

41 Kingsway

Residential Extension

Design and Access Statement

February 2024

Revision C

GILES ARCHITECTS

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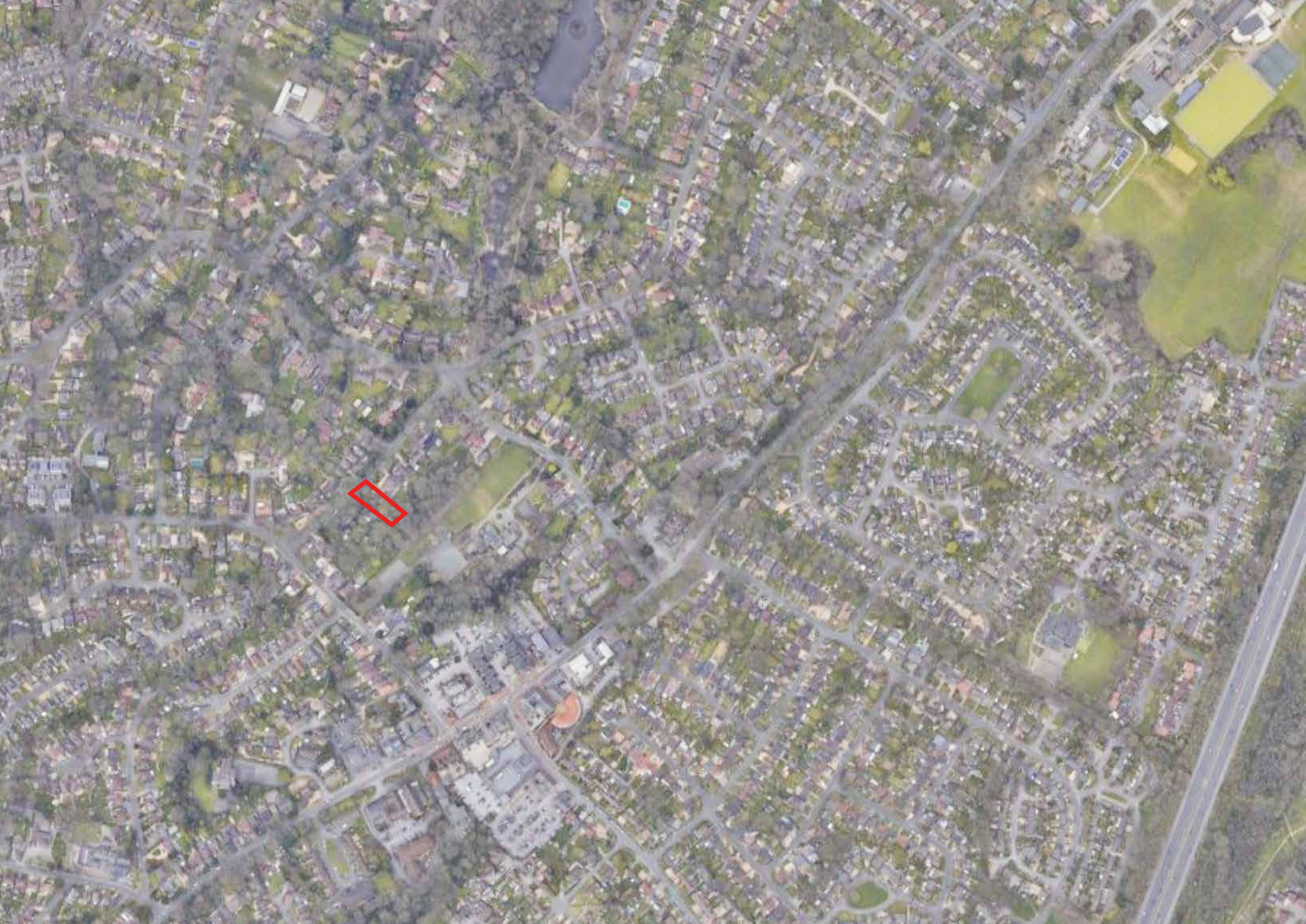
01 Introduction

02 Context Analysis

03 The Existing Building

04 Design Proposals

01 Introduction



01 Introduction

1.1 Introduction and Site Location



South Perspective



East Perspective



North Perspective



West Perspective

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02 Context Analysis

02 Context Analysis

2.1 Local Context

The local architectural typology consists of a range of styles in a suburban residential area.

