

Silver Birches

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Proposed new front gable, garage loft conversion, new box dormer and internal alterations for:

**Silver Birches,
Hound Road,
Netley Abbey,
SO31 5FZ**

Client: Mr & Mrs Clayton
Planning
May 2022

0262-02-001

Schedule:

The following drawings are included with the document:

0262-02-001 - Location plan @1:1250/1:500

0262-02-002 - Existing plans @1:100

0262-02-003 - Existing elevations @1:100

0262-02-004 - Proposed Site plan @1:250

0262-02-005 - Proposed plans @1:100

0262-02-006 - Proposed elevations @1:100

0262-02-007 - Proposed elevations @1:100

Design Team:

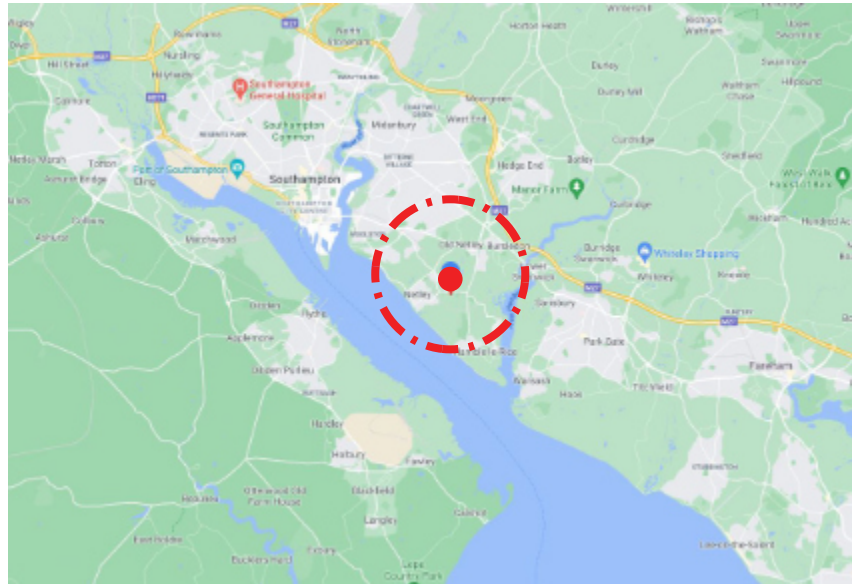
Architects: Birch architects - info@bircharchitects.co.uk

Ecology and biodiversity: ?

Topographical survey: Andy Stretch ADS surveys. - andy@ads-surveys.uk

1.0 Introduction

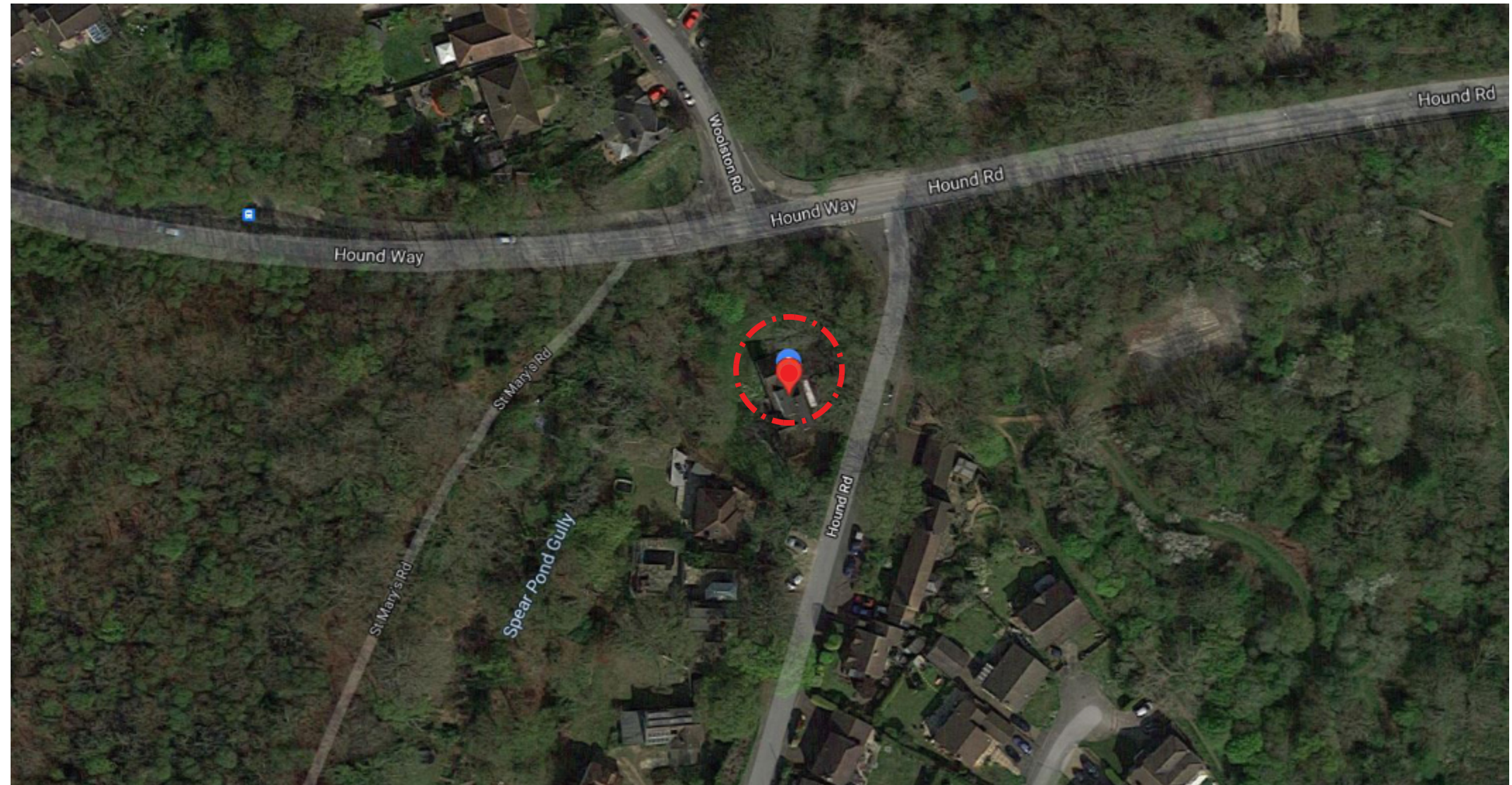
1.1 Site Location



SITE LOCATION:

