

DESIGN AND ACCESS STATEMENT

47 RAMSGREAVE ROAD
RAMSGREAVE



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3 : DESIGN STATEMENT

RAMSGREAVE ROAD

northwestdesigncollective

1.0 INTRODUCTION

1.1 OVERVIEW

This report is written in support of a Householder's Planning Application to extend the property 47 Ramsgreave Road in Ramsgreave.

The client's brief for this project was to provide a coherent internal layout for the dwelling which could suit a young family. The proposals include the demolition of the existing conservatory and the construction of a new extension on the same footprint.

The proposals aim to meet the client's aspirations for a sustainable, beautiful and appealing home.

1.2 INITIAL CLIENT BRIEF

- Re-organising the ground floor to achieve a flowing space to the rear of the property to create a large kitchen, dining and living space
- Demolition of existing conservatory which is in a poor condition.
- A new extension on the same footprint as the existing conservatory which links to the existing kitchen extension.



Aerial view - Not to scale
Yellow marker indicates site

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RAMSGREAVE ROAD

2.0 EXISTING

2.1 THE SITE

The existing property is located on Ramsgreave Road, on the corner of Mayfield Road.

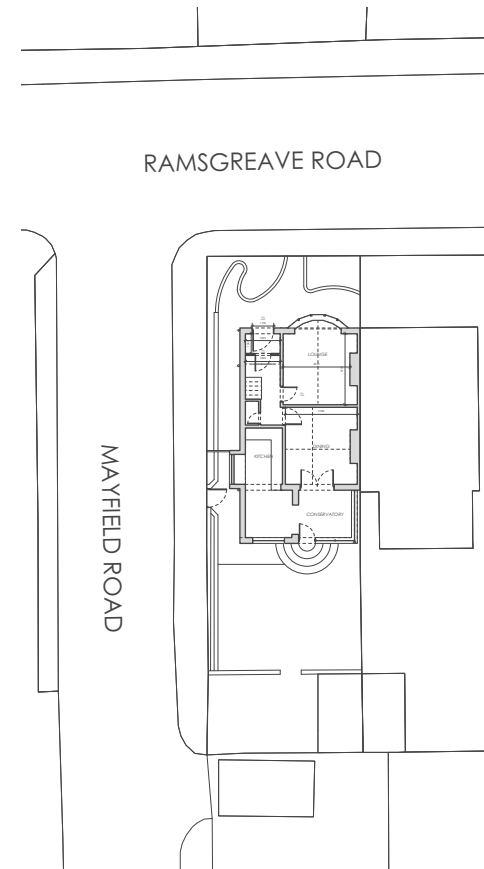
The property is north facing. As a corner plot the property benefits from rear vehicular access off Mayfield Road.

2.2 THE HOUSE

The dwelling is a north facing, bay fronted, victorian terrace typical of the local area. It is understood that the property originally had a bay window on the rear of the property but this has since been removed and replaced with a small kitchen extension and conservatory.

The property has been previously remodelled internally which included the removal of the access to the kitchen from the hallway. The kitchen is currently only accessible via the conservatory which is an unsatisfactory arrangement.

The existing conservatory is beginning to fail and there have been problems with water ingress in recent months.