The architectural language and prominent features throughout the area are:

- Pitched roofs (hipped and gable)
- Dormer windows
- Bay windows

The prominent materials found throughout the local context are:

- Red brick
- Light coloured painted brickwork
- Natural Clay Roof Tiles
- Light Render
- Concrete Roof Tiles
- Slate Roof Tiles



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02 Context Analysis

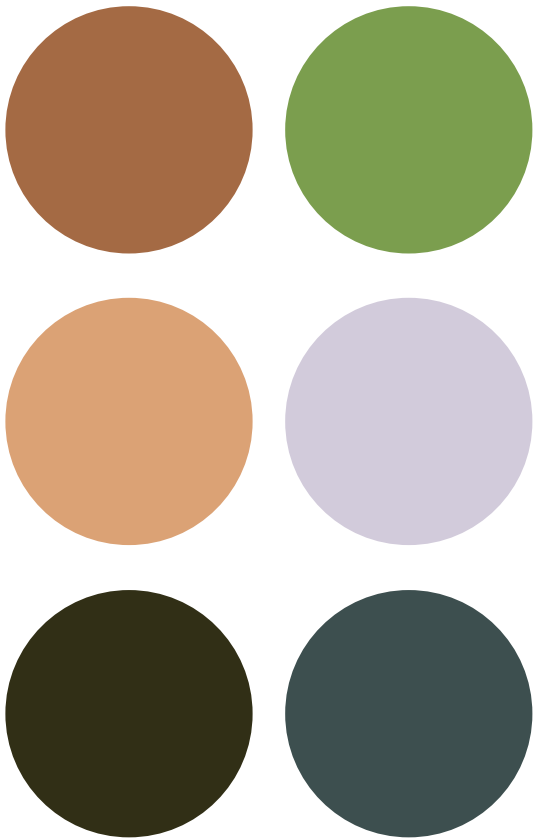
2.2 Local Natural Context

The nature and woodland is a prominent aspect of the site and the local context.

The architectural language of the proposed extension will draw upon the colours and textures of the surrounding woodland and nature.

Materials that are being proposed will relate to the colours of the natural woodland:

- Timber cladding
- Light colour painted brick
- Composite slate roof
- Black aluminium window and door frames



Colour palette generated from the colours of the natural woodland and surropunding context.



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02 Context Analysis

2.3 Local Roof Forms

The predominant roof forms are hipped and gable roofs throughout the local area.



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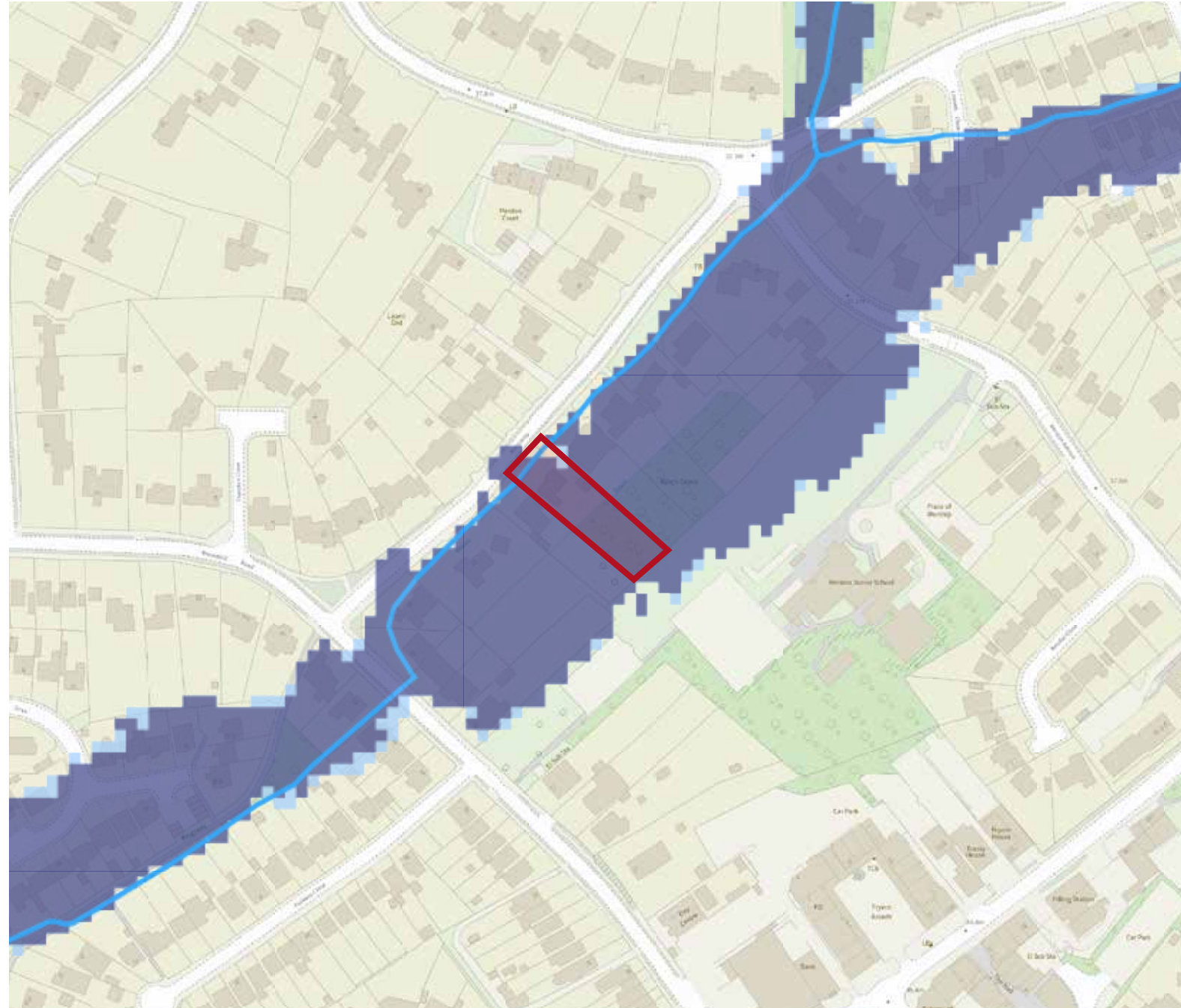
02 Context Analysis

