

Application for extension and reconfiguration of 51 Elm Grove, Barnham

Introduction

The application proposes a minor extension and reconfiguration of the layout to 51 Elm Grove, Barnham, to be more conducive to modern day living.

Site Context

The application site is located on a private semi-rural road close to the A2233 Barnham Road. The surrounding area is residential, characterised by detached dwellings and substantial landscaping. The dwelling is set back from the kerb side (which is to the south) and is secluded by trees and shrubs. To the north is farmland partially screened by trees and high level planting.

Current Dwelling

The existing dwelling is arranged as a single storey house, with a large, fenestrated, roof void and conservatory. A single storey extension was added in 2001 to the east of the property which houses the current three bedrooms.

Design Principles

The proposal is to rationalise the floor plan, add an extension of 11.5sqm footprint to the rear of the main part of the property and re-build the conservatory, which suffers from heat loss. The access to the outdoor space will be made easier, and the general arrangement will be more conducive to modern family living.

The design of the extended house is based on the following principles:

- To significantly improve the current environmental performance of the building
- To minimise the footprint of the extension as much as possible whilst rationalising the space available.
- To place larger areas of fenestration on the north east facade of the building to maximise interaction with the garden.
- To minimise additional fenestration on elevations facing neighbouring properties.
- To use materials and colours which will blend with the natural surrounding and be sympathetic to the wider village setting.

The Proposal

The 2m deep extension will replace part of the existing conservatory footprint providing a contemporary living-dining-kitchen space whilst opening-up the views within the site and affording

better access from the house to the garden. It will not extend significantly into the plot, remaining set back from the rear elevation of the ground floor bedrooms.

The extension will allow the first floor to be opened up to provide useable space. Here a new master bedroom, bathroom and home office will be installed facilitating the owners regular need to work from home.

The new fenestration will look towards the north east towards the boundary trees and fields beyond. The existing window to the new home office will be replaced with a single door, leading to a small balcony under the existing deep roof overhang. This balcony will be obscured by planting and over 30m from any dwellings in front. An existing window to the north west elevation will service the new bathroom, new textured glass will be installed for privacy.

The proposed extension will be a highly insulated, environmentally friendly timber frame. Natural cedar cladding has been chosen for the extension for a distinction between old and new. A simple flat roof form has been adopted to maximise internal space. The roof sits below the main ridge line, at the same height as the existing front projection.

The conservatory will be replaced with a sunroom of smaller footprint. The plastic pitched roof will be replaced with an insulated flat roof and lantern.

Conclusion

The proposal is to rationalise the floor plan, add an extension of 11.5sqm footprint to the rear of the main part of the property, re-build the conservatory which suffers from heat loss and open up the first floor to provide useable space. The access to the outdoor space will be made easier, and the general arrangement of the dwelling will be more conducive to modern family living.