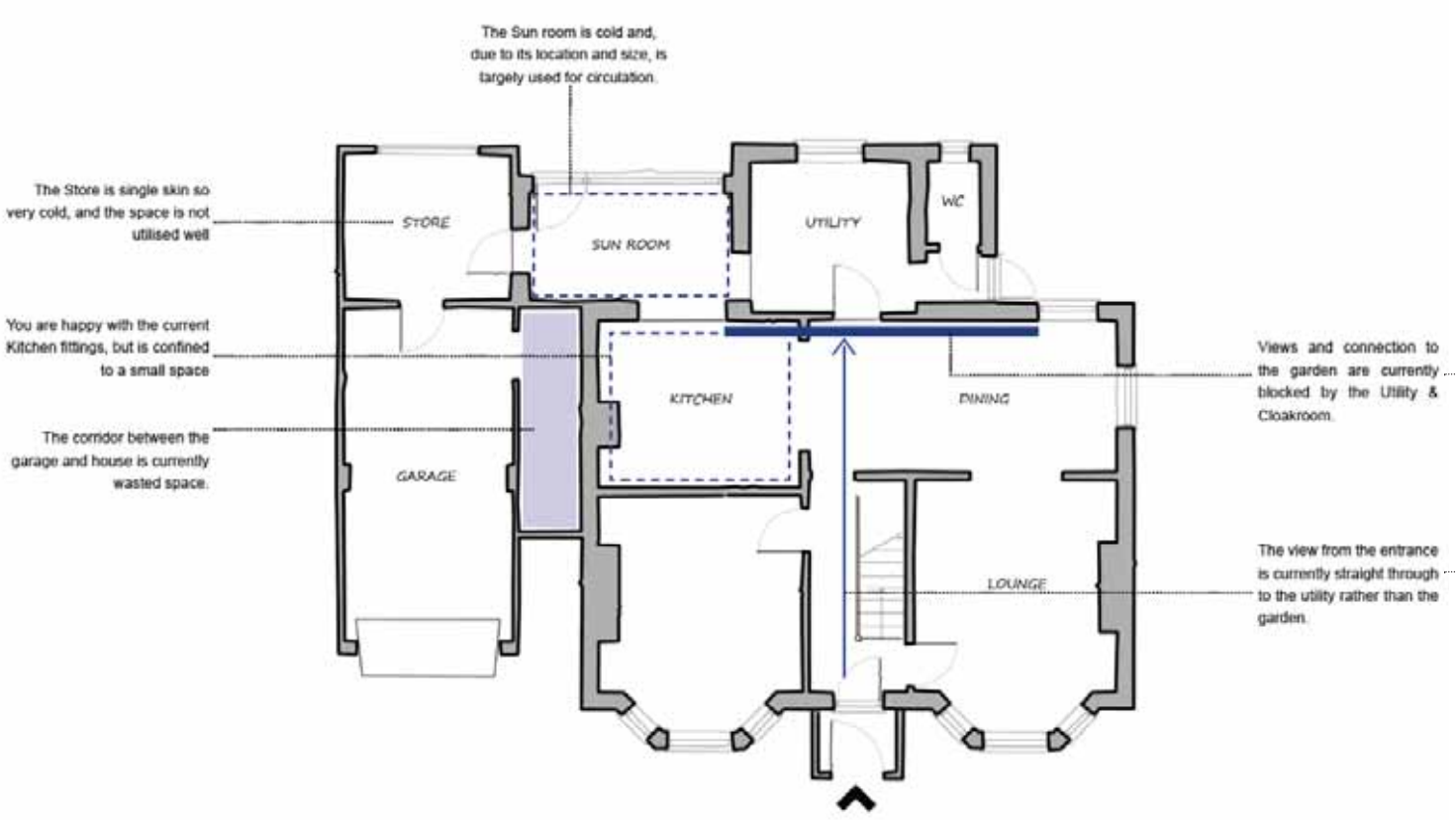


Site map

The above photos demonstrate the views. The property is largely shielded from public view by the dense foliage surrounding the site. These photos also demonstrate the surrounding context and material palette, including the existing traditional brickwork of the house and the charred timber of the neighbouring riding school.

Existing

Floor Plan



Current view from the entrance hall through to the garden.

On the ground floor there are currently; two reception rooms, a kitchen, dining room, utility, cloakroom and sun room. There is also a garage and additional storage room. At First Floor there is a master bedroom with an en-suite and dressing room, an additional 2 bedrooms and a family bathroom. There are also two rooms in the roof space, one of which is a bedroom and one of which is a study.

