

SECTION A

1 BACKGROUND

No. 23 Bromwich Avenue is a semi-detached Arts & Crafts style house set in a large, roughly triangular corner plot bounded by Bromwich Avenue & Swains Lane. Within the plot is a separate garage building converted into an 'artist's studio' under a consent granted in 2011 as part of a series of alterations & changes out to the property over the last 2 years including a loft extension carried out in 2013 under a separate consent . The proposed side & rear extension to the main house is the culmination of these changes which are to extend & fully renovate the original property to suit the owner's, domestic & working needs.

The property lies within the Holly Lodge Conservation Area.



a



b



c



d



e

Exterior Photographs

- a View looking north of main house from Bromwich Avenue.
- b View looking north east of side of main house from Swains Lane
- c View looking south west of rear & side of main house from Swains Lane
- d Rear view of main house within garden.
- e View of side rear garden on Swain's Lane boundary.

THE CLIENT’S BRIEF

The existing house has a relatively small ground floor area and the client’s brief is to provide additional accommodation by sympathetically extending the existing house to the side and rear of the property to provide increased living space, a larger more generous kitchen with separate utility area and a formal dining space with direct access to a new rear patio and the existing garden. The existing rooms are to be opened up internally to provide a more open plan interior whilst retaining the principal elements of the original house layout; the main entrance to the house is to be relocated to provide a more generous entrance hall with cloakroom.

A summary of the client’s requirements is as follows:

- Relocated entrance & hallway with cloaks /guest wc.
- Enlarged front living room utilising part of original entrance hall.
- New ‘Snug’ & tv/media room created from existing dining room
- Enlarged kitchen & storage.
- Separate utility area.
- Formal dining area with direct access to rear garden.



Interior Photographs

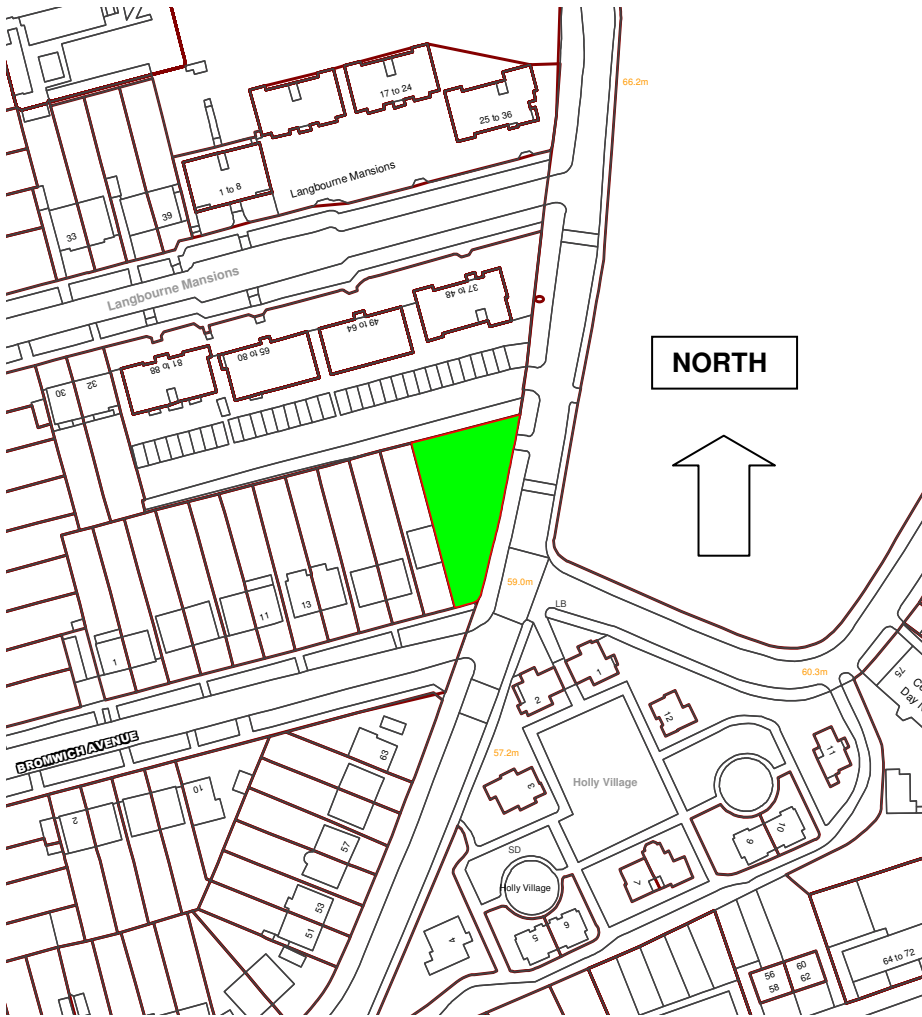
- f View of existing main house dining room interior.
g View of existing main house living room interior.
h View of existing main house kitchen interior.

THE PROPOSALS

The size of the triangular shape of the plot which is at its widest to the north boundary allows the house to be extended to both the side & rear elevations retaining a generous garden area between it & the existing 'studio' outbuilding. The proposals are for full width extensions to the side elevation of approximately 2.6m depth and 3.5m depth to the rear elevation. These extensions will add approximately 55m2 area to the existing house ground floor area of 63.2m2 creating an overall gross external area of 118.2m2. The overall area of the plot of 669.8m2 less the original house & the studio annex of 140.95m2 is 528.85m2 so the addition of the proposed extensions would be within the overall limit of 50% of the land area around the original house & outbuildings.