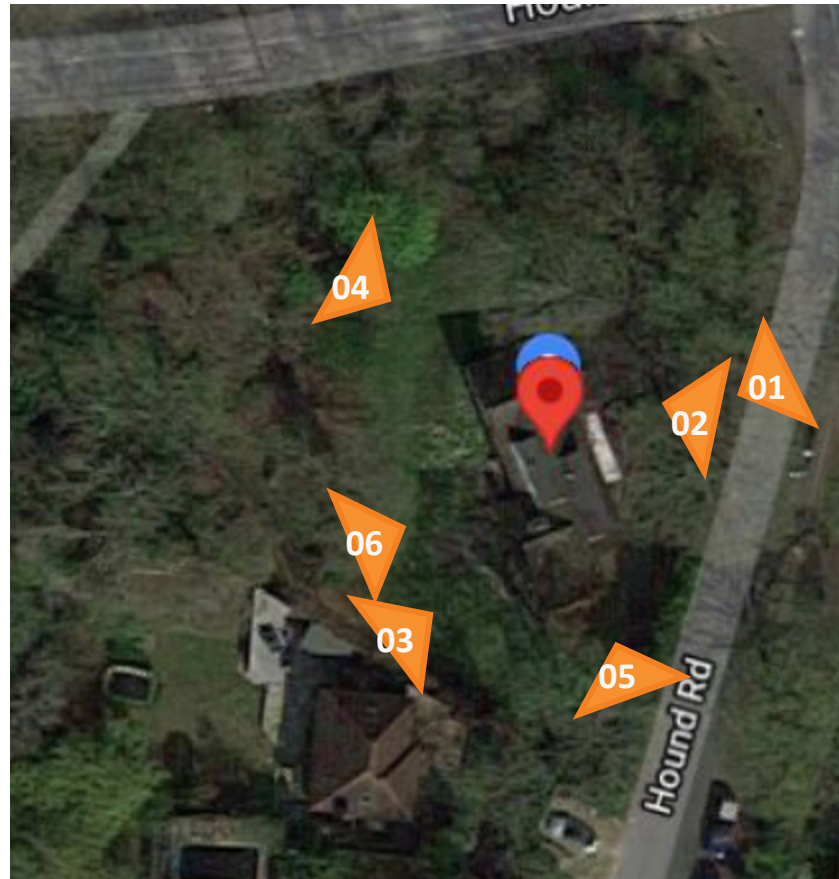
Silver Birches is a detached house on a large plot in Netley Abbey. It is not in the conservation area.

This document supports a planning application for a new front extension, a garage loft conversion, some internal remodelling to achieve a more efficient and practical kitchen/family dining space opening up to the rear garden.



1.0 Introduction

1.2 Site Images



KEY PLAN



VIEW 02



VIEW 03



VIEW 01



VIEW 04



VIEW 05



VIEW 06

2.0 Design statement

2.1 Statement

PROPOSAL

This supports a planning application to convert a double garage loft area into a master bedroom, add a new gable to the front elevation and some new dormers and carry out internal remodelling.

Introduction

The existing house has a dated cellular layout that has a poor relationship to the garden at the rear. Mr and Mrs Clayton now own the property, and need to create more space for their young family that is naturally lit and improves their quality of life. The current house has poor circulation, a dated layout and poor flow from the front door, through an existing room to the staircase at the rear, which is also narrow and poorly lit. There is a need for an open plan family/kitchen dining area, that opens up onto an external terrace space.

At first floor the space is very tight and the bedroom are small, cramped and poorly insulated.

Design:

The proposal is to remove the poor quality lean to conservatory to the front of the house, and introduce a new gable elevation that matches the existing garage pitch and creates a new clear open entrance space full of natural light and allowing views straight through the home to the mature garden beyond. It will also help define the front entrance and improve the appearance on the street elevation. There will be enlarged flat roof dormers and the garage loft will be converted into a master bedroom suite.

Internally the existing layout is remodelled to create a new hall way at the front with a relocated staircase leading to the first floor. There is a small snug room off the main entrance along with a WC in the utility area. The kitchen is relocated to the rear and forms a new kitchen/living/dining area. New bifolds connect this space with a larger terrace area. There is a utility and boot room area off the kitchen with a door leading outside and a direct link into the ground floor garage area.

At first floor the new stair location will create a double height space and gallery area that allows access to every room. The garage loft area is converted into a vaulted master suite with a new ensuite at one end and a Juliet balcony at the other gable looking into the gardens. In a part of the new front gable there will be a new bathroom.

There will be a new bedroom in the location of the existing staircase, and the existing bedroom will have access to a new ensuite in the existing gable to the rear.

Materials:

The new gable at the front will be finished with timber cladding above first floor level and light coloured acrylic render below. The roof will be finished with tile to match the existing roof. The folding doors will be grey aluminium frame as will the gable windows with other windows UPVC.

The new dormers at first floor will be grey standing seam flat roof.

Works required:

The existing lean to conservatory will need to be removed. The new extension roof will need to be tied in and weathered with the existing roof. The vaulted roof in the extension will be highly insulated to prevent heat loss and naturally ventilated. The new build areas will all be highly insulated at roof, wall, and floor level to reduce heat loss and minimise heating bills.

Internally the stairs will be removed and filled in. A new staircase will be installed in the main entrance.

