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ARCHITECT

Design and Access Statement

The Nook, Ancton Lane, Middleton, PO22 6NN

Construction of a single-storey rear/side infill extension adjoining the existing conservatory, replacement of the existing conservatory roof with a new lightweight pitched roof incorporating two rooflights, and associated external alterations.

1. Introduction

This Design and Access Statement has been prepared in support of a householder planning application for proposed alterations and a modest extension to the existing dwelling at The Nook, Ancton Lane, Middleton-on-Sea, PO22 6NN.

The proposals comprise:

- construction of a small single-storey rear/side infill extension alongside the existing conservatory;
- alteration of the existing conservatory side wall to connect the new accommodation with the retained conservatory;
- replacement of the existing lightweight semi-transparent conservatory roof with a new solid lightweight mono-pitched roof;
- incorporation of two rooflights within the new roof;
- provision of a ground-floor WC and hand-washing basin;
- relocation of the existing washing machine from the kitchen;
- associated window, drainage and external alterations.

The development is modest in scale and is entirely contained to the rear of the existing dwelling.

The proposal is intended to improve the practical use, thermal comfort and appearance of the existing ground-floor accommodation while making efficient use of a narrow area immediately alongside the existing conservatory.

2. Site Context

The Nook is an established two-storey residential dwelling situated on Ancton Lane within an established residential area.

The property includes an existing single-storey conservatory to the rear together with a domestic rear garden.

The conservatory currently projects approximately 3.1 metres from the rear elevation of the main dwelling.

Alongside the conservatory is a narrow strip of land between the conservatory and the neighbouring structure. This area is predominantly surfaced with gravel and is understood to have historically accommodated a small ancillary outbuilding/external WC.

The proposed development makes use of this constrained area rather than substantially extending further into the rear garden.

The wider rear garden is predominantly lawn and domestic planting and will remain substantially unaffected by the development.

All proposed building works are confined to the rear of the dwelling. There are no alterations to the existing front elevation, vehicular access, driveway or parking arrangements.

3. Design Approach

The proposal has been developed as a small and practical alteration to the existing house rather than a substantial extension.

The principal objectives are to:

- provide a convenient ground-floor WC for the occupants' future needs;
- relocate the washing machine from the kitchen to improve usable kitchen space;
- make better use of the narrow area alongside the existing conservatory;
- improve the thermal performance and year-round usability of the conservatory;
- reduce overheating associated with the existing lightweight semi-transparent roof; and
- improve the appearance of the existing conservatory, which has an ageing and dated lightweight roof construction.

The new extension projects approximately 2.4 metres from the rear wall of the dwelling.

This is shorter than the existing conservatory, which projects approximately 3.1 metres.

The new extension therefore remains contained within the established depth of built development at the rear of the house and does not extend as far into the garden as the existing conservatory.

This helps maintain a modest and subordinate relationship with both the host dwelling and the retained rear garden.

4. Use and Accommodation

The property will remain a single residential dwelling.

No additional dwelling or separate residential accommodation is proposed.

The development does not increase the number of bedrooms and is not intended to increase residential occupancy.

The new infill extension will provide a ground-floor WC and hand-washing basin.

The provision of a WC at ground-floor level will improve the practicality of the dwelling and provide useful facilities for the occupants' future needs.

The existing washing machine will also be relocated into the new extension.

This will free up space within the existing kitchen and improve its functionality without requiring a larger extension or significant alteration to the principal accommodation.

The extension therefore represents a practical reorganisation of the existing household accommodation rather than an intensification of the residential use.

5. Relationship With the Existing Conservatory

The existing conservatory will be retained and incorporated into the improved ground-floor arrangement.

Part of the existing conservatory side wall will be altered to allow the new extension to connect internally with the conservatory.

The proposal therefore makes efficient use of both the retained conservatory and the narrow adjoining area rather than demolishing and substantially rebuilding the existing rear accommodation.

The existing semi-transparent lightweight conservatory roof will be removed and replaced with a new insulated lightweight roof extending over the retained conservatory.

Two rooflights will be incorporated within the new roof to maintain good levels of natural daylight.

The new roof will provide a more thermally efficient enclosure and should reduce the tendency for the existing conservatory to overheat during periods of strong sunlight.