The upper floors currently work well for the family however, the ground floor lacks good circulation and there is a lot of wasted space. The location of the sun room, the only living space with a physical connection to the garden, means that is primarily used for circulation. Additionally, there is a completely unused ‘corridor’ between the garage and kitchen and the ‘store’ behind the garage currently serves no real function. In rebuilding sections of the rear, the floor plan can be rationalised and the family can make better use of their space.

Another key issue is the lack of connectivity between the living spaces and the garden. Part of the reason for this is that the functional rooms, such as the utility and cloakroom, occupy the majority of the floor space at the rear of the property. This blocks any view through from the entrance, dining room and kitchen. In changing the configuration of the interior spaces, and introducing more glazing to the rear, this connection will be improved.

Existing

Rear Elevation

The existing rear elevation is made up of a number of small brickwork extensions. None of these extensions have any available planning history, so it is assumed they are all pre 1982.

Firstly, there is a single storey lean to extension with a pitched tiled roof. This is currently used as a cloakroom and corridor, and has a single external door and one small, opaque,window.

This is adjacent to the two storey flat roof element, which is a Utility room at ground floor and a family bathroom at first floor. The flat roof detailing on this piece is oversized and unappealing, and the windows are not aligned and therefore appear un-balanced.

There are then two other single storey extensions of slightly varying heights; one with large panels of glazing that acts as a 'sun room' and one that is an extension of the garage and used as storage. Both of these pieces have very chunky roof detailing which does not compliment the character of the original dwelling or the other rear extensions.

Overall, the multitude of roof styles and heights, as well as the variation in window type and size, across all of these extensions has resulted in a very cluttered and disorganised elevation.

Additionally, due to the varying dates of the additions, they are all at slightly different levels, creating a number of small internal steps throughout the ground floor that disrupt the flow of the space.

Photograph of the existing rear elevation

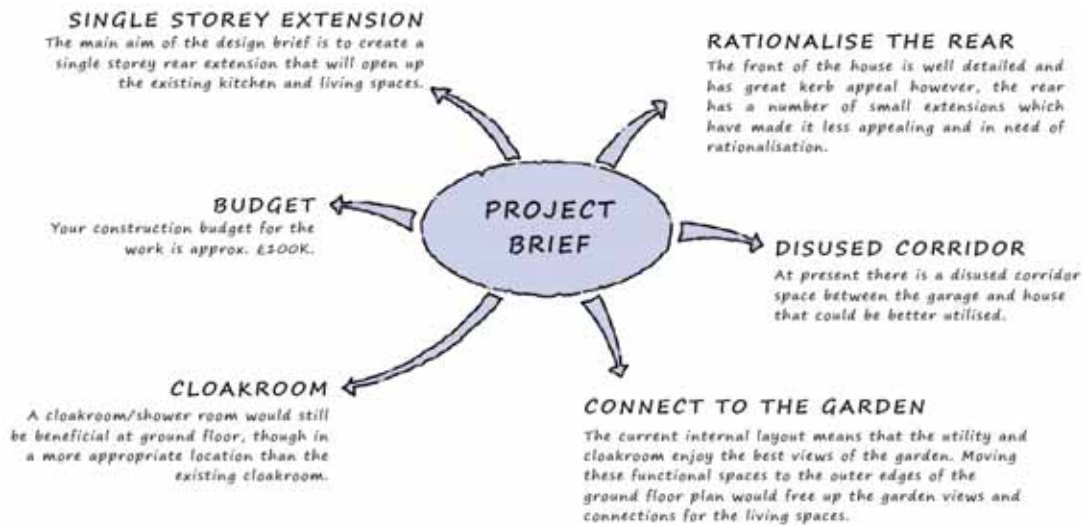
Proposal

Design Development

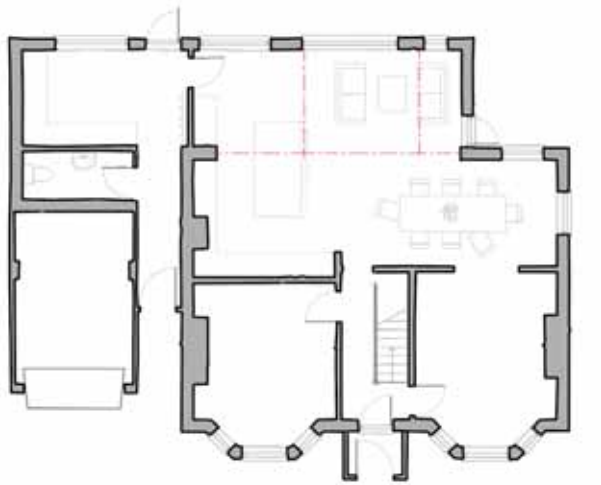
The brief for this project was to replace/create a single storey rear extension that rationalise the rear floor plan and elevation. In doing so the disused areas would be utilised and a stronger connection would be made between the inside and outside spaces.

