

Planning Statement

Revision 1

3 Thornbury Heights,

Chandler's Ford, SO53 5DQ

1.0 Introduction

This document has been prepared by Snug Architects on behalf of the applicants Mr and Mrs Jamie and Subashini Fryer. The document relates to the proposed refurbishment and extension of their existing dwelling and garage at 3 Thornbury Heights, Chandler's Ford. This document should be read in conjunction with the supporting plans and elevations included within the application.

It is the applicants wish to upgrade their recently purchased home in order to maintain it as their forever family home and requirements for working from home.

Upon a detailed review of their home and the existing condition and layout, it became apparent that a planning application was required to accommodate their requirements for space and flexibility. Furthermore, the existing condition of the property was tired, with a dated interior and exterior, and their aspiration is to renew this home to feeling spacious, light and contemporary.

2.0 Project description

This is a proposal for a remodelling, re-ordering and rejuvenation of an existing 4/5 bedroom property. The proposals consist of a new first floor extension to the single storey wing of the dwelling, internal re-ordering and new replacement roof.

3.0 Site location

The site is located on Thornbury Heights in an established, desirable residential area. The site is within 1.5 mile of Chandler's Ford train station with regular main line services to London via Southampton Airport Parkway or Salisbury. There is also access to the local bus network. Car journeys are enabled by easy access to the M3. The site is in a sustainable and accessible location.

4.0 Existing property



1_Existing front access view

The existing T-shaped property comprises of single-storey and two-storey wings, with an attached Garage and a Conservatory. The entrance is located under the lower single storey roof, at the connection between the two wings as can be seen in the picture below. The existing house is constructed of red multi brick with a concrete interlocking pantile roof.

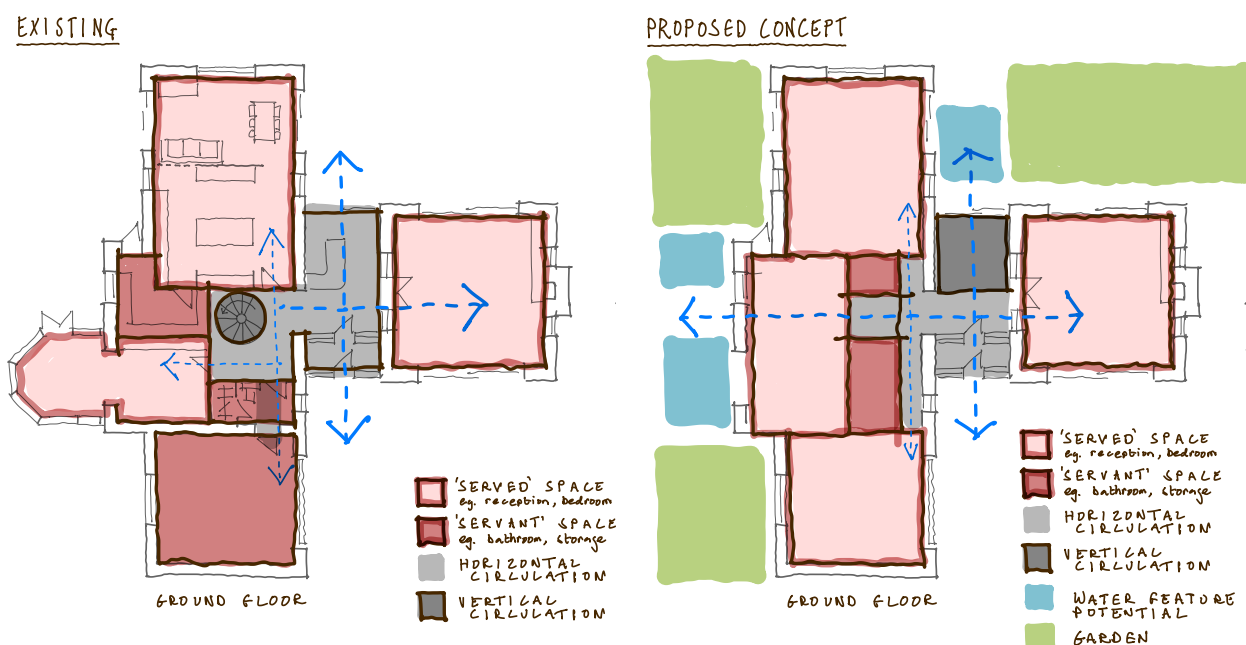
5.0 Access and Parking

The existing access to the house is unchanged. The lawn is to be extended to incorporate the tree currently within the driveway, so that both access and exit will be on the same side of the tree. The turning vehicle diagram on the Proposed site plan demonstrates that vehicles will be able to turn on site and exit in forward gear.

