DESIGN STATEMENT

The two-storey side extension to 5 Collingwood Court has been designed to efficiently improve the internal space within an external form that reflects the architectural features of the existing house and responds to the wider context through its scale, arrangement, appearance, and materials.

INTERNAL SPACE:

The relocation of the stair from the centre of the existing plan to the new side extension maximises the efficiency of the habitable space and allows natural light and warming sunlight to penetrate deeper into the plan, brightening and warming the north facing living room.

At ground floor, the relocated stair also enables a larger kitchen/Diner to be created without the need for a rear extension that would result in a loss of key private amenity space and increase the visual impact on both neighbours either side.

At first floor, the two rear bedrooms also benefit from the relocated stair, as they too can gain additional floor area from the existing space through the reduced width of the existing landing.

The relocation of the entrance door on the front elevation creates a more efficient and traditional entrance hall. A Hall that accommodates both the front door, the stair to the first floor and a direct access to the ground floor living areas. It also enables the existing entrance hall to efficiently make use of the existing below ground drainage within this space, to provide a much-needed utility room.

Whilst the reduced width of the side extension at first floor reduces the floor area gained at this level, the narrower space efficiently allows for the width for the stair (rather than the whole hall) to the front of the house and provides the essential additional width required to increase the rear bedrooms to suitable sized rooms for young adults (as the children grow up).

EXTERNAL FORM:

Local Planning guidance has been used as a design tool to develop the form and appearance of the proposed side extension and amendments to the existing house.

The stepped form reflects the stepped architectural form of the existing house and responds to the local context by minimising its presence on the neighbouring property and visual impact on the street scape.

Response to local context:

Number 5 Collingwood Court (the site) is set back from its neighbour to the east (4 Collingwood Court) and thus the two rows of semi-detached houses that form Collingwood Court are broken at this point between number 4 and 5 (1-4 Collingwood Court to the east and 5-10 Collingwood Court to the west).

Thus, the risk of the 'terraced' effect created by side extensions between these two houses (number 4 and number 5) is reduced. However, the stated 1m setback for a two-storey extension from the boundary has been adhered to for the two-storey element of the extension to ensure the contextual massing is maintained and the impact on the neighbouring property minimised.

Reflection of the architectural form and features

The architectural appearance of the houses along Collingwood Court is dominated by the projecting flat roofed ground floors, providing private balconies to the master bedrooms at second floor.

The continuation of the first-floor flat roof to the front and side of the extension sensitively knits the new and existing together. It respects and echoes the architectural scale and form of the existing house, street, and wider architectural style of the housing estate to the front and rear of the property.

The alignment of the front pitch and lower ridge line of the new second floor element of the side extension copies that of the other two storey side extensions in the street and reinforces the subservient nature of the extension to the main pitch roof at both the front and rear.

The proposed materials have been chosen to enhance the visual incorporation of the extension. Pitched roof tiles, white horizontal cladding, sand coloured brick and white framed windows match the colour and texture of the existing materials. For environmental and longevity reasons the cladding will be white fibre cent and the windows white aluminium rather than white UPVC.

The new windows vary slightly in dimensions to enhance light and views to the new internal spaces without awkwardly bridging between the new and existing external forms. Their overall shape and scale maintain the overall architectural proportions and scale of the existing windows of the housing estate to the front and rear of the property.

SUSTAINABILITY:

Energy demand: To reduce our district wide energy demand it is essential we improve the thermal performance, airtightness, and ventilation of our homes.

The proposed works include improvements to the existing fabric of the house such as the replacement of the original cladding with the addition of external wall insulation to improve the thermal performance of the existing rear and side wall. The replacement of the older windows to match the new higher specified windows will improve the thermal performance and air tightness – a great step towards the net zero homes we are aiming for. New ventilation to the wet areas will ensure sufficient ventilation is provided to enable further future steps in thermal and airtightness performance.

The opening of the rooms from north to south and changes to the windows improves natural daylight and controlled solar gain to reduce the need for artificial lighting and heating on certain days.

The provision of a Utility room enables washing to be hung up on clothes horses to dry rather than rely on a tumble dryer when the weather is not suitable for hanging the clothes outside. Thus, reducing the high use of electricity required for a tumble dryer.

Housing demand: Due to the high cost of living and high housing demand, children are often staying in the family home longer; often working from home during university or their first years of work. It is essential that we cater for this and enable families to live together for longer. The sharing of a home and pooling of resources between more occupants is the most sustainable model for the future.

The larger bedrooms provide more private space for the growing young adults to sleep and work whilst the larger kitchen/diner provides space for cooking and a second reception room to the lounge for multiple entertainment spaces.



View from Collingwood Court (front)



View from Flag Square (Rear)