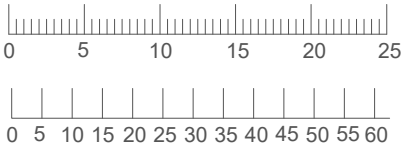
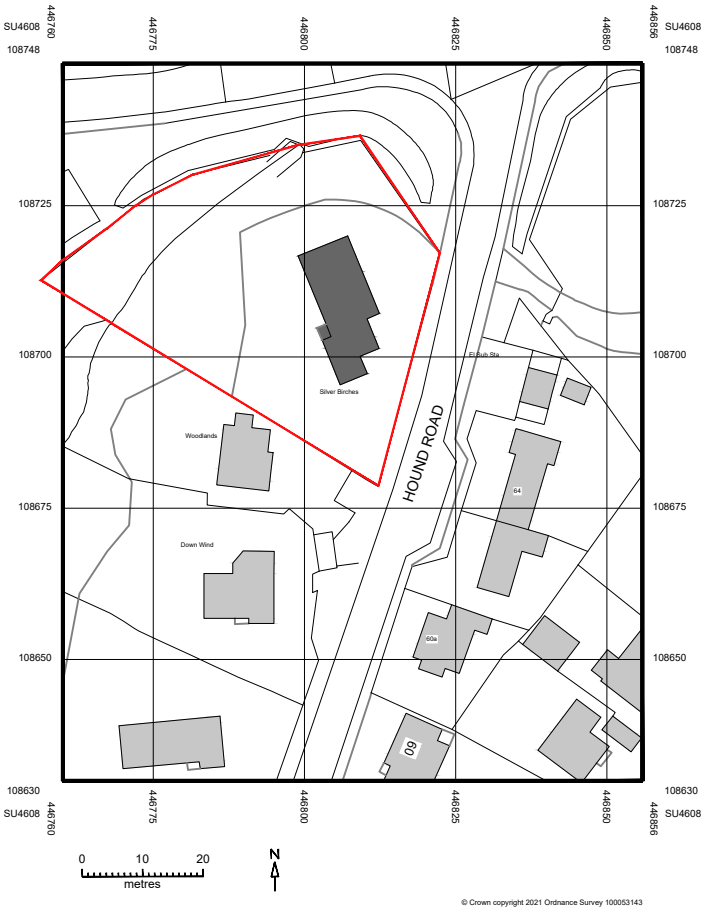
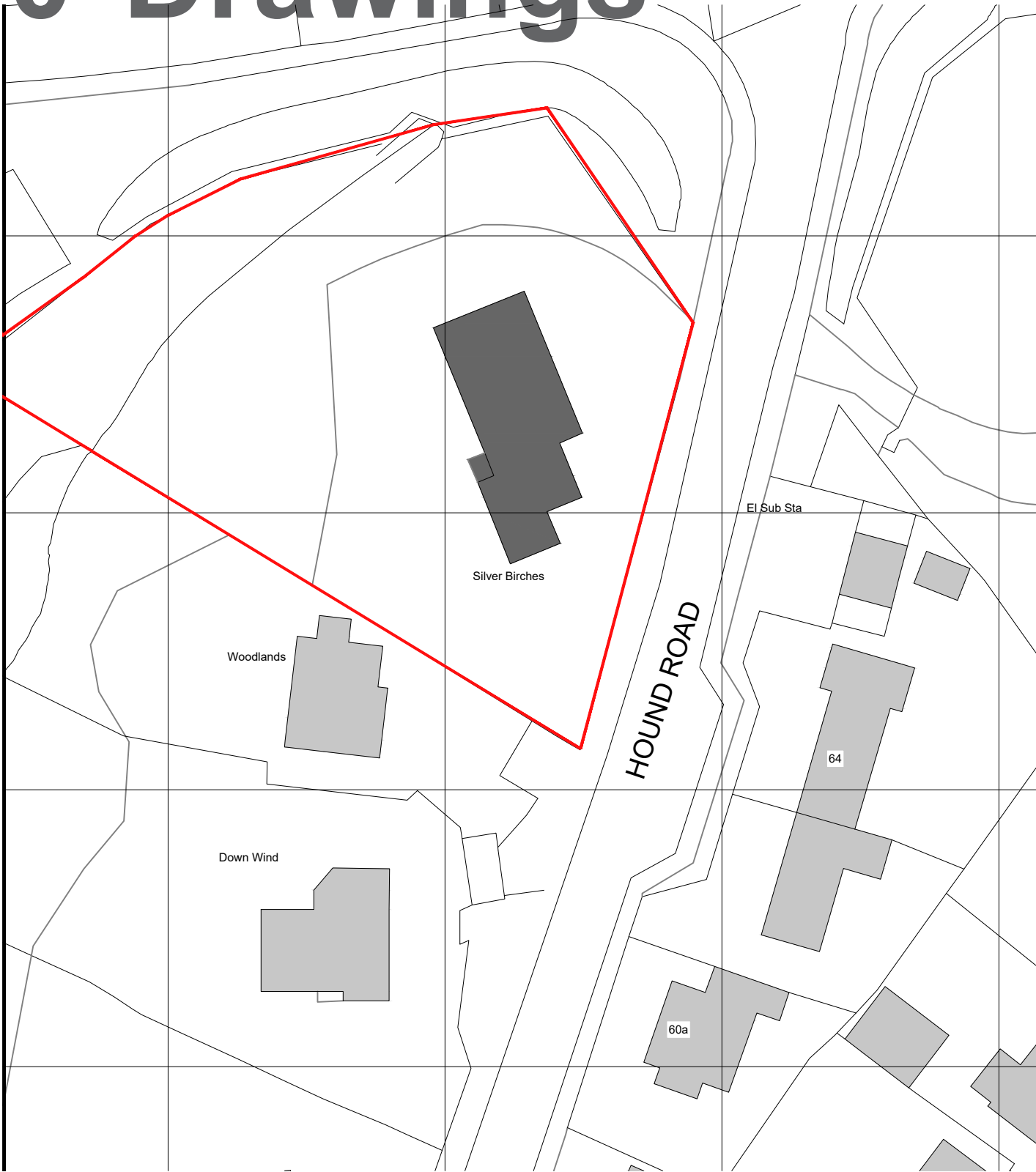
Rainwater from all the new roof area will be taken to downpipes running into the existing soakaways. The new ensuite will run into the existing foul drainage.

