



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

Version Control		
Date	Revision	Description
23/10/25	-	First Issue

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. The application was previously approved under a 'householder' application but when works started on site it was found structurally unviable to continue and so a decision has been forced upon the client to demolish and build new.

Existing Condition

The existing bungalow occupied a large corner plot in a residential area. The bungalow had previously been modified with several extensions and a small dormer over the years. Following partial demolition only 3 walls remain – and these are structurally unsuitable for additional loadbearing.

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.
- The upper dormer although increased in size should be kept to a minimum, rather than make a more traditional 2 storey house
- 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 double height hallway with living areas overlooking the garden and a ground floor bedroom to the front. The original floor was approximately 300mm higher than needed so the aim is to reduce this back, which will in turn allow more space at the

upper level where the ridge height is increased approximately 800mm and allows for 2 small dormers at the front to make it more appealing, being in a prominent location in the village.

Aesthetics / Materiality

The white render is in keeping with much of the surrounding area along with a timber clad dormer to the rear. 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

The decision for a new build will mean it can meet more stringent building regulation requirements, and the clients intend for air source heat pumps to be used.

Foul Drainage

The existing inspection chamber is to be used, and no problems are foreseen. A separate SAB application will deal with surface water discharge.

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.