It will also provide a more coherent and permanent appearance than the ageing lightweight plastic roof currently in place.

6. Scale, Form and Massing

The proposed extension is entirely single storey.

At approximately 2.4 metres projection, the new addition is shallower than the approximately 3.1 metre projection of the existing conservatory.

The new extension will consequently remain visually contained within the established rear building line created by the existing conservatory.

The replacement roof has a simple lightweight mono-pitched form appropriate to the domestic scale of the property.

Its limited height and single-storey form ensure that the development remains clearly subordinate to the main two-storey dwelling.

The proposal does not substantially increase the visual mass of development within the rear garden and makes use of an existing constrained strip of land immediately alongside the conservatory.

7. Relationship With the Neighbouring Property

The relationship with the neighbouring structure has been carefully considered.

The new extension will be positioned approximately 10 mm from the neighbouring external wall.

Importantly, the proposed construction does not rely upon the neighbouring wall for structural support, thermal enclosure or weather protection.

A complete independent insulated cavity wall will be constructed within the application site.

The new extension will therefore remain structurally and functionally independent from the neighbouring building.

This arrangement also means that, should the neighbouring structure ever be altered or removed in the future, the proposed extension will retain its own complete external wall construction and thermal envelope.

The limited separation between the two structures will be appropriately weathered at roof level using a suitable proprietary flashing/capping arrangement.

The proposal therefore respects the physical independence of the two properties while making efficient use of the restricted space available.

8. Neighbouring Amenity and Privacy

The development is modest in height and scale and does not project as far into the rear garden as the existing conservatory.

Its position within the narrow space alongside the conservatory also means that the majority of the proposed built form is contained within an area already visually enclosed by existing structures and boundary treatment.

No new windows are proposed facing directly towards the neighbouring garden.

The only new window associated with the infill extension serves the ground-floor WC and faces towards the property's own rear garden.

This window will be obscure glazed.

Its position and orientation do not provide direct overlooking into the neighbouring garden.

There are no new first-floor windows, balconies, terraces or elevated amenity spaces.

The proposal is therefore not anticipated to result in any material increase in overlooking or loss of privacy.

The low single-storey form and limited projection also ensure that the extension will not result in an unacceptable overbearing impact upon neighbouring occupiers.

9. Appearance and Materials

The proposed materials have been selected to sit comfortably with the existing dwelling while clearly reading as a modest rear alteration.

The new external walls will be finished in white painted brickwork to complement the existing house.

New windows will be white PVC to coordinate with the existing windows.

The replacement conservatory and extension roof will use a dark lightweight tiled roof finish.

This will provide a deliberate contrast with the existing red roof finish of the main dwelling while retaining a simple and conventional domestic appearance.

The replacement roof will be more substantial and visually coherent than the existing semi-transparent plastic conservatory roof.

Rainwater goods and associated external details will be selected to complement the existing property.

The overall materials palette is deliberately restrained so that the extension remains subordinate to the host dwelling rather than appearing as a visually competing element.

10. Sustainability and Thermal Performance

The replacement of the existing semi-transparent conservatory roof provides an opportunity to significantly improve the thermal performance and comfort of the existing conservatory.

The existing lightweight roof is susceptible to overheating during periods of strong sunlight and offers limited thermal performance compared with a modern insulated roof construction.

The proposed solid lightweight roof will provide an improved insulated envelope while the two rooflights will maintain natural daylight within the space.

The development will be constructed in accordance with the applicable thermal and energy-efficiency requirements of the Building Regulations.

The proposal also represents an efficient use of the existing building and previously developed part of the residential curtilage.

Rather than constructing a large new extension into the garden, the design retains and improves the existing conservatory and uses the narrow adjoining strip of land to provide the additional accommodation required.

11. Biodiversity and Night-Time Environment

Biodiversity matters are addressed in detail within the separate Biodiversity Enhancement Statement accompanying the application.

The development is concentrated upon the existing conservatory and an adjoining predominantly gravelled area.

No trees, established shrubs or hedges require removal and the majority of the existing south-facing rear garden will remain unaffected.

No new external lighting is proposed.

The existing conservatory currently has a semi-transparent lightweight roof through which internal lighting can be transmitted upwards when the room is occupied during hours of darkness.

The replacement roof will be predominantly solid, with only two rooflights incorporated within the roof slope.

