

DESIGN AND ACCESS STATEMENT

IN SUPPORT OF A HOUSEHOLDER PLANNING FOR THE
PART-DEMOLITION OF AN EXISTING GARAGE TO THE REAR
OF THE PROPERTY,
CONSTRUCTION OF A SINGLE STOREY DINING ROOM
EXTENSION AND RE CLADDING THE FIRST FLOOR OF THE
EXISTING HOUSE

**1 THE SPINNEY,
ABERTHIN, VALE OF GLAMORGAN, CF71 7HW**

PREPARED BY BLEE HALLIGAN ARCHITECTS

Document Ref: BH_SPINNEY

13th February 2015



1, THE SPINNEY, ABERTHIN. Existing Photograph.



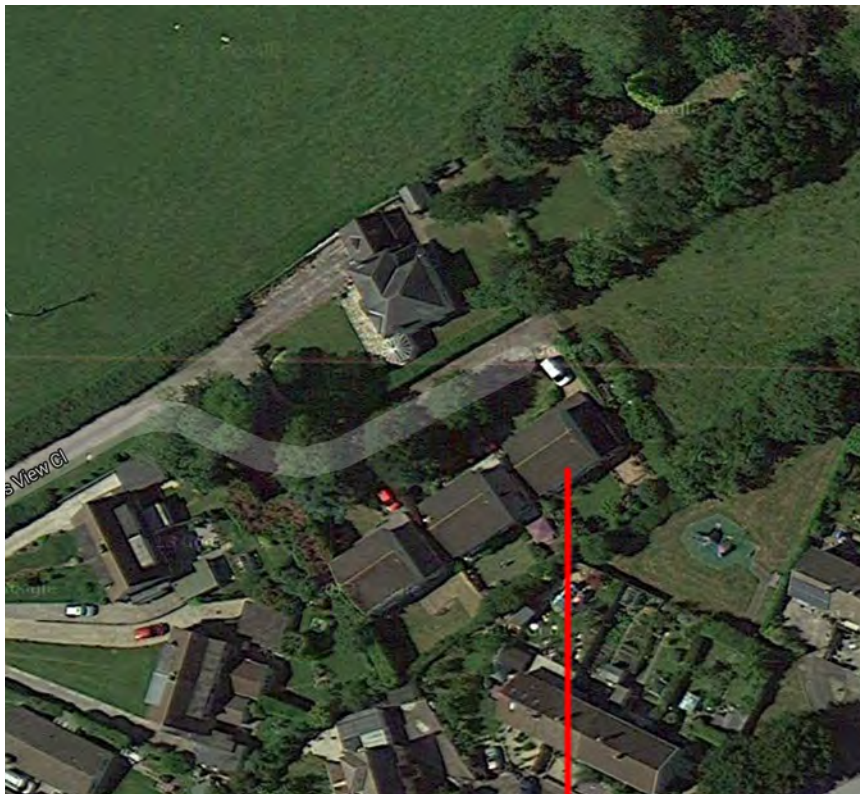
INTRODUCTION AND EXECUTIVE SUMMARY

This supporting Design and Access Statement has been prepared by Blee Halligan Architects on behalf of the applicants, owner/ occupier Sarah and Tony Patten. It accompanies a Householder Planning Application for proposals to part-demolish the existing garage and construct a single story extension to be used as a Dining Room.

Sarah and Tony Patten want to turn this unloved house into a light/ bright and well insulated family home.

We are confident that this is a piece of high-quality, carefully considered architecture to create a bright and healthy living environment.

Our client is committed to the delivery of a building of high construction standard and detailing - one that will look good for years to come.



1 THE SPINNEY, ABERTHIN. The house is highlighted with a red line



PRACTICE PROFILE



Circus Street Brighton: Mixed Use Development



Pipers End: Undertaken at Niall McLaughlin Architects



Mountain Rescue: Rebuild of a stone ruin



Breydon House: Extension and Refurbishment

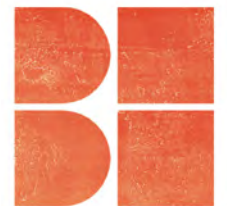
Greg Blee and Lee Halligan are Directors of Blee Halligan Architects. They design and detail high quality architecture that sits comfortably in the existing context. Blee Halligan's buildings are beautifully built and provide delight for our clients as well as the surrounding community.