2.4 Flood Risk

The property is located within flood zone 3.

The existing ground floor level is approximately 350mm above external ground level.

The new extension is proposed to be constructed on the same raised floor level as the existing.



Food Risk Mapping - The Environment Agency

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03 The Existing Building

03 The Existing Building

3.1 Existing Site Photographs

The existing property is a single storey bungalow in a residential sub-urban context with a TPO silver birch tree in the back garden.

The adjacent photographs show the existing property, the garden and the neighbouring dwellings.



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03 The Existing Building

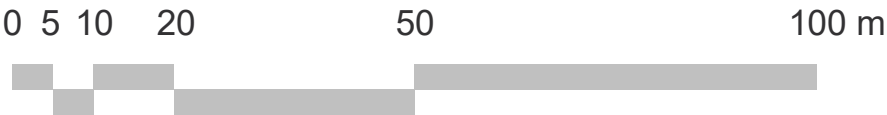
3.2 Existing Site Location Plan



Existing Site Location Plan

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03 The Existing Building

3.3 Block Site Plan Existing



Block Site Plan Existing

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03 The Existing Building

3.4 Existing Site Plan



Existing Site Plan

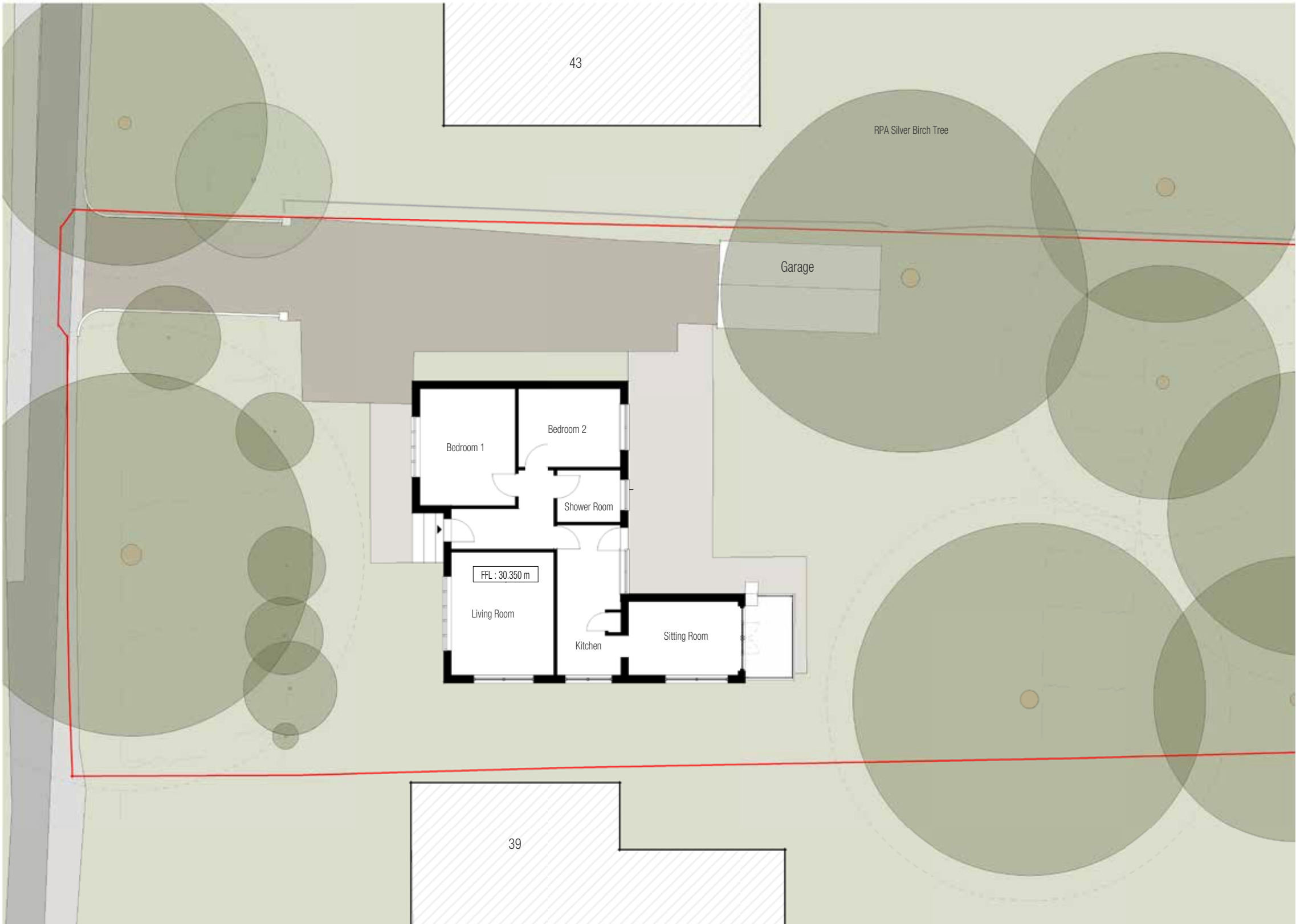


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03 The Existing Building

3.5 Existing Ground Floor Plan



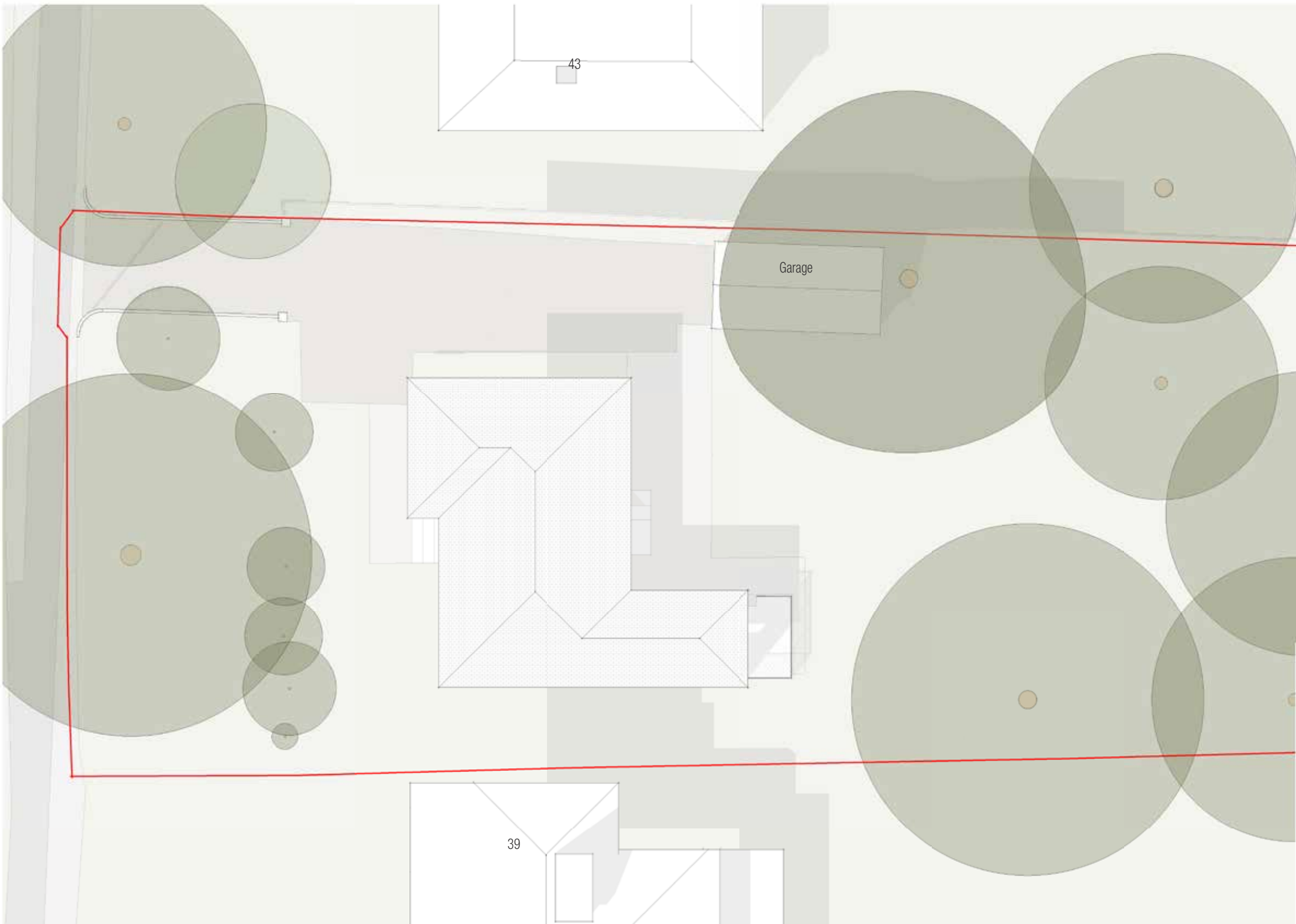
Existing Ground Floor Plan

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03 The Existing Building

3.6 Existing Roof Plan



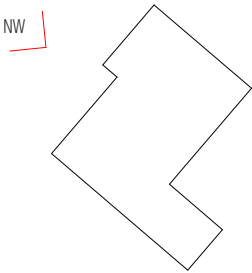
Existing Roof Plan



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03 The Existing Building

3.7 Existing North West Elevation



Existing North West Elevation

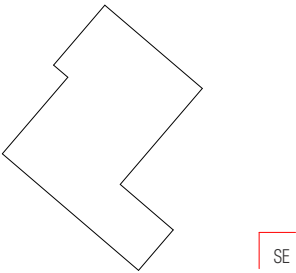
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03 The Existing Building