Conclusion:

The new front extension, and garage loft conversion will match the existing building form and roof treatment and is in keeping with the local vernacular along the street. The additions have been carefully designed with Mr and Mrs Clayton to respect the local environment and will improve the home for all the family.

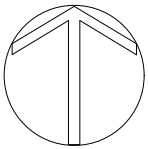
We are happy to answer questions and engage with the Local Parish Council and neighbours and further information can be supplied if required by the LPA and we respectfully request that planning approval is issued.

3.0 Drawings



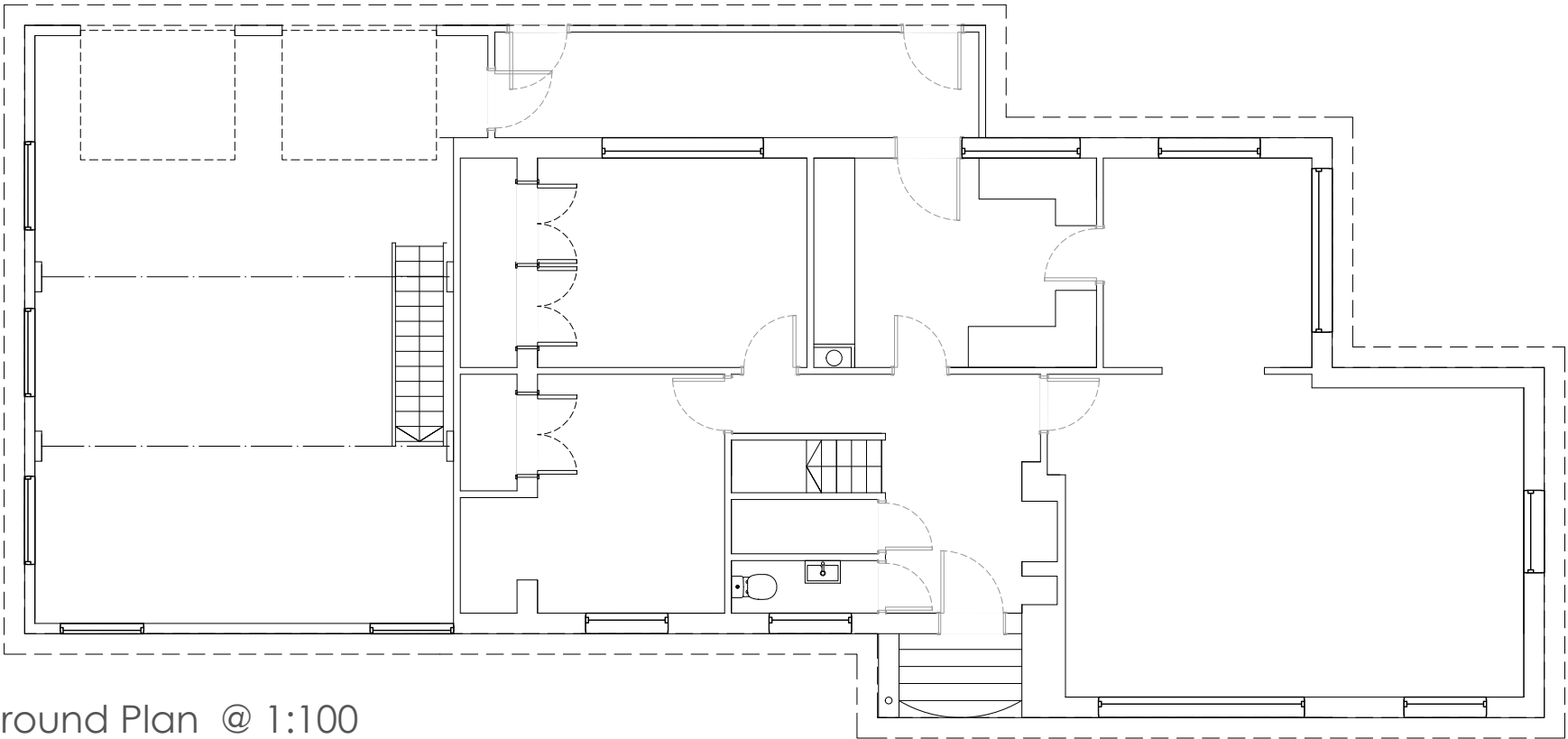
Rev -

Client: Mr and Mrs Clayton		Planning	
Project: Silver Birches, Hound Road, Netley Abbey, SO31 5FZ		Drawing No: 262-02-001	Revision:
Title: Existing Site plan	Drawn: nb Check:	Scale: 1:500 & 1250 @a3	First Issue: August 2021