Their work has been published internationally.

Greg is a serving Design Review Panel Member for the London Borough of Lewisham, providing Pre-Planning design guidance for important schemes throughout the borough.

Greg and Lee studied at The Bartlett School of Architecture, UCL, and have worked for some of the leading practices in the UK and Netherlands, including Niall McLaughlin and ShedKM.

Before opening Blee Halligan Architects, Greg and Lee were joint Project Directors for the Circus Street development in Brighton, a new highly sustainable 'innovation quarter' that will deliver housing, a new library, dance space and offices for start up businesses, which carefully responding to its historic listed context.



SITE DESCRIPTION AND CONTEXT

1, The Spinney, is situated on the periphery of the village of Aberthin, just outside Cowbridge in the Vale of Glamorgan, South Wales.

This is a detached property, accessed via a private road, Downs View Close.

The house front elevation faces north west. There is paved hardstanding leading to a porch and a garage to the side elevation.

The gable end faces a tall hedge and a field, laid to pasture. There is a rear garden laid to lawn with mature hedging to the boundary condition.

The site slopes down to the south west, to the adjoining detached property, No.2, The Spinney.

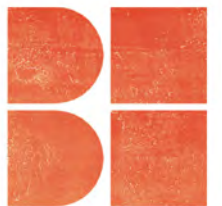


Rear Elevation. The Garage is to be part demolished for the extension





1, The Spinney. The property is bounded in red



EXISTING INTERNAL LAYOUT



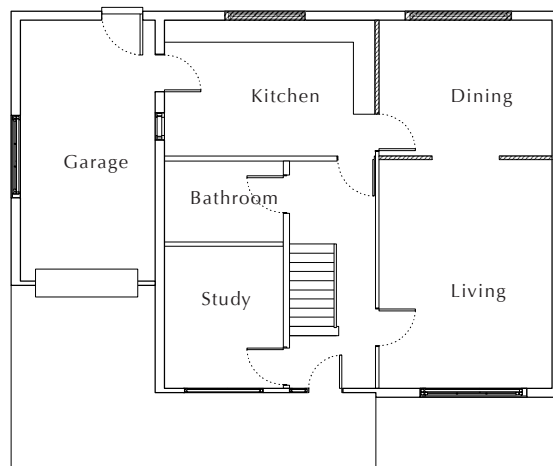
Existing Living Room



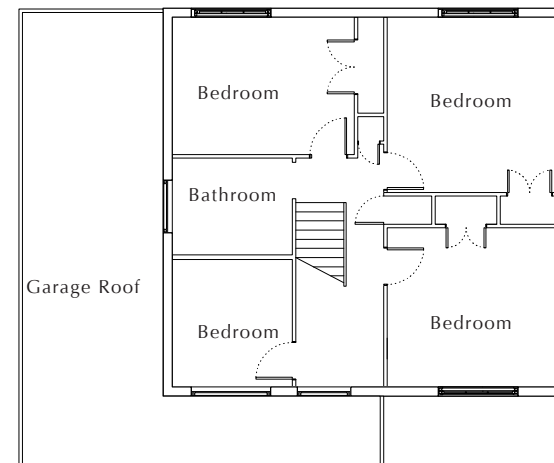
Existing Kitchen

The plans below show the current layout of the house.

Blee Halligan Architects were commissioned to update the current layout of spaces, as the Dining and Kitchen areas are cellular and do not allow for a good internal flow or organisation. The spaces are dark and do not allow a good visual connection to the existing mature garden.



Existing Ground Floor Plan



Existing First Floor Plan



SCALE AND BULK

The scheme is deemed to be appropriate in this setting as:

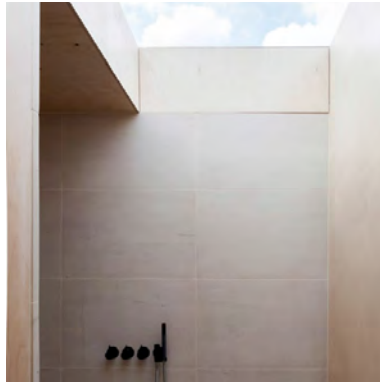
- 1. The proposals are single storey in height.***
- 2. The property is not visible from a public road.***
- 3. The rear extension proposal replaces - in part -an existing single storey Garage.***
- 4. This hierarchy of building heights is maintained, as the existing extension is subordinate to the existing two storey outrigger extension.***
- 5. The pitched roof complements the existing pitched roof house in both scale and form.***