3.8 Existing South East Elevation



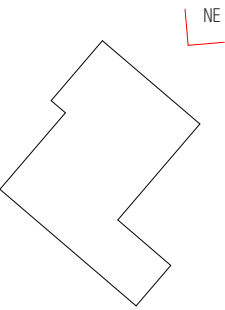
Existing South East Elevation

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03 The Existing Building

3.9 Existing North East Elevation



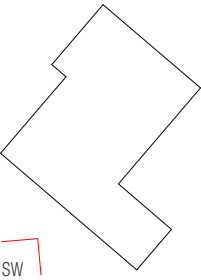
Existing North East Elevation

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03 The Existing Building

3.10 Existing South West Elevation



Existing South West Elevation

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03 The Existing Building

3.11 Existing 3D Views



Existing Front View



Existing Rear View

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04 Design Proposals

04 Design Proposals

4.1 Block Site Plan Existing



Block Site Plan Existing

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04 Design Proposals

4.1 Block Site Plan Existing Diagram

This diagram shows the design development of the footprint for the proposed dwelling that is based on the building lines of the neighbouring properties



Building lines derived from sub-urban development grain of neighbouring dwellings



Block Site Plan Existing Diagram



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04 Design Proposals

4.2 Block Site Plan Proposed Diagram

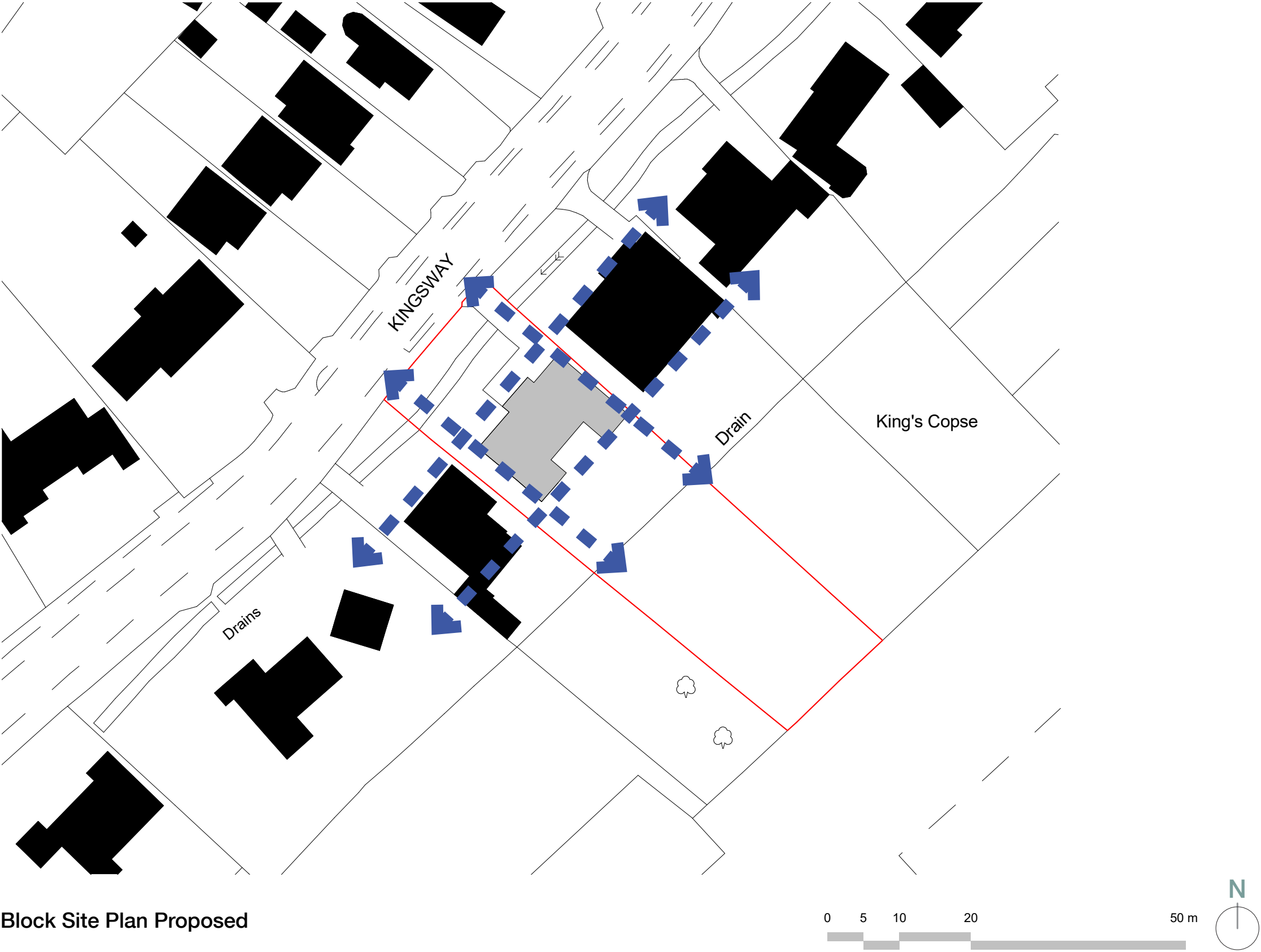


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4.3 Block Site Plan Proposed



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04 Design Proposals

4.4 Proposed Ground Floor Plan



○ Root Protection Areas

■ Existing

■ Proposed

Proposed Ground Floor GIA: 56 m²

Proposed Garage GIA: 19 m²

TOTAL Ground Floor GIA: 170 m²

Proposed Ground Floor Plan



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04 Design Proposals

4.5 Proposed First Floor Plan



Proposed First Floor Plan

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04 Design Proposals

4.6 Proposed Site Plan

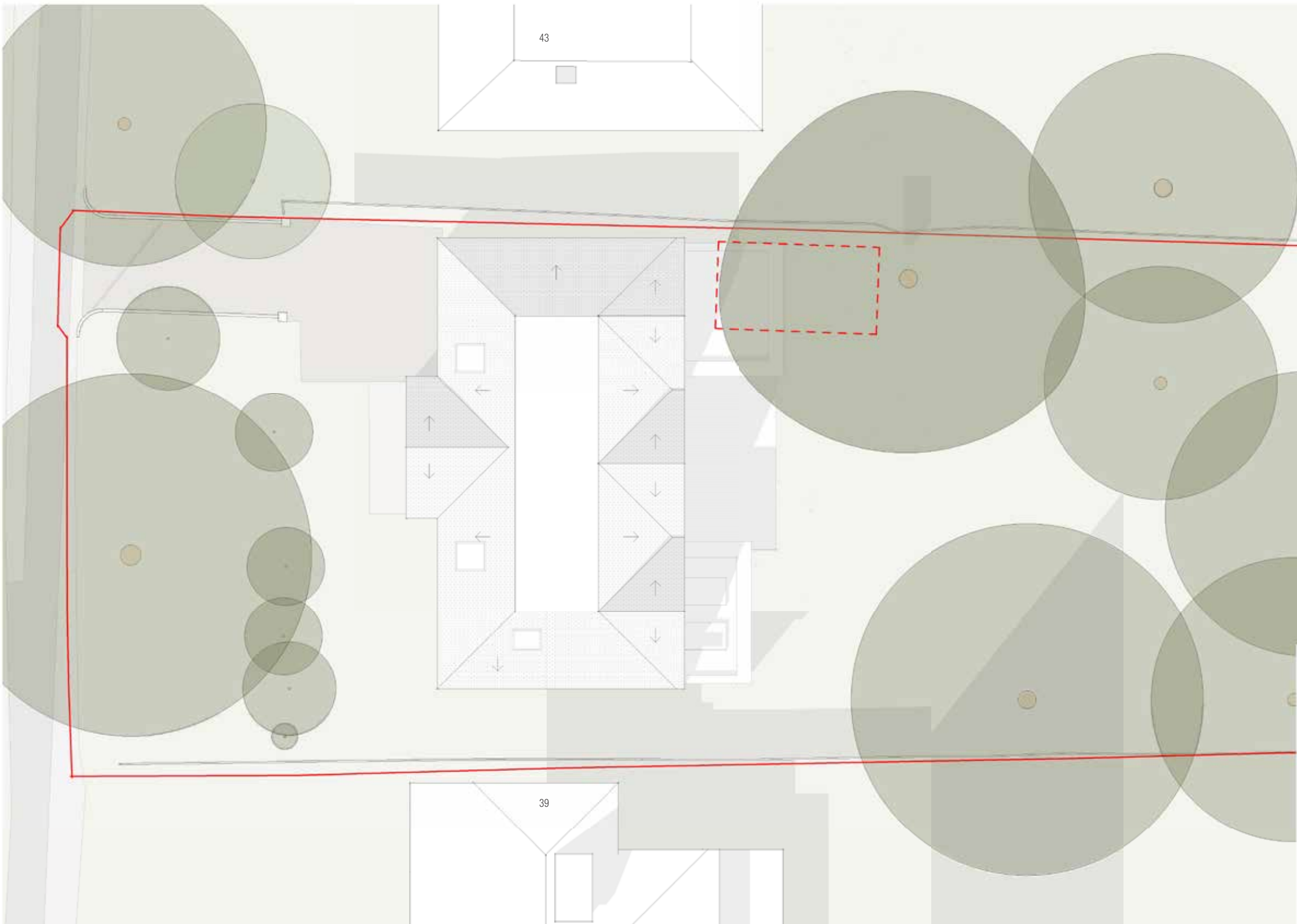


Proposed Site Plan

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04 Design Proposals

4.7 Proposed Roof Plan



Proposed Roof Plan

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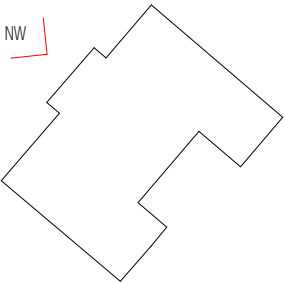
04 Design Proposals

