

DESIGN AND ACCESS STATEMENT

1.0 INTRODUCTION

Green House is a two story rear extension and renovation project, commissioned by by a young couple settled in the area with a passion for contemporary design.

The need for additional family space meant that the client's existing 1970s three bed cottage desperately needed modernising and extending. The brief called for two additional bedrooms and a large open-plan family space with light, views and access to the beautiful garden at the rear.

Kedo's Design solution was to create a large charcoal grey living box at ground level with a full height glazed opening elevation to the garden. A timber clad sleeping pod is perched above at first floor level providing the additional bedroom.

At ground floor level the extension contains a utility, WC, kitchen, dining room and lounge area, fitted with a large sliding glass panel creating an uninterrupted view of the garden. The flush threshold and continuous floor surface enhance this connection with the garden by allowing the internal space to flow seamlessly out on warmer days.

Upstairs, the western red cedar clad addition consists of a generous master suite with a separate dressing area and house beathroom. This upper box is also fabricated in timber, allowing for a light weight structure that reduces the need for unsightly columns beneath. A Large opaque glass panel to the bathroom on the front elvation allows etch light to enter into the space but maintains privacy. Generous roof lights ensure light reaches deep into the plan of the spaces.

The fenestration was resolved as a series of verticals that celebrate the depth of the walls with a combination of recessed and flush frameless windows. The overall composition deliberately separates the 'old' and New in order to provide a well-balanced and proportioned extension that is off its time.

2.0 SITE AND SURROUNDINGS

The existing dwelling is set within a mature landscape elevated from the road level. Whilst the site is bound by existing dwellings, development within the vicinity of the site is of low density with very good stand off distances to neighbouring properties. Mature trees and hedge lines surrounding the proposed site allow greater privacy and will further assist establish the extension into the existing setting.

3.0 LAYOUT

The design has been carefully considered to ensure correct stand off distances are maintained from existing properties, with the two storey massing element deliberately positioned towards the centre of the site with a ridge lower than the existing roof line. Positioning of windows have also been carefully considered to limit any potential of overlooking onto adjacent gardens and maintain privacy for all parties.

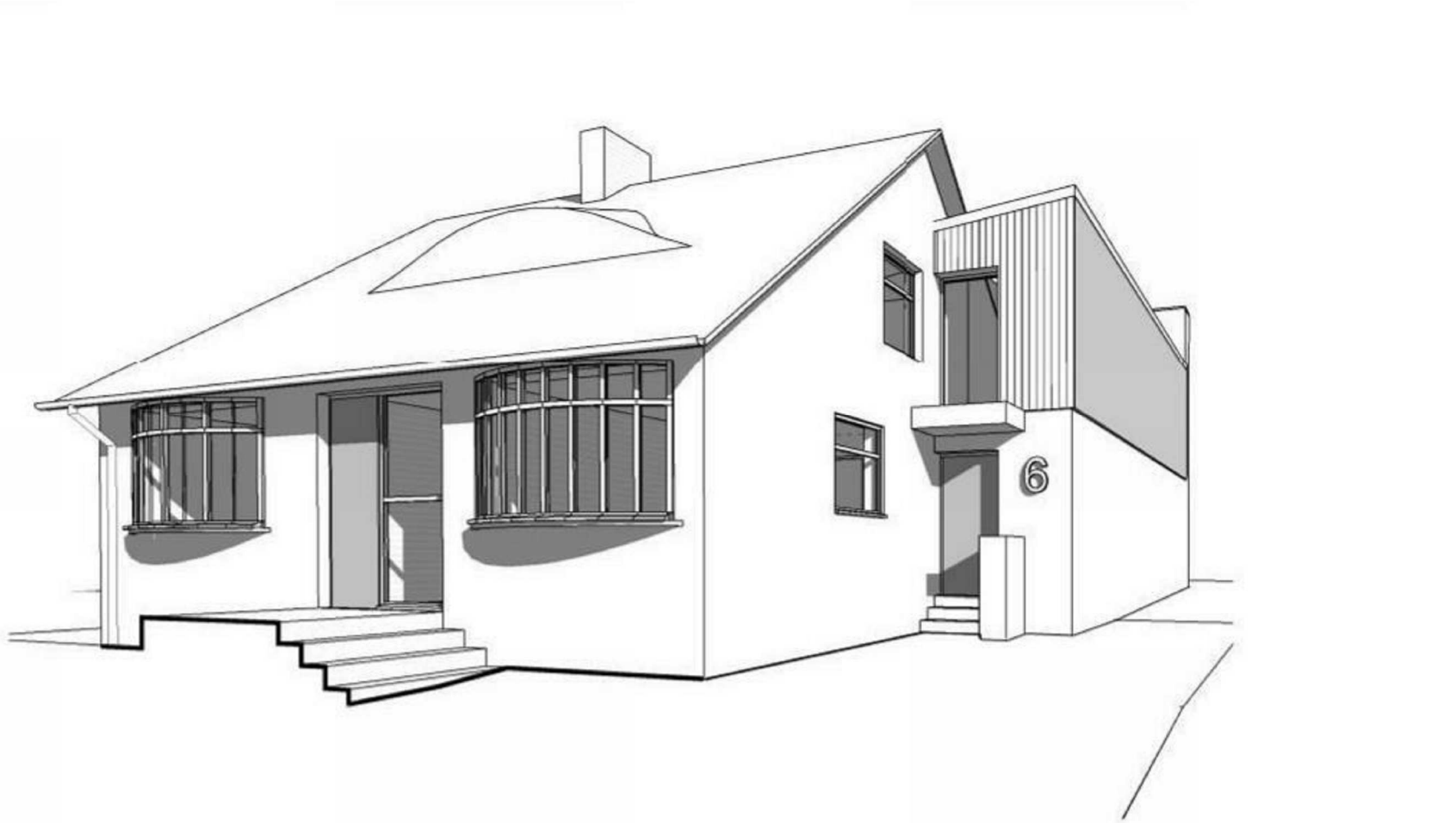
Predominant views out are looking North West towards the rear garden.