6.0 Design

6.1 Layout

The existing property primarily suffers from a lack of coherency and connection to the outside. The focus of the design work for the applicant has been to resolve the incongruities of the internal layout and to increase the light into the property.



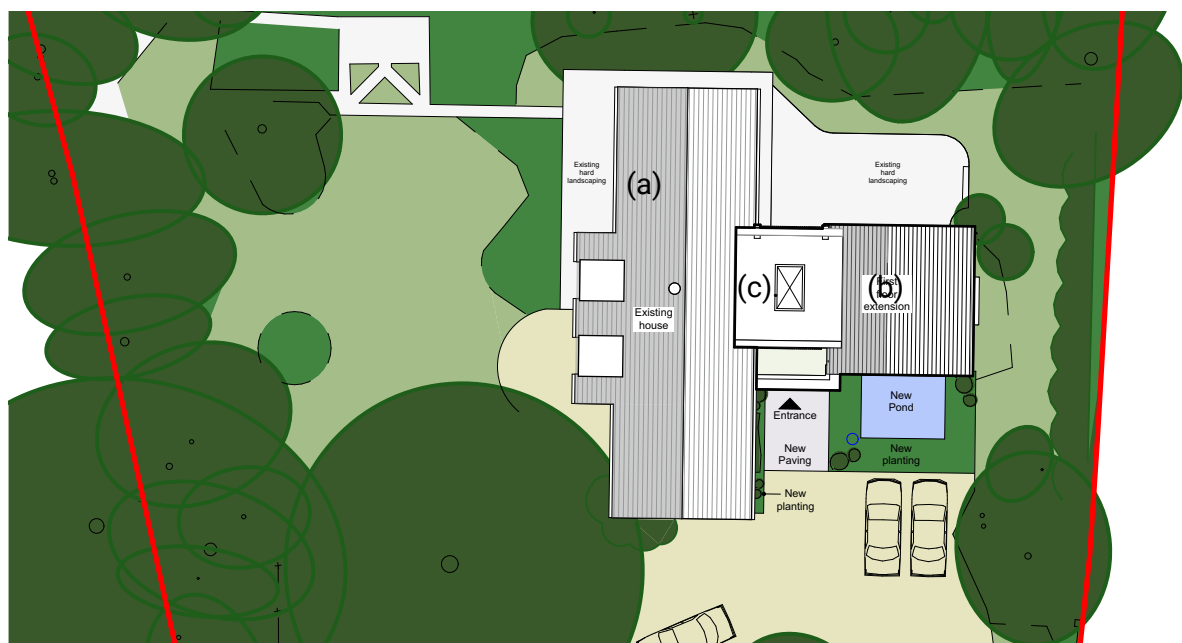
2_Initial Concept Layout Sketches

As seen in the existing ground floor diagram, the existing layout contains at the centre an enclosed spiral stair at the junction of the 'T', resulting in a dark and dull experience internally

upon entering the property. Furthermore, the current tight spiral staircase along with width of some of the doorways makes it poorly accessible for those with mobility issues and requires futureproofing for this applicant due to anticipated future mobility problems. Connection to outside space is severed by a lack of views and continuity through the dwelling with ancillary spaces grouped around the core.

The proposed diagram denotes how the relocation of the stair into the proposed two storey wing opens up views from the entrance to the garden beyond, and provides a two storey entrance hall with new staircase, with glazing to flood the interior core of the dwelling with light and views to the garden and tree canopies. Note the removal of the existing conservatory, overall reducing footprint of the existing dwelling.

