

Design & Access Statement

for 23 Holcombe Avenue

Description

The proposed scheme at 23 Holcombe Avenue includes:

1. A two-storey side extension;
2. A hip to gable side roof extension;
3. A loft conversion with rear dormer;
4. An additional 5th bedroom / office.

Purpose

- To provide a ground floor hallway between the front door, stairs and kitchen, that then allows the front room to be enclosed, rather than it used as a thoroughfare. See Ground Floor Plans.
- To increase the size of existing 1st floor and 2nd floor bedrooms and Office. The residence currently has 4 bedrooms, plus a small box room, which is being used as a home office.
 - Bedroom 2 and the Office are only 1.66m wide, and would be widened to 3.07m wide. See 1st Floor Plans.
 - The loft bedroom 4 currently suffers from restricted headroom on 3 sides due to the hipped roofs and a steep ladder staircase. The proposed loft bedroom would have clear headroom and a safer, standard staircase, both provided by the rear dormer. See 2nd Floor Plans.
- To relocate the bathroom to provide landing access to bedrooms 3 and 5.
- To provide internal storage / cupboard space.
- To provide a 2nd bathroom, which would be located on the 2nd floor.

Materials

- External walls – brick to match (as reasonably possible)
- Pitched roofs – Re-use of existing concrete tiles, and new concrete tiles to match existing, or similar product.
- Flat roofing – dark grey FRP.
- Vertical sides of dormer: dark grey, tongue and groove cladding
- Windows
 - All glazing on the side of the property (facing towards No. 21) would be frosted.
 - Existing windows retained as white UPVC, or refurbished / colour sprayed Anthracite Grey or Chartwell Green.
 - New windows in new brick walls: UPVC, white, or coloured to match any refurbishment of existing windows.
 - Windows in sloping roof to front: Velux type windows, dark grey external frame

- Windows to rear dormer: UPVC or aluminium, white, or colour sprayed Anthracite Grey or Chartwell Green

Car parking

The current driveway, which can accommodate up to 3 cars, would be retained. The family currently own only 2 vehicles. There is public on-road parking for an additional 1 car outside the property and further spare spaces opposite corner properties 30m up or down the road. See Ground Floor Plans.

Trees

There are existing mature trees along or near the bottom boundary of the rear garden. The nearest tree is approximately 15m from the proposals. There are no ground works / foundation works within the rear garden. Therefore, no tree works are required, and no impacts upon the trees is anticipated. See Block Plans for the mapped location of the trees.

Design

Terracing effect

The ground floor extension would sit shy of the building front façade to avoid any terracing effect. It would be set back approximately 0.78m (3½ bricks). The side of the extension would remain approximately 0.80m from the property boundary. Therefore $0.78 + 0.8 = 1.58\text{m}$, which is greater than the minimum required 1.50m in the terracing formula.

The Dormer

The dormer would be set back from the rear façade to minimise any privacy issues that arise from the introduction of 2nd storey windows. The dormer would also be narrower than the pitched rear roof, which would provide pitched strips of roofing either side of the dormer and thus improve its setting.

The Gable End

The side, hip to gable brick extension would be required to provide headroom and structural strength for a staircase to the 2nd floor and the loft extension. These new stairs would be able to match the comfortable gradient of the ground floor stairs. The side of the property is largely obscured from passers-by on the street, by the adjacent property (No.21).

The Flat Roof

A flat roof would extend from the existing ridgeline rearwards to include the rear dormer. Visual clues to the extent of the flat roof would be limited. There are no views anticipated of the top surface of the flat roof, including from rear 1st floor neighbours' windows on slightly higher residences on Ainsdale Avenue. From the rear, the flat roof would appear to be a standard dormer extension. From the side there would be a short section of brick gable with a flat top. From the front, the roof would look traditional pitched similar to residences opposite.

Project	23 Holcombe Avenue	Revision	P02
Client	Mr I Smith	Date	25th November 2023