4.8 Proposed North West Elevation



Material Key

- 1 Painted Brick - Off White
- 2 Timber Cladding - Vertical
- 3 Composite Slate Roof
- 4 Dark Aluminium Window and Door Frames
- 5 Aluminium Box Gutter and Downpipe



Proposed North West Elevation

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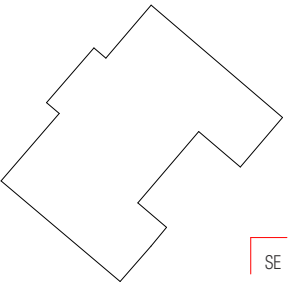
04 Design Proposals

4.9 Proposed South East Elevation



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Proposed South East Elevation

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04 Design Proposals

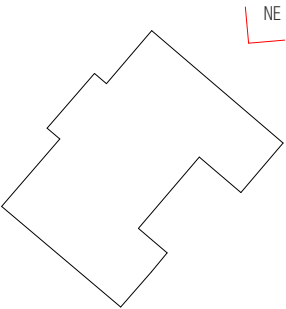
4.10 Proposed North East Elevation



Material Key

- ① Painted Brick - Off White
- ② Timber Cladding - Vertical
- ③ Composite Slate Roof
- ④ Dark Aluminium Window and Door Frames
- ⑤ Aluminium Box Gutter and Downpipe