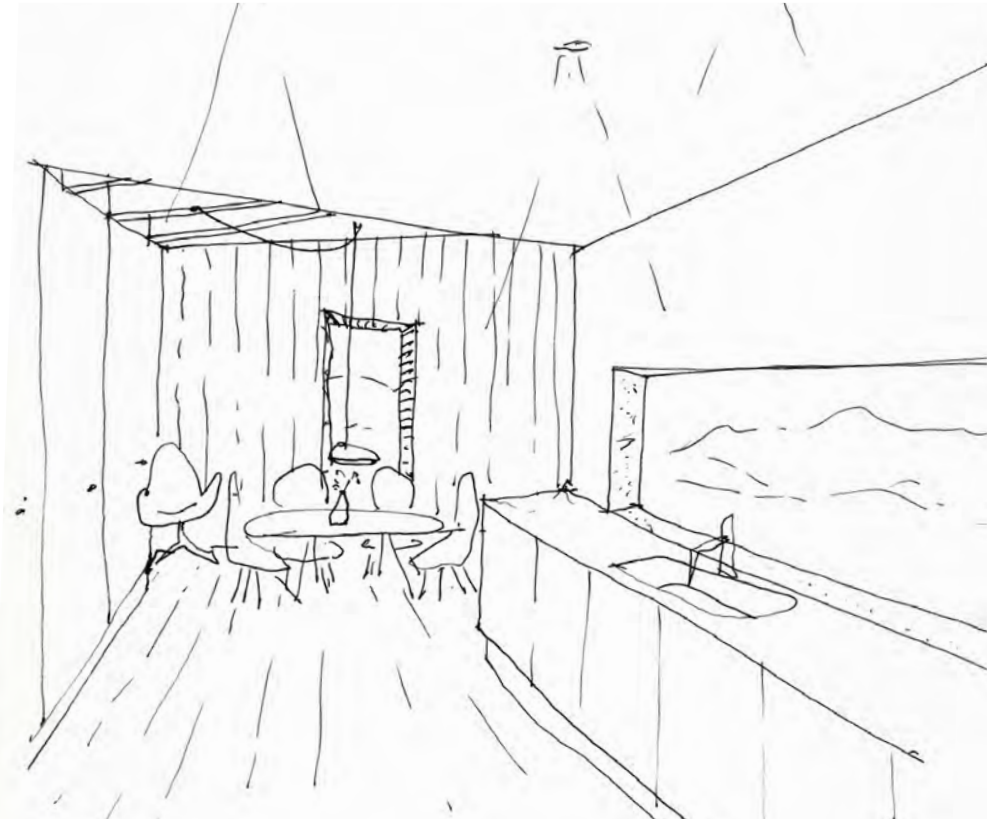
Sketch rear elevation of the proposal



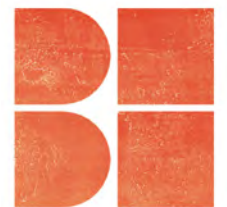
PROPOSED INTERIOR DESIGN: A HOLISTIC DESIGN APPROACH



Interior precedents: A holistic design and a high quality living environment



Sketch internal perspective of the proposal



MATERIALS



Larch cladding

The existing context uses a variety of external materials - Red brickwork, pebbledash and white UPVC windows.