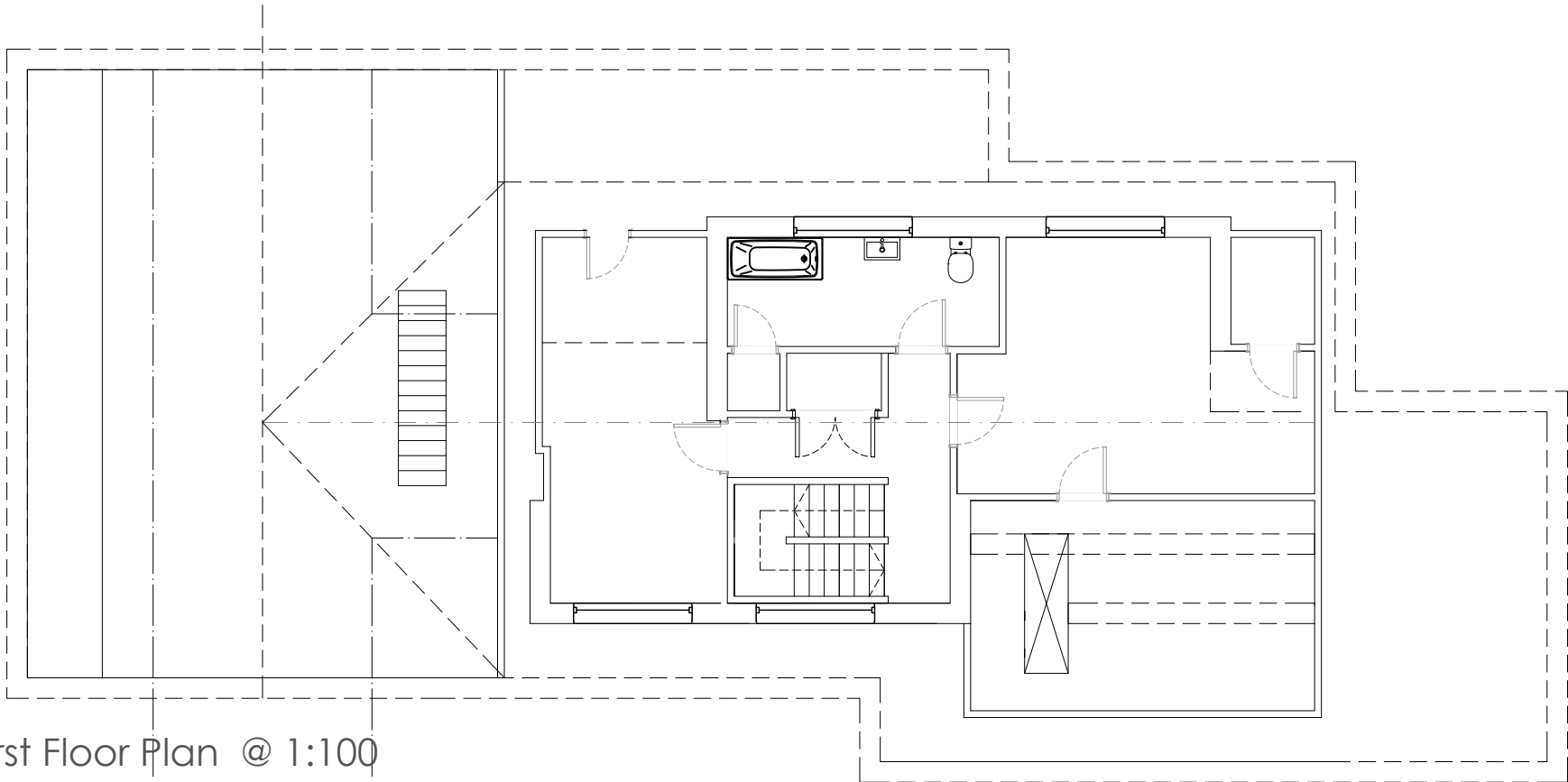


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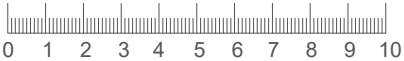
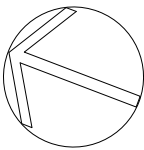
3.0 Drawings



Ground Plan @ 1:100



First Floor Plan @ 1:100



Client: Mr and Mrs Clayton		Planning	
Project: Silver Birches, Hound Road, Netley Abbey, SO31 5FZ		Drawing No: 262-02-002	Revision:
Title: Existing Plan	Drawn: nb	Scale: 1:100 @a3	First Issue: August 2021
Check:			

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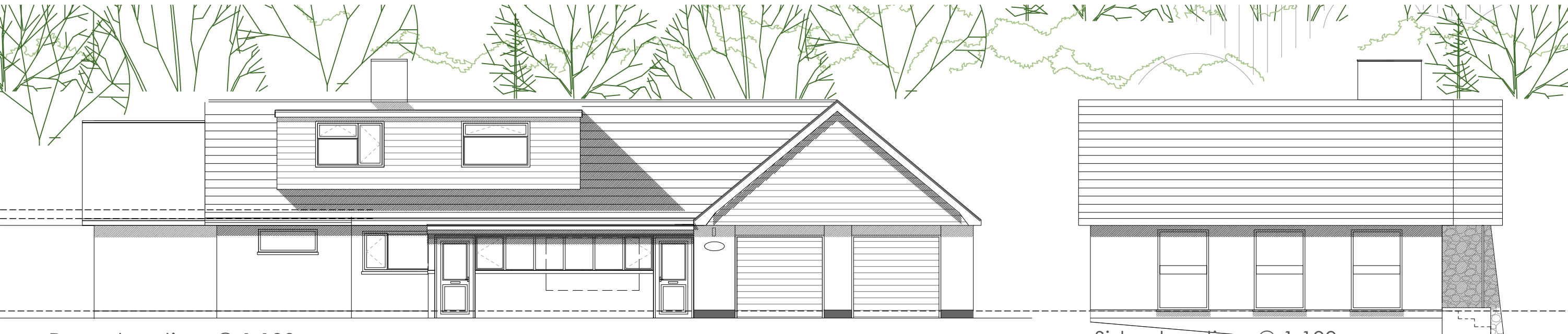
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3.0 Drawings



Front elevation @ 1:100

Side elevation @ 1:100



Rear elevation @ 1:100

Side elevation @ 1:100



Client: Mr and Mrs Clayton		Planning	
Project: Silver Birches, Hound Road, Netley Abbey, SO31 5FZ		Drawing No: 262-02-003	Revision:
Title: Existing elevations	Drawn: nb	Scale: 1:200 @a3	First Issue: August 2021
Check:			