Ariel View of Bromwich Avenue looking south showing full width extensions



Site Location Plan

DESIGN CONCEPT

The design concept for the proposed extensions, as they are visible from the street, although screened by the existing boundary fencing to Swain's Lane is to break down their bulk using overlapping 'lean-to' volumes with pitched roofs so that they are subservient to the original house as the Holly Lodge guide requires. The precedent for full width extensions has been well established in the area by approval of such extensions within the Holly Lodge area recently, see analysis of consents in the area

Pitched roofs to the lean-to extensions have been chosen to blend the new extensions with the form of the original house to reduce the contrast between the new & existing parts so that it overall building appears to have grown organically. The detailing of the extensions are treated differently on each elevation, such that the front elevation to Bromwich Avenue has a more traditional treatment with a timber gable end structure and expressed timber framing with clay tiled pitched roof to the side elevation which stops against the rendered 'book-end' of the new more contemporary style of the rear lean-to extension. This gable also contains the new entrance 'porch' with recessed entrance timber door & side screens.

The rear lean has varying sized inset windows & timber boarding in the side east facing elevation to maintain privacy but also allow morning sunlight into the new kitchen; full height sliding windows interspaced with timber panels on most of the rear north elevation. The extension has a lower pitched roof with rendered up-stand parapet with reconstituted stone copings such that the roof pitch is less visible and too low for a tiled roof so a standing seam roof system is proposed, which has inset roof-light strips set just above the roof finish against the existing house rear façade to provide daylighting to the enlarged plan of the dining and new kitchen.

A series of design studies have been undertaken which are illustrated in the following artist renderings which are follow computer generated 3D models of the buildings & extensions based on a measured survey of the existing house & site.

The illustrations show the extent of visibility of the plot from the street & the screening of the garden & the proposed extensions from the street which is minimal due to the height of the existing boundary fencing, the use of low pitched roofs and the restricted height of the new extensions with the maximum set against the main house facades at 3.7m approximately above existing ground level which is within the 4m height limit for single storey extensions as the Planning guidelines.

DESIGN STUDY 1



Present View to North West from Swains Lane with boundary fencing

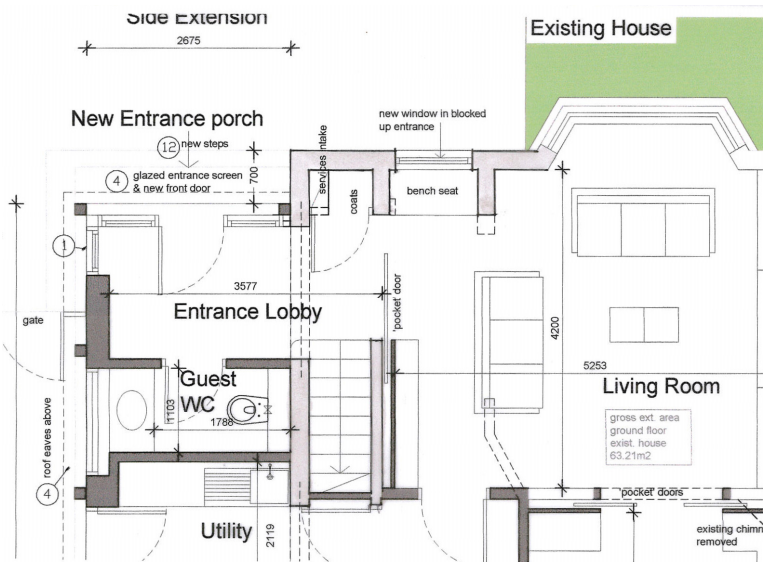


Same View from Swains Lane with boundary fencing showing new side extension

DESIGN STUDY 1 (Continued)



Same View from Swains Lane showing new side extension without front boundary fencing



Proposed side extension set-back from main house facade

DESIGN STUDY 2



Present View to South West from Swains Lane with boundary fencing



Same View from Swains Lane with boundary fencing showing new side & rear Extensions



Same View from Swains Lane without boundary fencing showing new side & rear Extensions

PROPOSED MATERIALS

The proposed materials for the extension are as follows:

- External masonry walls. Roughcast render painted to match the existing house.
- Pitched Roof to side extension – clay plain tiles (mixed reds) to match existing roofs.
- Pitched roof to rear extension - dark metallic grey coloured standing seam roof system concealed by rendered up-stand parapets with reconstituted stone copings.
- Porch – ‘Green Oak’ expressed frames & posts to new gable end to side extension. Oak to be left natural to weather to silver grey in time.
- Windows & Doors – Grey painted timber framed & double glazed windows & glazing bars.
- Sliding Patio Doors – Grey painted high performance double glazed timber side hung, sliding or tilt/turn full height windows.
- Decorative timber horizontal wall cladding stained grey to match windows.
- Visible gutters & down-pipes dark grey metal system with hopper outlets to rear extension parapet gutter.
- Roof-lights – Frameless silicon bonded double glazed fixed units & hinged low pitch roof windows over kitchen area.