This is likely to reduce upward transmission of internal artificial light compared with the existing conservatory roof and therefore provides a modest incidental improvement to the night-time environment.

The retained rear garden also provides opportunities for additional locally appropriate and wildlife-friendly planting as the occupants continue to develop the garden.

Detailed biodiversity considerations are contained within the separate Biodiversity Enhancement Statement.

12. Flood Risk

The site lies within Flood Zone 1.

The available flood information identifies a very low risk from rivers and the sea and a very low risk from surface-water flooding.

The proposed extension finished floor level will match the existing internal ground-floor level.

The adjoining external garden level is approximately 225 mm below the internal finished floor level.

The proposal does not include a basement or lowering of existing internal accommodation.

Flood-risk matters are considered separately within the Flood Risk Assessment accompanying the planning application.

13. Surface Water and Drainage

Surface-water drainage is addressed in detail within the separate Lidsey Drainage Impact Assessment and Surface Water Drainage Information submitted with the application.

The site lies within the Lidsey Wastewater Treatment Works Catchment Area.

The existing conservatory roof will continue to use its established rainwater drainage arrangement.

The new infill extension creates approximately 2.5 m² of additional impermeable roof area over an area currently surfaced predominantly with permeable gravel.

Runoff from this new roof area will be collected separately and directed to a new infiltration soakaway within the rear garden.

The additional roof area will therefore not be connected to the existing rainwater drainage arrangement.

The dwelling will remain a single residential property with no increase in bedrooms or anticipated residential occupancy.

The proposed WC and hand-washing basin will connect to the existing foul drainage system and the washing machine is being relocated from elsewhere within the dwelling.

Detailed drainage design, including the proposed soakaway arrangement, is contained within the separate drainage strategy so that the technical drainage information remains within a single supporting document.

14. Landscaping and External Areas

The existing rear garden will remain substantially unchanged.

The extension occupies a predominantly gravelled strip immediately alongside the existing conservatory.

No new patio or other impermeable garden hardstanding is proposed.

No trees, established shrubs or hedges require removal.

A very small section of existing boundary fence, approximately 250 mm in extent, will be altered where necessary to accommodate the new construction.

The remainder of the lawn and domestic garden will remain in its existing use.

The occupants also intend to introduce additional locally appropriate and wildlife-friendly shrubs and planting as the garden develops, although no prescriptive landscaping scheme is considered necessary or proportionate for this modest householder proposal.

15. Access and Parking

The proposed development does not alter the existing access arrangements to the property.

There are no changes to the existing vehicular access, driveway or off-street parking provision.

All development is confined to the rear of the property.

The principal entrance to the dwelling remains unchanged.

The proposed works therefore have no material implications for highway safety, parking provision or access to the property.

16. Conclusion

The proposed development represents a modest and carefully considered alteration to the existing dwelling at The Nook.

The scheme makes efficient use of the narrow area alongside the existing conservatory to provide a useful ground-floor WC and relocated washing machine while avoiding the need for a larger extension into the rear garden.

The new infill extension projects approximately 2.4 metres from the existing dwelling and therefore remains shorter than the approximately 3.1 metre projection of the retained conservatory.

Its single-storey scale and limited footprint ensure that it remains subordinate to the host dwelling.

The extension is independently constructed approximately 10 mm from the neighbouring external wall and does not rely upon the neighbouring structure for support, enclosure or insulation.

The only new WC window faces towards the property's own rear garden and will be obscure glazed, with no material overlooking of adjoining property.

The replacement of the existing ageing semi-transparent conservatory roof with a modern insulated lightweight roof will improve thermal comfort, reduce overheating and provide a more coherent appearance while retaining natural daylight through two rooflights.

The predominantly solid roof is also likely to reduce upward transmission of internal artificial light during hours of darkness.

No changes are proposed to the front of the property, access, driveway or parking arrangements.

The majority of the existing rear garden will remain unaffected.

Flood risk, surface-water drainage and biodiversity have been considered separately within dedicated supporting documents so that the relevant technical information can be assessed and, where necessary, updated independently.

The development therefore provides a proportionate improvement to the existing dwelling which responds to the practical needs of the occupants while respecting the scale and character of the host property, neighbouring residential amenity and the established garden setting.