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1:250

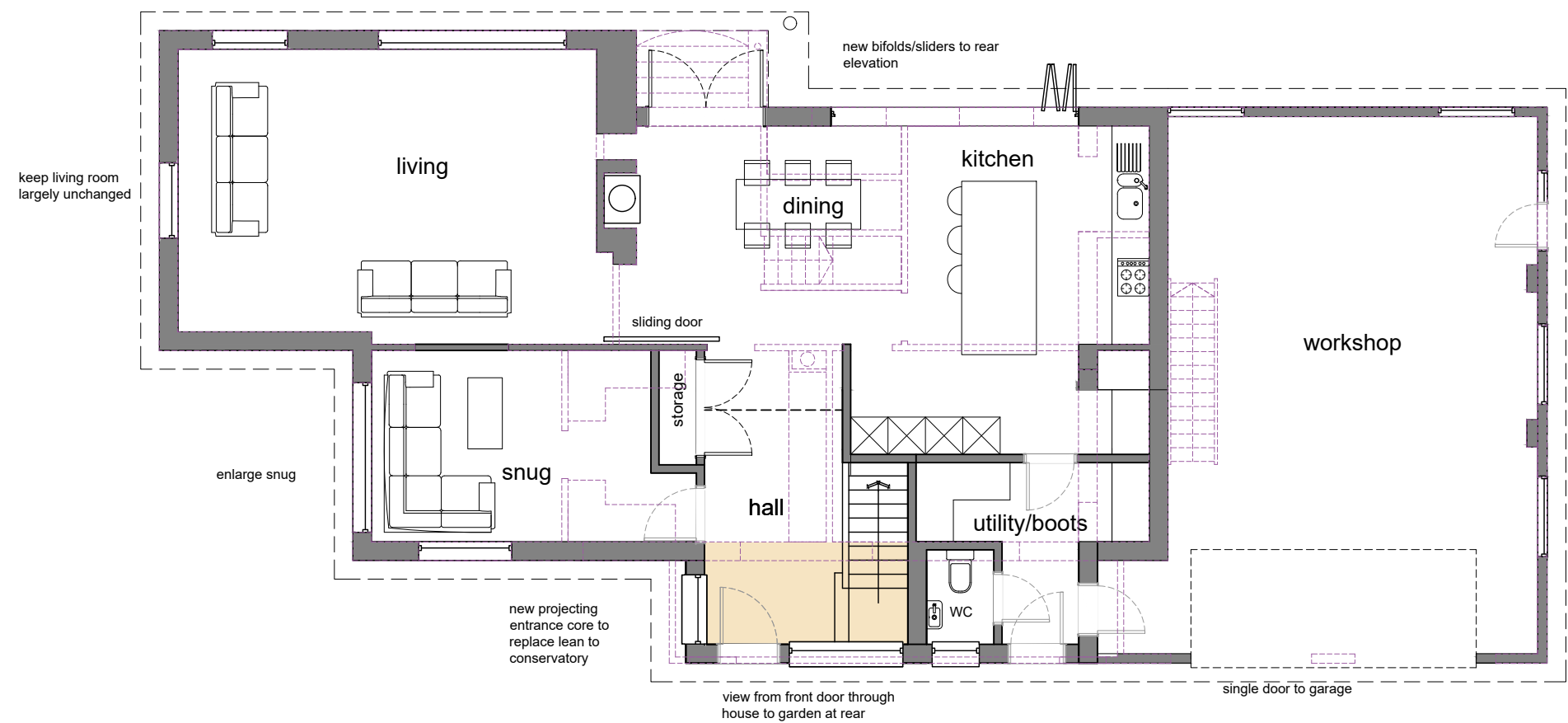


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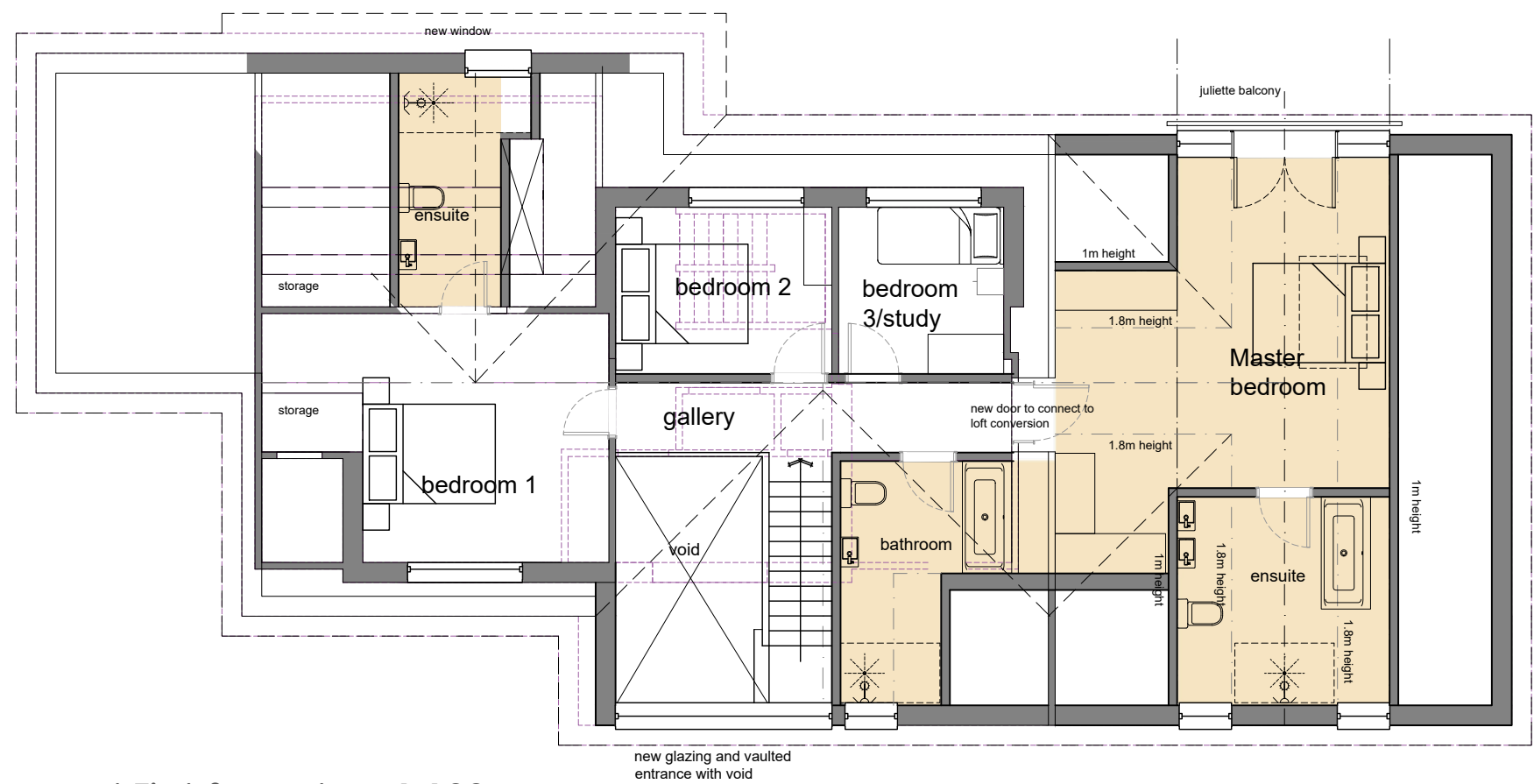
Client: Mr and Mrs Clayton		Planning	
Project: Silver Birches, Hound Road, Netley Abbey, SO31 5FZ		Drawing No: 262-02-004	Revision:
Title: Proposed Site plan	Drawn: nb	Scale: 1:250 @a3	First Issue: August 2021
	Check:		