Proposed North East Elevation

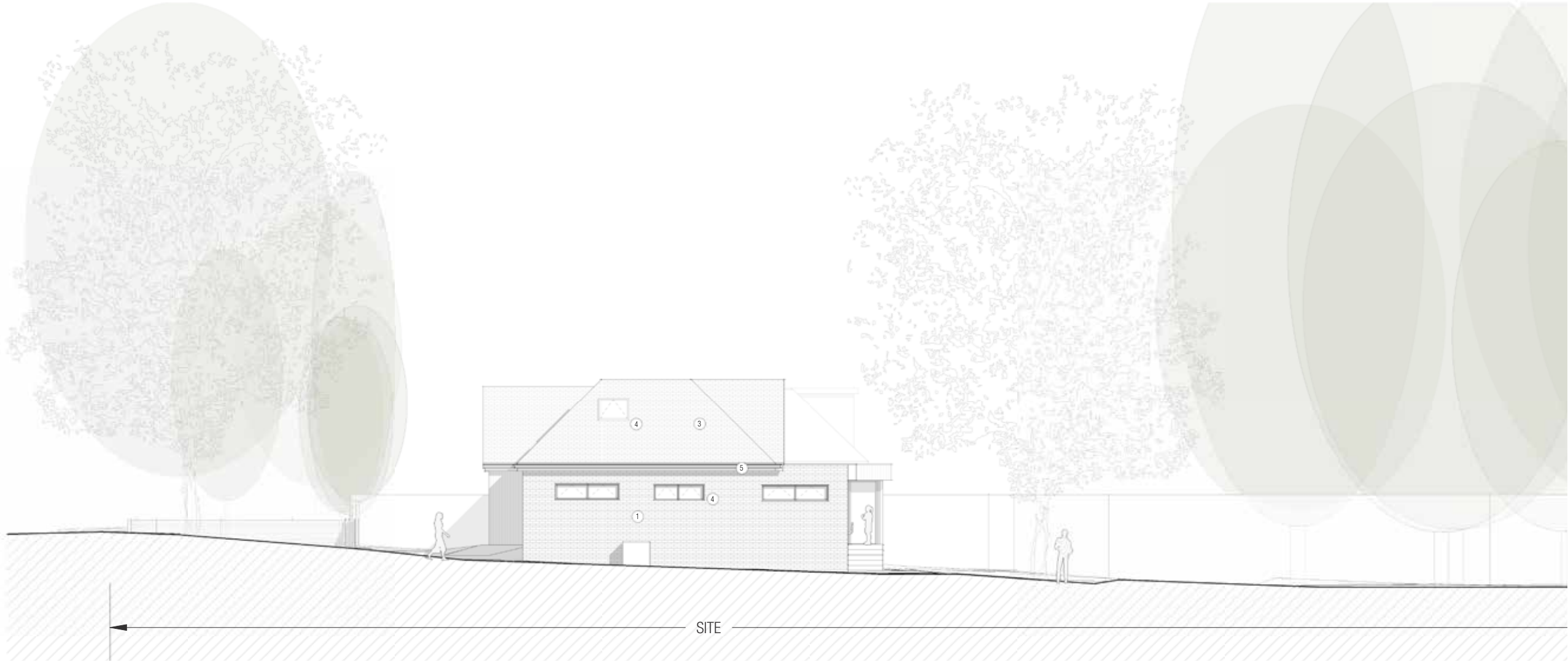


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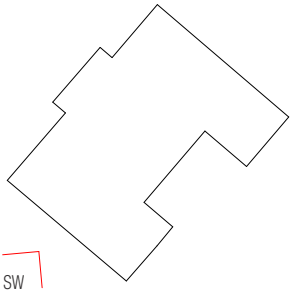
4.11 Proposed South West Elevation



Material Key

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Proposed South West Elevation



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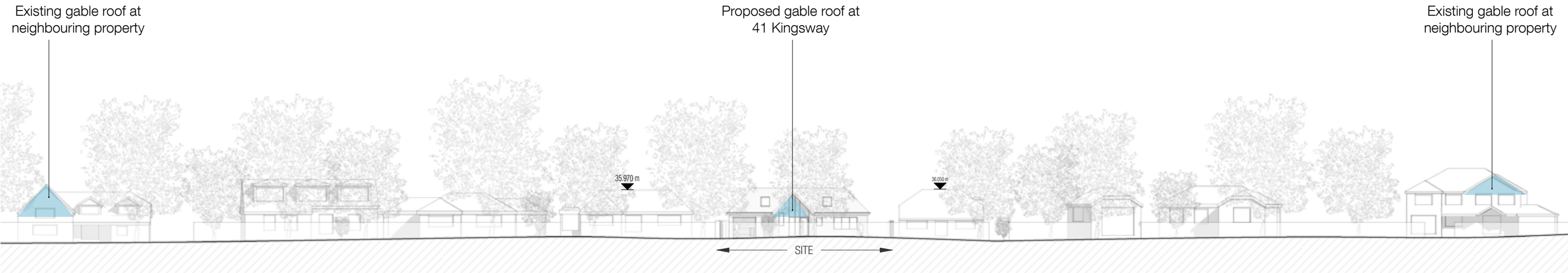
4.12 Proposed North West Street Elevation

The proposed street scene elevation shows how the proposal sits within the street scene and works with the surrounding roof forms. The dwelling is well screened by hedgerows and trees.



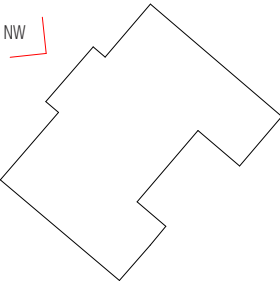
Proposed North West Street Elevation

This street scene elevation shows the location of other gable roof forms facing the street frontage along Kingsway.



Proposed North West Street Elevation

The proposed front gable at 41 Kingsway is subservient to the host roof form. The width of the gable is slightly over 25% of the overall roof width. The top of the gable sits 300mm below the height of the main roof. The proposed gable is significantly smaller than the neighbouring gable roofs along the street frontage.



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04 Design Proposals

4.13 Proposed Section

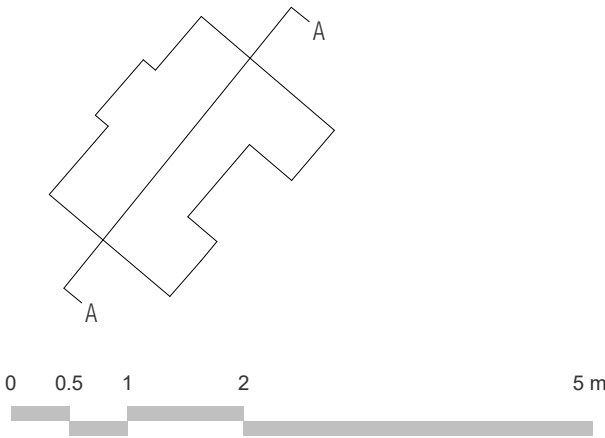
This section shows how proposed extension sits within the context of the site and its relationship to the neighbouring properties. The roof height and roof pitch have been designed not to reach into the 25 degree daylight/sunlight line when measured from 2m above the floor level of the neighbouring properties. It should also be noted that the habitable rooms of the neighbouring properties are dual aspect with windows facing front and back, therefore the proposed extension will have no negative impact on the amenity of the neighbouring dwellings.

Please refer to accompanying daylight/sunlight report which demonstrates compliance with the BRE standards.



Proposed Section

41 Kingsway



- Existing
- Proposed

04 Design Proposals

4.14 Proposed 3D Views



Composite Slate Roof

A subtle material that is in keeping with the local context.



Timber Cladding

A natural material connecting to the proposals harmoniously with the surrounding woodland.



Painted Brick - Off White

In keeping with the materiality of the local built context and painted to works with natural colours of the timber.

Proposed Front View

Proposed Rear View

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