Gross External Footprint (Extension Only)

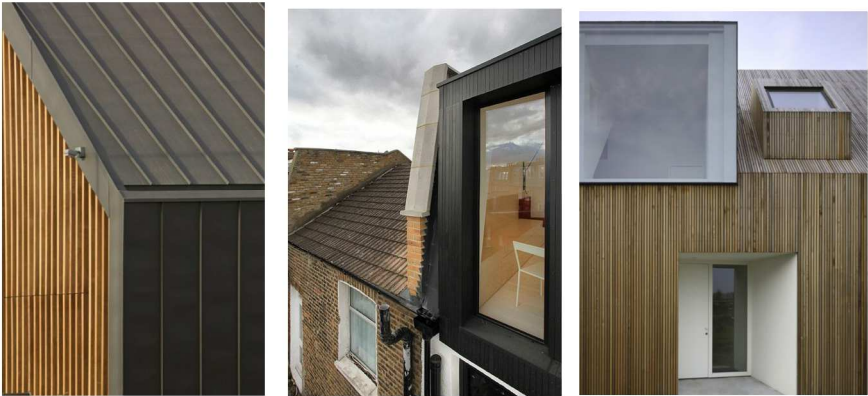
Ground Floor 70m²
First Floor 61m²

4.0 ACCESS

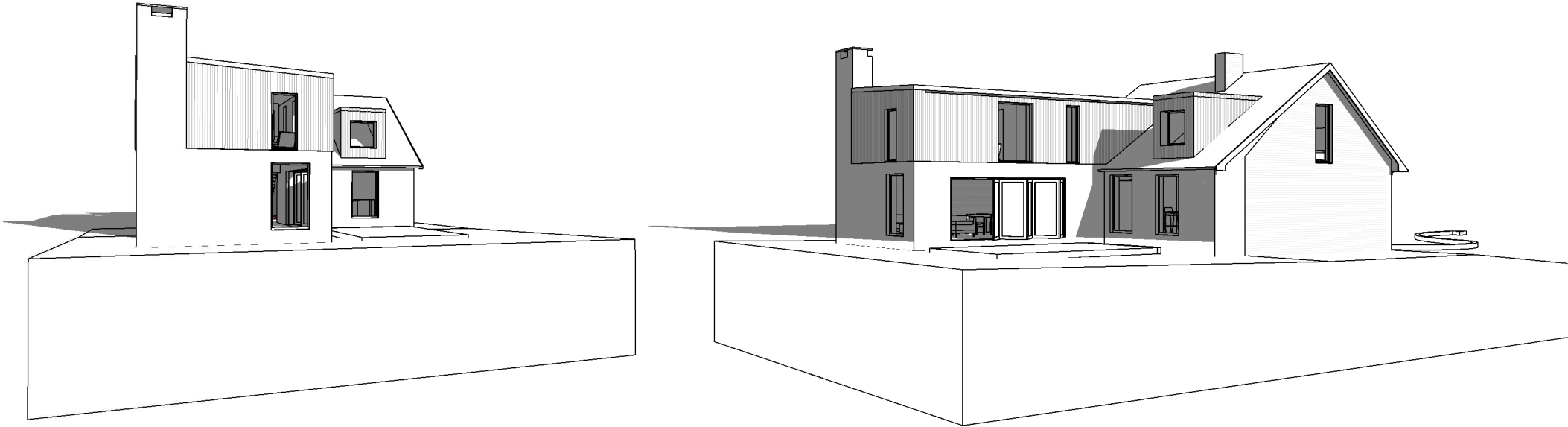
Vehicular and pedestrian access is via the existing entrance off Smithies Lane.



Proposed View from Driveway



Precedent Images



Proposed Views From Rear Garden

Client		Project number	Drawing number	Drawing name		Rev
Mr & Mrs Green		1607	05	Design & Access Statement		
Project name		Drawn by	Checked by	Scale	Date	Status
6 Smithies Lane Barnsley		GK	WD		October 2016	Planning