



Document Reference	<b>278-JKA-ZZ-RP-A-02</b>
Title	<b>DESIGN AND ACCESS STATEMENT, EXTENSION AT WILLOW MEAD, MARSHFIELD, CF3 2UB</b>

Version Control		
Date	Revision	Description
07/08/24	-	First Issue
20/09/24	A	Updated with change to reflect access retained and landscape plan / planting schedule.
15/04/24	B	Reissue with new application for reduced scheme

## Introduction

The client/ developer engaged JKA to look at design options to modify the existing bungalow for modern living and future proof for long-term living into advanced years.

## Existing Condition

The existing bungalow occupies a large corner plot in a residential area. The bungalow had previously been modified with several extensions and a small dormer over the years and although liable is in need of significant works to create a long-term home.

## Brief Development

From the first site visit and responding to the clients brief it was felt a solution needed to address several issues. These were as follows:

- The bungalow sits very much to 1 end of the plot and extension should generally be retained in it's current location.
- Any extension should be subservient to the main dwelling providing single level accommodation.
- The upper dormer although increased in size should be kept to a minimum, rather than make a more traditional larger upper level.
- As the site is currently very green and with a prominent corner location it would make sense to allow for a 'green roof' of the lower level.
- The bungalow should orientate itself naturally to the large west facing garden and avoid overlooking neighbours, or indeed being overlooked by other or the street.

## Proposed Design Solution

Using the design drivers identified above the proposed solution for a contemporary rear single storey extension with overhanging canopy to provide solar shading. At the upper level a modest dormer allows for a bedroom and study.

## Scale

The existing form / scale is generally retained of the original house.

### Layout / Orientation

The general principle is for access via a new hallway to the side of the original dwelling and through to a west facing kitchen / living space. The more private bedrooms / bathroom occupy the original rooms at the front of the bungalow and to the south west.

### Aesthetics / Materiality

The white render is in keeping with much of the surrounding area along with a slate clad dormer. The lower level is however more contemporary in its use with full height glazing and a larch clad canopy providing some solar shading.

### **Access**

The main access is retained as existing.

### **Environmental sustainability**

Like any renovation / extension it will meet or ideally exceed the required U-values for the building components. A traditional cavity wall construction is favoured that allows for a locally skilled workforce. For heating the client is exploring options of an air source heat pump

### Foul Drainage

The existing inspection chamber is to be used, and no problems are foreseen.

### **Ecological impact**

There is little in the way of ecological impact from the proposed dwellings and the intention is for most of the garden to remain or be enhanced by the new planting as proposed and extensive garden works already undertaken by the client.

### **Summary**

Responding to the constraints of the site and client brief, this high-quality development would provide a suitable dwelling for client's long term needs. It will also improve the general appearance of the area and its immediate context.