We initially explored 3 different options for the scheme, ranging in scale and complexity. Option 1 largely replaced the existing footprint like for like, option 2 extended to the full width of the house, and option 3 protruded slightly further into the garden.

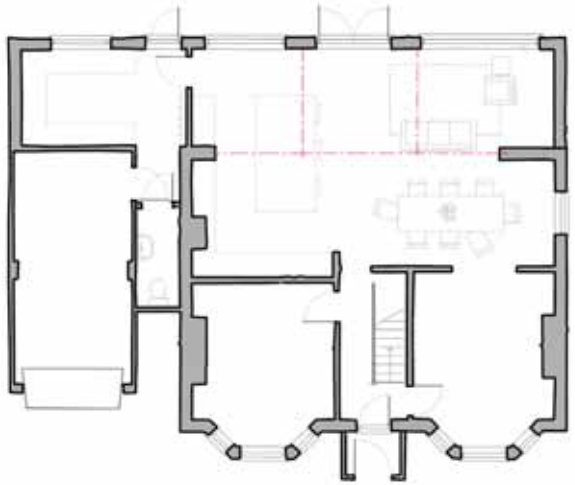
Each option opened up the kitchen and dining room, creating an open place space with large panels of glazing that optimised views and access to the garden. A utility/boot room and cloakroom were created behind the garage, and the existing corridor became an alternative access for the family to these functional spaces.



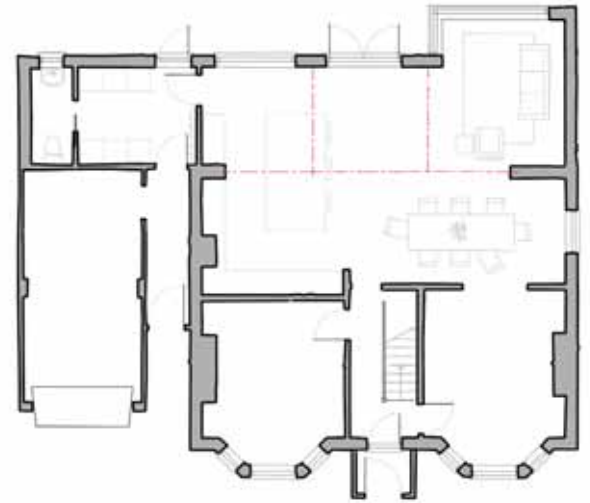
Initial project brief



OPTION 1



OPTION 2



OPTION 3

Proposal

Precedent

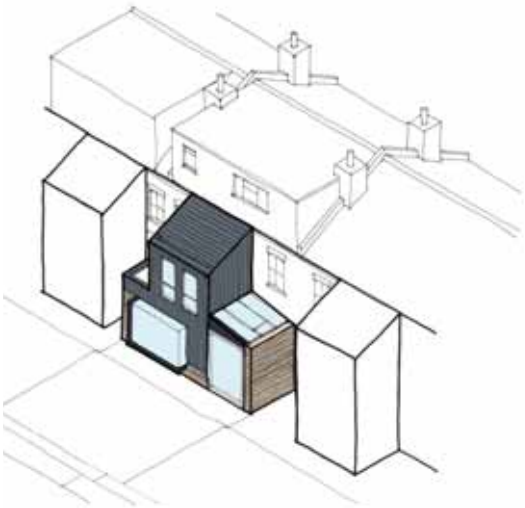
Charred House / London / Rider Stirland Architects

When beginning the design for this project, we sought out precedents that also worked with a flat roof, two-storey element, as this was one of the key challenges we faced with the design; making the two storey element work with both the existing dwelling and the existing/proposed single storey extensions.

This precedent study by Rider Stirland Architects in London successfully uses materials and fenestration to create a dynamic elevation that, whilst contemporary and clean, beautifully compliments the traditional dwelling behind. Although the existing and proposed elements read as separate pieces, they work together to form the overall dwelling and show clearly the growth of the home.

This precedent inspired us to find a material palette and form that contrasted and complimented the traditional character of the property rather than attempting to match it.