6.2 Massing



2_Site Plan Excerpt

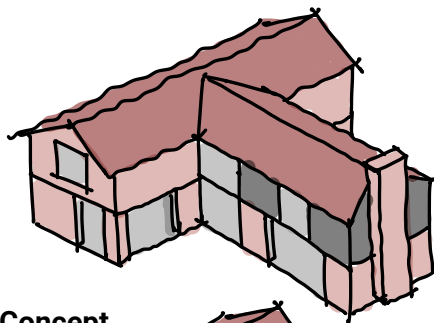
The volume of the existing two-storey wing (a)* remains unchanged.

The proposed first-floor extension sits over the existing Lounge and Entrance and is enveloped by two separate volumes:

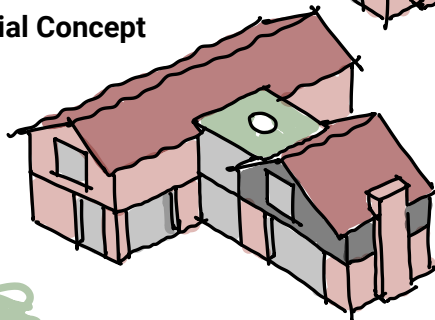
(b)* - a timber clad structure with a dual-pitched roof sits over the Lounge and replicates the volume of the existing two-storey

(c)* - a timber clad structure (part single, part two-storey flat roof volume) infills the gap between the original two-storey wing and the new pitched roof extension

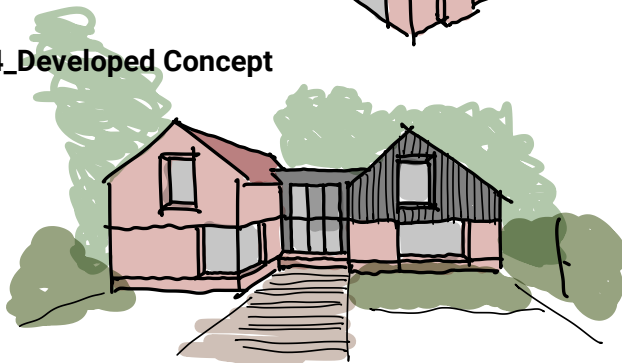
During the design development stage, options were considered, and it was decided that the new first floor extension, rather than replicating the previous roof, should re-orient and align parallel to the two-storey wing.



3_Initial Concept



4_Developed Concept



5_Developed Concept Primary Elevation

(please note these are not reflective of proposed materials and to convey massing only)

The parallel direction of the new pitched roof extension (b) serves two purposes: it ensures a clear definition of the infill entrance volume, set between the two pitched roof volumes, and it also diminishes the impact of the first-floor extension over the neighbouring property at No2 Thornbury Heights, due to it presenting the eaves to the property boundary, also providing a southern aspect for photovoltaics.

The result is a pleasant and formal primary elevation to the dwelling and the gable fronted approach ensures the tree canopies to the rear are given prominence, preserving the sylvan character of the plot.

The flat roof remodelling and extension infill structure (c) marks the entrance from the outside, it celebrates the Entrance Hall as the hub of the house and expresses the aspiration of the client for a design-led and contemporary refurbishment and environment.

A canopy extends over the Entrance to provide shelter and prominence to guide the approach.

6.3 Material Strategy



6_Conceptual massing and materials viewed from entrance to plot

The existing dwelling appears tired and dated, with a predominant brown hue. The brown windows, rainwater goods and timberwork all combine to dull the natural brick hue.

Due to the surrounding mature trees, during the winter months the brown palette and dated architectural features combine with overshadowing from the trees to create a tired and dull character. In combination with opportunities to increase light into the centre of the dwelling, materials have been considered to modernise the scheme and better connect it to the surrounding gardens.

The 'brown' effect of the existing dwelling is removed, to be replaced with dark grey windows, rainwater goods and timberwork, giving a contemporary feel and contrast with the surrounding retained red brick- itself the predominant 'natural' primary material. By means of articulating the 'new', the first floor of the extension is finished in dark timber cladding, articulating the 'old' and 'new' of the property by allowing a patina of eras to be explicit in the property. Matching brick to the existing weathered brick was felt that this would result in an awkward 'patchwork' of already dark brick.

