

RMC design studio

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Planning Application For 1 Smyrna Road:

Design Statement 27.02.2013

Use

This property is a single family terraced dwelling house. It is not in a conservation area, nor is it in a zone of floor risk.

Site

1 Smyrna Road has a site area of approximately 128.5m², with a street frontage of approximately 5.5m. The house, built at the turn of the century, benefits from a rear garden, which is oriented north. The house comprises ground floor, first floor, second floor and loft conversion, with the rear outreach set at a ground floor level. There is no basement.

Proposal

The proposed works comprise the rearward in fill extension of the house at ground floor level by 5.6m, which will therefore project beyond the existing rear 'leg' of the house by 2.6m. The rear extension provides a larger open- plan family living room and kitchen.

The new extension to the family living room and kitchen will include two flat glass roof lights with external sun shading, with two sliding glass doors providing access to the rear garden.

The new flat roof is to be of 'green design', and have a sustainable living covering. The purpose of this is both environmental, and aesthetic. By having a green flat roof the extension will be very sensitive to the local environment, and pleasing to look at.

Access to the rear garden is improved by the use of sliding glass doors, providing a total opening between inside and outside spaces when weather permits.

The new rear extension has a floor level below the level of the neighbouring garden. This allows the newly created wall and roofline to be maintained at only 2.0m above the garden level of the neighbouring property, so avoiding overbearing or loss of daylight and sunlight. Indeed the proposed height is below the level of foliage and trelliswork atop the boundary fence between the properties.

The extension to the rear of the property will allow the provision of appropriately sized and practically laid out family living accommodation with good access to the rear garden.

Scale and Appearance

The main element of the proposed extension is to the family room. This is formed to maximize the day lighting from the new roof lights and glazed doors.

The design elements of the rear extension are simple and contemporary. Materials and details will be of high quality, and designed to complement the period elements of the existing rear elevation rather than copy them.

Flood Risk, Ground Water, and Structural design

The site lies outside any zone of flood risk according to the information provided by the Environment Agency.

Mike Carsley,

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