Existing Site Plan - Not to scale

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RAMSGREAVE ROAD

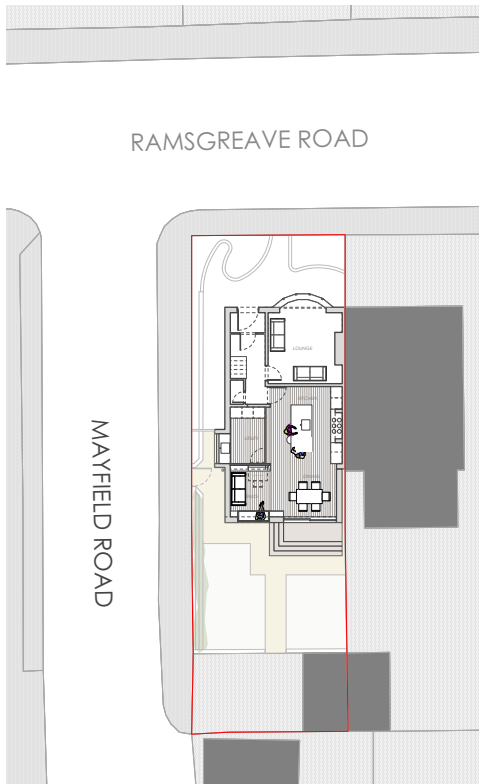
3.0 PROPOSED

3.1 THE SCHEME

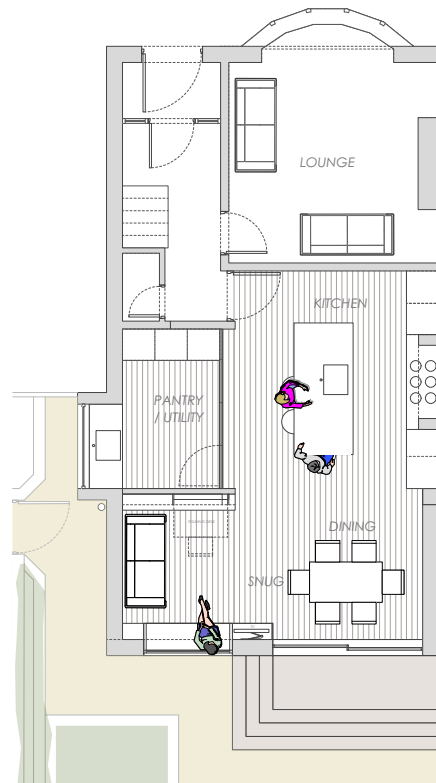
The proposed scheme consists of the demolition of the existing conservatory and a new extension built on the same footprint. The existing extension is to be raised up 800mm to provide additional head room internally.

The new extension is linked to the existing extension and features two mono pitch roofs falling toward a central valley gutter. This roof form provides an interesting and dynamic internal space. The existing extension window opening is to be lowered to incorporate the provision of a window seat internally. The existing extension is to be rendered above floor finish level to conceal the join between the existing and new construction. The new extension is to be constructed in timber frame and clad in vertical timber cladding.

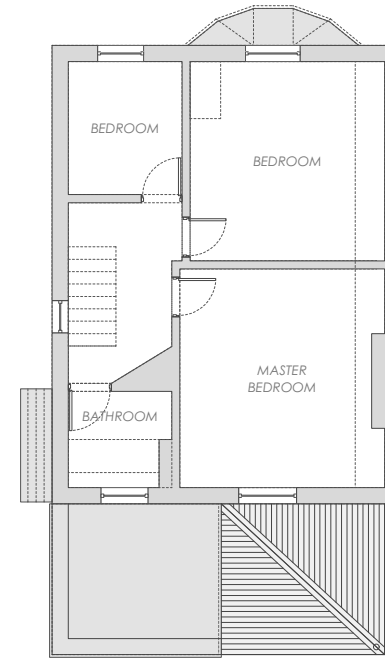
SITE PLAN



GROUND FLOOR



FIRST FLOOR



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RAMSGREAVE ROAD

3.0 PROPOSED

3.2 USE

The use of the building remains as a private residential dwelling. The purpose of the alterations are to bring the house up to modern standards, providing a generous open plan Kitching dining space suitable for a young family.

3.3 LAYOUT

The layout of the house remains largely the same in principal and the original footprint.

The living and circulation spaces remain unchanged on both the ground and first floors.

The proposed extension site on the same footprint as the existing conservatory.

3.4 SCALE

This proposal seeks to unify the existing piecemeal development at the rear of the property into a coherent addition to the original dwelling. The scale of the proposals is appropriate and in keeping with additions to neighbouring properties.

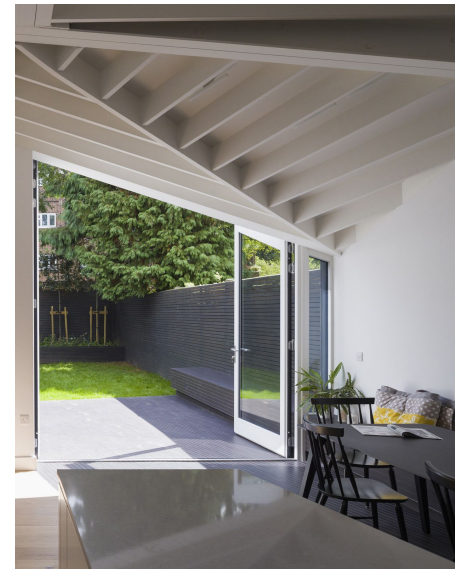
3.5 MATERIALS

The existing masonry extension is to be rendered above ground floor level, maintaining a band of exposed brickwork below. The render will conceal the join between the existing and new construction where the roof level has been raised. The existing and neighbouring properties feature render and it is therefore felt that this is an appropriate and in keeping material choice.

