Extension, Alterations and new Garage to 2 Marshfields Lane, Gillow Heath

For Mr & Mrs N Hardiker.

1st December 2016

Design Statement.

Background

Mr and Mrs Hardiker are in the process of buying no. 2 Marshfields Lane and wish to extend the accommodation. The property is one of a pair of semi detached houses, however all of the land around both houses is owned and used by no.2; no.4 only has a right of access, on foot, along the driveway. The garage adjacent to no.4 is in a third ownership, with vehicular rights down the drive. It is proposed that the applicants will only buy the site as outlined on the application drawings leaving joint rights on just the first 6 metres of the existing driveway.

This is a fairly small house on a relatively large plot of land with panoramic views to the north and east. It is hoped to extend it to create a reasonably sized three bedroom home that takes full advantage of the garden and location.

Design Issues

The remainder of the houses on the street are a mixture of small terraced houses and larger semi-detached and detached properties. The houses are mostly finished in painted render but there are examples of exposed brickwork and stonework on some of the facades. The remainder of Gillow Heath as a whole is largely built in facing brickwork.
The adjacent row of properties is at an angle to the road with no.2 having an extensive front garden and no.12 at the other end being very close to the road. The properties on the other side of Marshfields Lane are built parallel to the road but with no definable building line, some being set well back, others built up to the kerb. The style of the houses is generally of simple Victorian workers cottages with straight forward pitched tiled roofs and little if any embellishment. None of the original windows and doors remain, all having been replaced in a mish mash of different styles.

Amount

The existing floor area is 65m² and it is proposed to increase this by 45m² to 110m²

In general the new accommodation will provide a Dining / Living area and Utility room on the ground floor and a bathroom and extra bedroom on the first floor.

Layout

The existing entrance through the current Lounge will be abandoned, creating a bay window by extending the existing front porch over the existing front door and lounge window. A new front door and hallway is created through the existing downstairs shower room. This opens up into an open plan living / dining / kitchen area having extensive views over the adjacent countryside; The original lounge is accessed from this area but kept as a separate room with the new south facing bay created instead of the original front door and window. A new staircase inthe new entrance hall will lead to a galleried landing, this area having a raked ceiling with south facing roof windows to bring sunlight into the centre of the house. The existing two bedrooms, the new bedroom and new bathroom will all be accessed directly from the galleried landing.

Externally it is intended to build a new garage and create a parking and turning area at the front of the garden with a path leading to the house.

Scale

The new bedroom will be partly built into the new roof space so that the new eaves line at the front can be at single storey level and go up to ridge line 900mm below the level of the existing ridge. The extension will project to the side 3.3m beyond the existing building.

Appearance

The proposed works will include a new roofline over the new extension and over the existing single storey part of the house. This will wrap around the front corner of the two storey part of the original house linking with the roof of the front bay window to form a canopy over the new front door. From the front the extension will be wholly subservient to the original two storey part of the house It is intended that the new extension and front bay be built in a reclaimed style brick which we believe to be an appropriate material for the location but will further emphasise the delineation between old and new. However the new and existing roofs will both be tiled in traditional blue clay tiles to provide some unity to the building as a whole.

The new garage to the front will also be built in reclaimed brickwork with a plain clay tiled roof. This will be tucked in behind the existing high hedges so that only the roof will be readily visible from the road and neighbouring properties.

Landscape

The front garden will be extensively remodelled to separate it from the original driveway and create the new turning area. The only new boundary fence will be that between the front garden and existing driveway. It is assumed that details for the fence and landscaping will be subject of a planning condition should the application be approved.

Access

This is an existing dwelling and will maintain such links to the local amenities as currently exist. The new work and access in and around the building will of course comply with the building regulations.