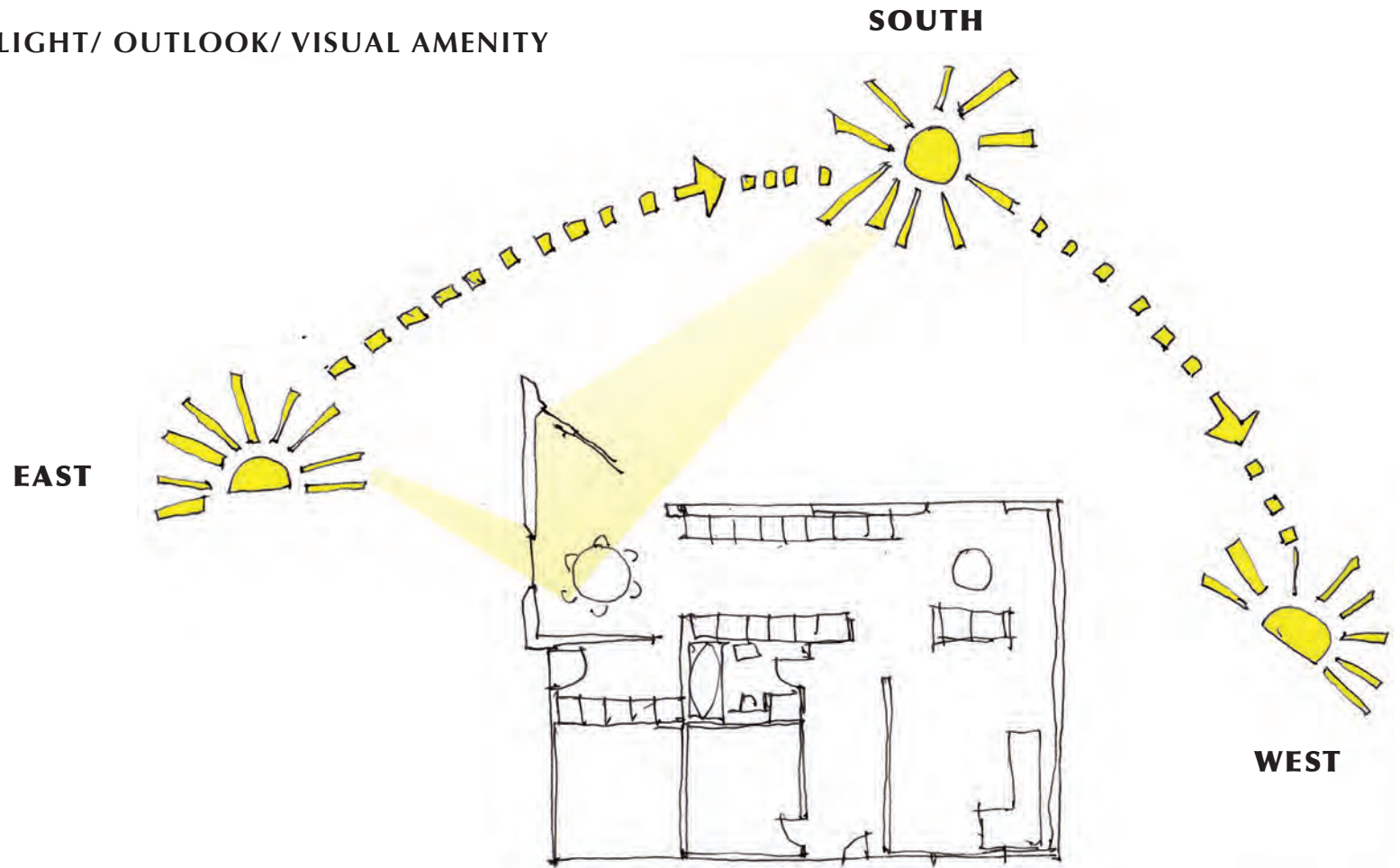
Our proposals use a material that creates crisp and elegant detailing.

We propose slatted larch cladding for the extension. This material is accompanied by a frameless glass side window and door, with a large timber framed picture window facing the garden. This will allow sufficient daylight to penetrate into the new Dining Room and Kitchen, and will be a sympathetic material for this rural setting.

Our client proposes to replace all the windows to the property with a contemporary thermally broken system.



DAYLIGHT/ OUTLOOK/ VISUAL AMENITY



With regards to daylight, the proposals do not prejudice any existing windows, either from the application site or neighbouring properties.

Excellent daylight will be provided into the house, especially from the east. This will greatly enhance the usability of the kitchen space.





Sketch model of the proposal



ARCHITECTURE STATEMENT (DESIGNING OUT THE AD-HOC)

The existing house with a plethora of materials

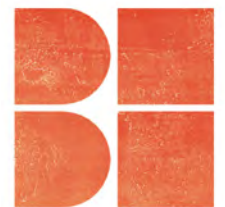
The proposal is holistically considered, not an 'ad-hoc' design. This has been a leading principle during the design development phase. The result is that the scheme does not detract from the existing qualities and character of the setting.