Photograph of the rear elevation



Architects Sketch

Photograph of the rear elevation

Proposal

Design Development

With consideration to the design brief, the precedent study, and the existing aesthetic of the dwelling, we explored a range of options for the external form, finishes and materials of the proposal, alongside the plan development. The overall aim was to rationalise and improve the rear elevation by turning the plethora of separate extensions into one contemporary extension that complimented the existing dwelling.

In the resulting design, the contrast of the contemporary, clean box with the traditional style of the house creates a dynamic elevation and a clear separation between the old and the new. For the material palette we focused on using traditional materials found on the existing house and in the surrounding area, and applying them in a unique way. We experimented with the arrangement of these materials and the fenestration in order to further refine the design.

Existing Rear Elevation

Rear Elevation Option

Rear Elevation Option

Rear Elevation Option

3D Material exploration

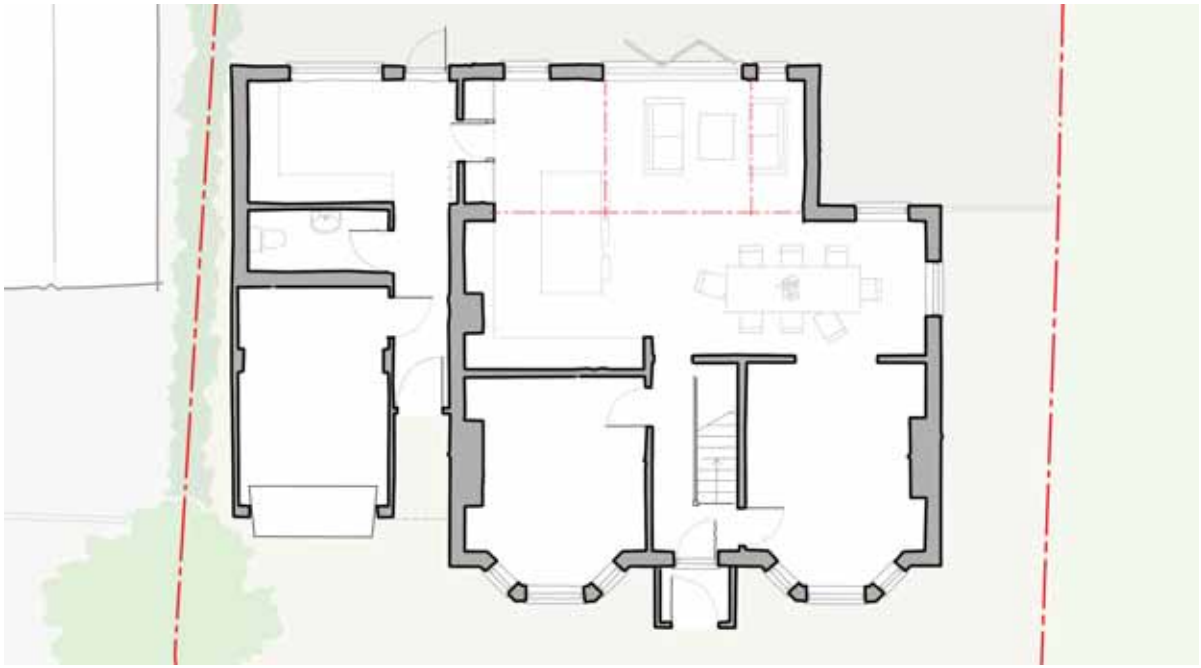
Proposal

The proposal for this application is to rebuild sections of the rear extension and carry out some internal modifications, in order to rationalise the floor plan and improve the external appearance of the family dwelling.

For the final proposal, the two storey element and lean to will be retained, and the garage extension and sun room will be removed and rebuilt. In rebuilding these elements, the internal levels can be ironed out and their thermal qualities can also be improved. Additionally their roof structures can be brought up to the same height and the roof finish can be modernised.

In order to improve the appearance of the two storey element, and unify the rear piece, it will be clad in a vertical timber that will also be used across parts of the extension, along with a red brick. The new openings will have a golden brown frame to compliment this colour palette. These materials have been carefully selected to compliment those of the existing dwelling and surrounding area.

Internally the rear extension will allow for an expanded utility/ boot room, with external access from the front and rear of the property. Part of the garage will also be converted in order to house a small cloakroom. The existing sun room, utility and cloakroom will be opened up to the existing kitchen and dining room, to form one large open plan family room. This space will have large spans of glazing that connect it visually and physically to the beautiful garden. Two new roof lights will also bring additional daylight further into the space.