The existing roof, comprising of brown concrete pantiles, is to be replaced with a contemporary sleek concrete tile, unifying the existing and new roof to maintain coherency across the dwelling. The existing tiles are reaching the end of their lifespan and to source like for like would be challenging so therefore a new unified and easier to maintain specification for the roof covering has been selected.

The Entrance Hall is glazed with dark grey/black timber, and matching brise soleil, to ensure coherence with the new extension. The timber dark hues are selected to create a dialogue with the surrounding woodland, the silver birches, yew and hazel and darker oaks. An entrance canopy is finished in a red metal cladding to define the entrance and relate and link cross the predominantly red hued brickwork.

6.4 Drainage

Surface water

The footprint of the dwelling remains unchanged with the exception of the removal of the conservatory. New rainwater pipes serving the new first floor extension will connect to the existing system.

Foul drainage

There is a proposal for a new drain to serve the kitchen, with a manhole proposed adjacent and will connect to the existing drainage system.

7.0 Landscaping

Landscaping as depicted in the planning drawings are indicative for future use and adaptation by the client and should not be considered as part of the application. Nonetheless there is no proposal for the landscaping that would affect permeability of the garden.

8.0 Climate change statement

The consequence of opening up the dwelling to connect to the surrounding gardens and trees is that there will be a net increase in glazing. Therefore overheating will be minimised through the use of brise soleil which will shade the openings to the south east aspect of the extension. The proposal will conform to current building regulations and will represent a substantial increase in the environmental performance of the existing property over time.

The future installation of photovoltaic panels and of a water butt contribute to the environmental credentials in the future.

9.0 Biodiversity

See Biodiversity Checklist.

There is not considered to be any impact on biodiversity as the proposal is a refurbishment and small extension on an established residential curtilage.

10.0 Conclusion



8_ Conceptual massing and materials viewed from front

The project's design and materials blend with the original design of the house and the local area. Our proposal is sympathetic to the neighbouring properties and an attractive addition to the street scene, it was designed with the aim of meeting the targets of the 10 Characteristics of the National Design Guide:

- **Context –**

The project was designed with care to freshen and enhance the setting of the dwelling to its surroundings. The massing primarily is designed to give a balanced frontage, moderating the relationship to the neighbour, and ensuring prominence to the tree canopies surrounding.

- **Identity –**

The development is attractive and distinctive. The primary elevation has a strong and playful identity, with a combination of natural materials that provide a conclusion to the run of dwellings within the cul de sac.

- **Built form –**

Our proposal follows a coherent pattern of development, does not extend the footprint, and proposed pitch and form appropriate to its context.

- **Movement –**

The proposed development is accessible and easy to move around. The project emphasises the main entrance and retains side access to the rear and side garden.

- **Nature –**

The proposed development seeks to enhance the connection for the residents to the surrounding garden flora, and accommodates potential for the applicants to continue to develop their garden.

- **Public spaces –**

Our proposal is safe, social and inclusive: the public private hierarchy of the cul de sac is unaffected, and enhanced with further informal overlooking towards the plot entrance from first floor.

- **Uses –**

The proposal modifies the house to meet the requirement of a modern family home, both now and in the future as well as multigenerational living, with comfortable spaces to socialise, relax, exercise or work from home when required.

- **Homes and buildings –**

The layout is functional, spacious, ventilated, with significant increases in internal natural light, in order to create a healthy and sustainable dwelling.

- **Resources –**

Keeping the existing footprint and structure to develop a first-floor extension minimises the need for any new sub and superstructure, it reduces landfill and the use of new materials. Addition of Brise Soleil to provide passive shading to prevent overheating at rear, both reduce the energy need for heating or cooling. The project also allows for the future installation of photovoltaic panels for renewable energy and a water butt for recycling surface water. These design choices will ensure the production of an efficient and resilient house and make a positive contribution to the climate emergency.

- **Lifespan –**

A selection of robust and sustainable products and materials will ensure that the house is made to last. By bringing the dated aesthetics of the home to a contemporary standard, and updating the internal layout with both practical, functional requirements as well as improving the quality of the internal spaces, the home will have a new lease of life for the applicant and residents in the future.