We believe the proposals provide an elegant, modern refurbishment.

The glazed area to the Garden allows an improved level of natural daylight in the Dining Room and also allows sufficient light to filter into the Kitchen, enhanced by the provision of a high level window.

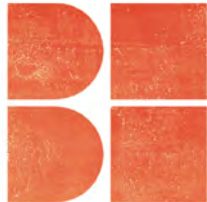


To conclude, this is high quality modern design that respects the character of this rural setting and is subordinate to the mass and scale of the existing house. It will part-replace a redundant garage extension with a crisp, well insulated addition for this family home.



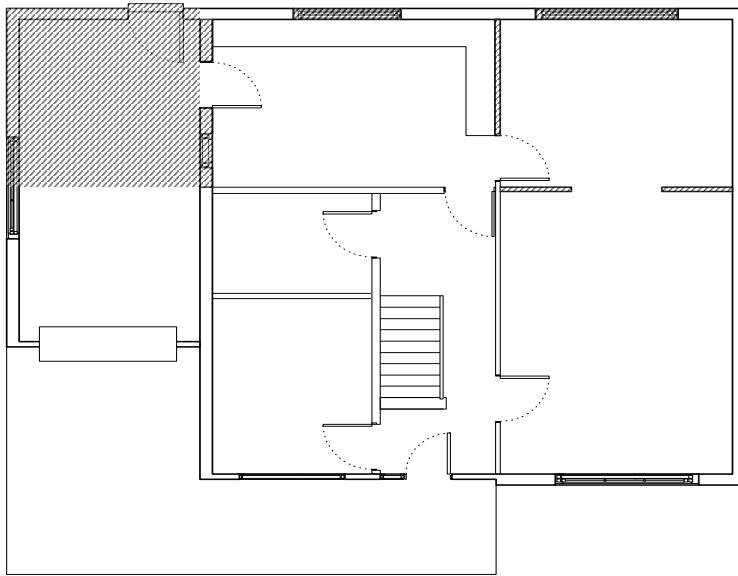


Computer Generated Image

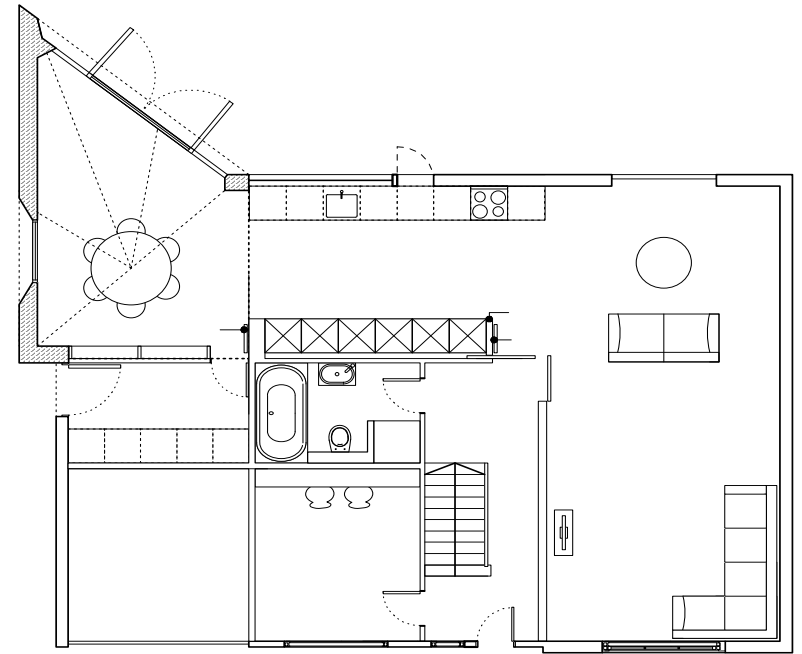


SUSTAINABILITY STATEMENT

L



The hatched area is to be demolished



The proposed floor plan

The rear extension replaces an under used single storey garage space.

The proposal, with high performance, double glazed and thermally broken window systems and high performance insulated slab and walls, will greatly enhance the environmental credentials of the property.



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