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ALCOVE ARCHITECTURE

Design and Access Statement

69 Clarendon Road
24113

Rev	Amendments	By	Date
-	First Issue	JE	28/11/24



Clarendon Road is a cul-de-sac residential road to the north of the GSK site and at the eastern end the homes are typical of mid to late twentieth century architectural design with low pitched main roof and single storey flat roof outriggers. No 69 lies off the main highway set angled from the neighbours and this application seeks to make better use of the plot orientation whilst also addressing poor building fabric.

/ Use

The building will remain as residential



The plot has an irregular triangular shape that does not relate to the internal configuration

(Image courtesy of Google)

/ Amount

Within the semi-detached home, the main outrigger to the 'front elevation' contains external storage and a hall with cloaks off it. From this entrance hall a corridor leads to kitchen / dining space and living room with a stair bisecting the two spaces leading to the three bedrooms and family bathroom

at first floor. This application only seeks to rationalise the layout and there will be no additional accommodation.

/ Layout

The external stores are poorly sized including a bin store that is no longer big enough to contain the wheelie bins now used throughout the county. Therefore, these redundant spaces will be encompassed within the internal environment of the home and used to create a large Cloaks and Utility room.

Internally the dark corridor will be opened up to the existing Kitchen / Dining Space to form a welcoming open plan 'heart of the home', with the insertion of a bi fold door to the southern facing larger portion of private garden where a raised deck enables level threshold between inside and out.



New works enhance neighbourhood presence and forms relationship with garden

Located to the west of the house the bi fold is furthest from the adjacent neighbouring first floor windows to prevent those looking obliquely into the home and to assist; a gazebo like canopy is placed over the threshold with privacy screens.

/ Appearance and Scale

The existing single storey element is poorly constructed with a very low ceiling (2.1m), resulting in a cold part of the home with leaking roof where abutting the main home. To address this problem, it is proposed to overclad the structure with new (vertically orientated) fibre cement cladding, with

insulation behind and replace the flat roof at a slightly higher level to achieve improved headroom that meet national minimum requirements (2.3m).

A small high level window will be placed on the southern elevation providing daylight to the Hall and create a relationship with the street; whilst above the Cloaks/Utility a single rooflight will allow maximum wall space use. Where the annex meets the main bulk of the home, the existing junction can be addressed with tiles rehung after repair works have been installed.





The stark front elevation will be overclad with a new material to blend with existing wall tiles

The southern elevation is blank and the insertion of the bi fold allows occupants to finally have a visual relationship with their neighbourhood albeit over the existing fence that will be retained. The timber frame canopy over, will provide weather protection for all year use in addition to privacy from oblique view of the first floor windows.





The bi fold will be located tight to the existing retained fence to relate to the southern patio

/ Access and Landscape

From Clarendon Road no 69 has no relationship with the neighbourhood and the application seeks to improve this current status albeit with no change; with public 'front door' access via the western side directly into the Hall and current side access into the garden adjusted within the fence line to account for the raised deck access adjacent to the bi fold door.



The plot has no visual relationship with the neighbourhood with 'front door' hidden from view

Private gardens are mainly hard standing patios with some planted borders which will be adjusted to suit the bi fold insertion.