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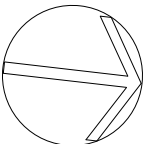
3.0 Drawings



Proposed Ground floor plan 1:100



Proposed First floor plan 1:100

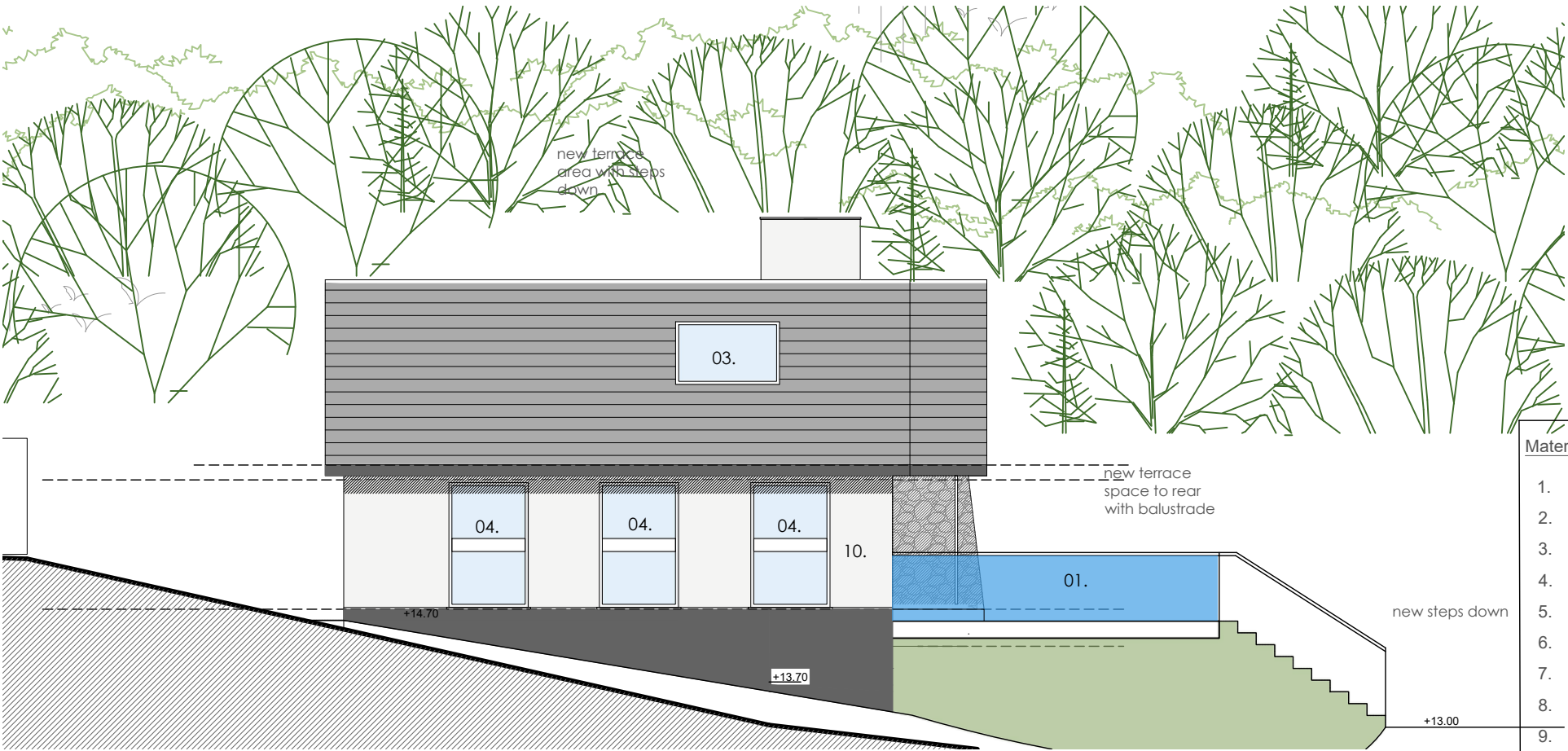


Rev -			
Client: Mr and Mrs Clayton		Planning	
Project: Silver Birches, Hound Road, Netley Abbey, SO31 5FZ		Drawing No: 262-02-005	Revision:
Title: Proposed plan, roof plan and elevations	Drawn: nb Check:	Scale: 1:100 @a3	First Issue: August 2021