Proposed ground floor plan (NTS)

Proposed Internal sketch

Proposal

Part of the proposal is also to replace the existing garage roof, so that there is one continuous roof piece over all of the single storey elements. In doing so it is also proposed to create a small mono-pitch at the front of the garage, to give the appearance of a pitched roof from the front aspect. This piece will be clad with tiles to match those of the existing house.

The new garage roof will extend across the gap between the garage and the house, forming a canopy above the new door to the boot room/utility in the previously unused ‘corridor’. This recessed piece will be clad in a vertical timber to match that of the rear extension, nicely tying the two elements together. This cladding will also disguise the proposed door, to avoid any confusion over the location of the main entrance.

On the new flat roof above the garage, a number of solar panels will be installed, to improve the energy efficiency of the home. The front mono pitch will extend far enough that it will conceal these panels from view at the front of the house. The addition of these solar panels will enhance the sustainable design, which has been carefully developed to secure the longevity of the family home.

Proposed Front Elevation

Proposed 3D sketch

Planning Policy

New Forest National Park

Local Plan 2016 - 2036

Policy DP11: Extension to dwellings

This policy states that the proposed extension must not increase the floorspace of the existing dwelling by more than 30%. ‘Existing dwelling’ means the dwelling’s habitable footprint as it existed on 1 July 1982, or as it was originally built or legally established, if the residential use post-dates 1 July 1982.

The only planning history available is for a playroom extension in 1975. As it was pre 1982 it is considered part of the ‘existing dwelling’. The loft conversion however will have been post 1982 and is therefore considered to have used part of the 30%.

The existing dwelling:

- Ground Floor: 127m2
- First Floor: 78m2
- Total: 205m2

30% of the existing dwelling is: 61.5m2

Second Floor (Loft conversion): 32m2

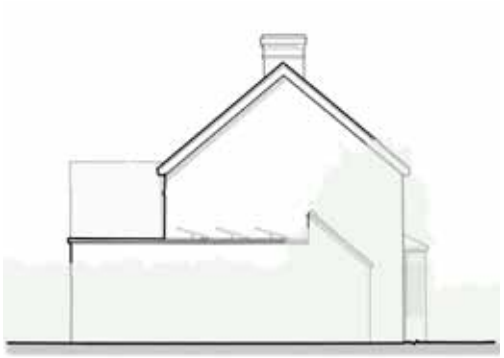
Remaining 30%: 29.5m2

This means that according to our knowledge and the available planning history of the property, the property can be extended by up to 29.5m2. The proposed scheme is largely replacing the existing footprint, and adds only 2m2 thus complying with this policy.

Rear Elevation

Side Elevation

Front Elevation



Side Elevation

Planning Policy

New Forest National Park

Design Guide - January 2022

We have carefully considered and applied the advice offered in the New Forest National Park Design Guide, in order to achieve a high quality design that embeds into its rural setting.

The material palette that we have selected echoes the palette of the surrounding area, with traditional brickwork like that of the existing house, and a charred timber reflecting the agricultural buildings in the surrounding in area. Timber and weatherboarding are typical of the local New Forest Vernacular, and the neighbouring barn is in fact clad in a similar charred timber. Brickwork is also used widely throughout the New forest, and the proposed bricks will match the local style in texture, colour, size, mortar and bonding pattern. These traditional materials will be of high quality, ensuring the durability and sustainability of the proposal.

The design has been developed to compliment the existing house with its simple and contemporary form, which also contributes to the ‘unique quirkiness and easy organic appearance’ typical of New Forest architecture. The improved connection between the inside and outside spaces, and the alterations to the internal layout, will improve the families enjoyment of their home and subsequently their well-being.

The proposal has no impact on the surrounding trees and green spaces, and therefore conserves and enhances the existing scenic beauty of the national park, as per the National Planning Policy Framework.

Existing Street View

Burley Villa Riding School

Burley Villa

Conclusion

Render of proposed alterations

Photograph of existing rear extensions.

In summary, this proposal is for replacement rear extension and some external material changes. This proposal will drastically improve the currently tired and outdated appearance of the existing rear extensions. Instead of a number of mis-matched pieces, this proposal will create a single contemporary extension to the home that still provides the family with the internal space that they need.

The overall design has been carefully considered to enhance the existing character and functionality of the building, and the materials and form of the extension will compliment the existing dwelling. This includes a combination of brickwork and timber cladding as well as large elements of glazing.

The proposed development presents no new shadow casting opportunities towards any neighbouring properties. Additionally, as the footprint is only minorly altered and only one first floor window is adjusted, there are no new overlooking opportunities.