The new extension is to be clad in vertical timber boards. Timber is a natural and sustainable material which compliments the brick and render of the existing and neighbouring properties. Whilst not heavily featured in the local area, the use of timber in the proposals has been limited to the new extension and is not in a prominent position on a principal elevation.

3.6 ACCESS

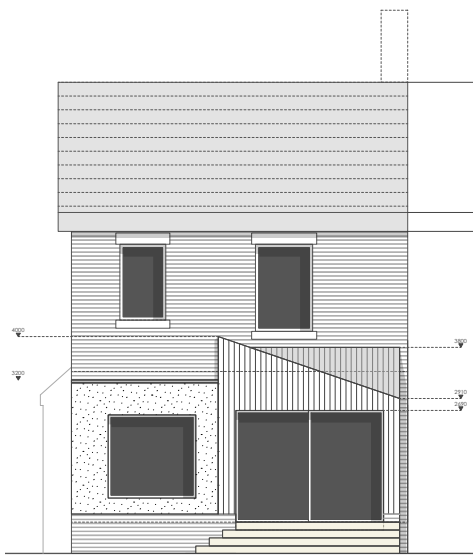
There are no changes to the vehicular access contained within these proposals.



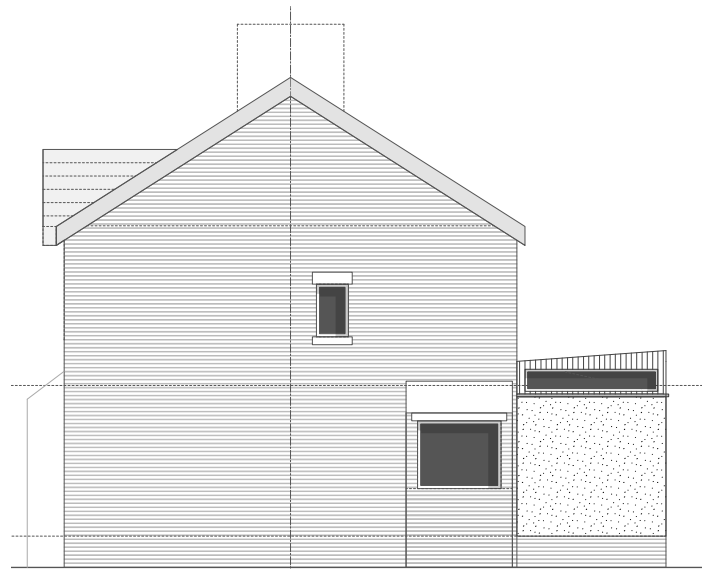
Reference Images

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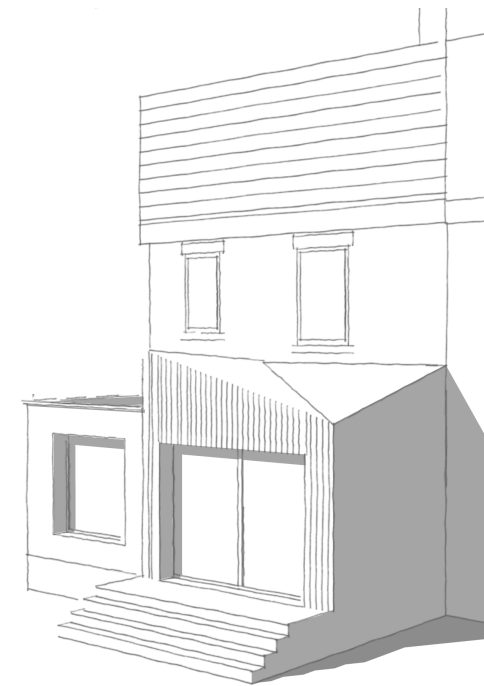
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REAR ELEVATION



SIDE ELEVATION



3D VIEW



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