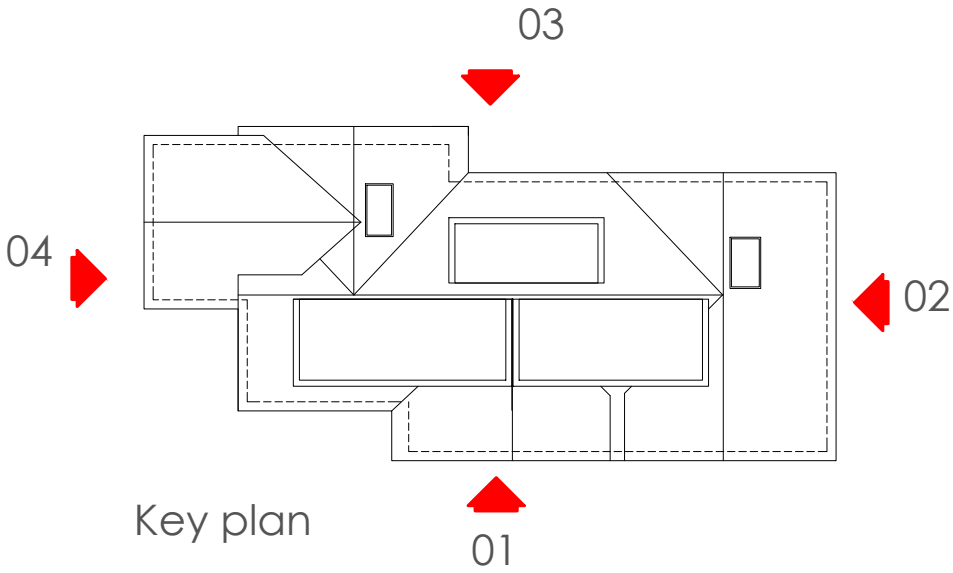
3.0 Drawings



01 Proposed Front elevation @ 1:100



02 Proposed side elevation @ 1:100



Material Key	
1.	Balustrade - glass
2.	Walls - timber cladding
3.	Roof light - Velux or similar
4.	Windows - UPVC
5.	Roof - dark grey composite slates
6.	Doors - Timber hardwood
7.	Gutters/downpipes - half round
8.	Fascias/soffits - Timber stained
9.	Bifold door - grey aluminium
10.	walls - render
11.	standing seam to dormer

Rev -		Planning	
Client: Mr and Mrs Clayton		Drawing No: 262-02-006	
Project: Silver Birches, Hound Road, Netley Abbey, SO31 5FZ		Revision: August 2021	
Title: Proposed elevations		Scale: 1:100 @a3	First Issue: August 2021
Drawn: nb			
Check:			
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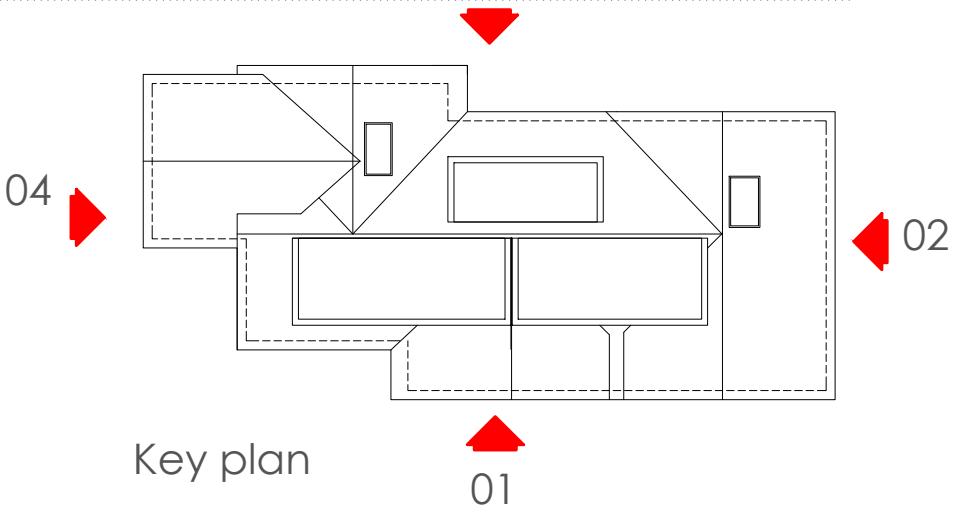
3.0 Drawings



03 Proposed Front elevation @ 1:100



04 Proposed side elevation @ 1:100



Material Key	
1.	Balustrade - glass
2.	Walls - timber cladding
3.	Roof light - Velux or similar
4.	Windows - UPVC
5.	Roof - dark grey composite slates
6.	Doors - Timber hardwood
7.	Gutters/downpipes - half round
8.	Fascias/soffits - Timber stained
9.	Bifold door - grey aluminium
10.	walls - render
11.	standing seam to dormer

Rev -		Planning	
Client: Mr and Mrs Clayton			
Project: Silver Birches, Hound Road, Netley Abbey, SO31 5FZ		Drawing No: 262-02-007	Revision:
Title: Proposed elevations		Scale: 1:100 @a3	First Issue: August 2021

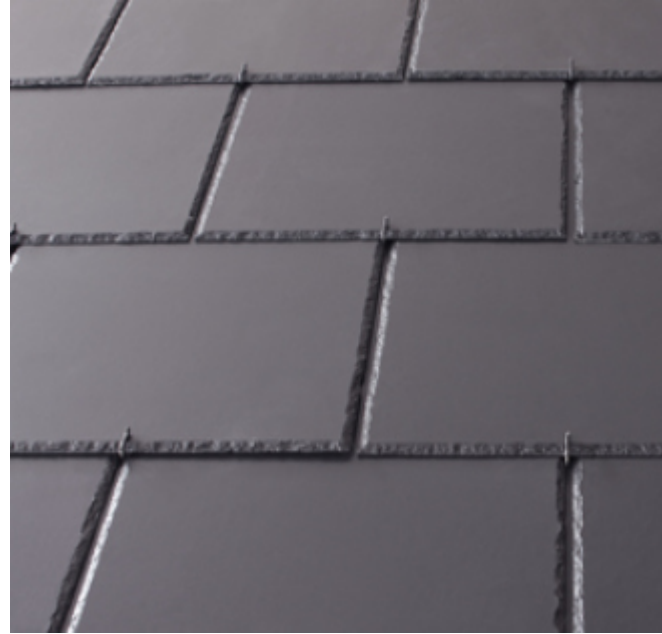
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4.0 Precedents & Materials

4.1 Proposed



Vertical timber cladding



Slate roof



Velux rooflight



Acrylic render



Glass balustrade and grey aluminium folding doors



Standing seam dormer flat roof



Example image

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