Rear and Side Extensions to No 17 Jubilee Estate, Purton. SN5 4EU

Design & Access Notes



Properties along Jubilee Estate were constructed during the mid 1930's with a traditional form and layout. With the passage of time the populations expectations and requirements have developed and keep on changing. Most of the properties within the road have at some time been extended, not in a typical way, but to address the particular requirements of the time and occupants.
No17 has been extended to the rear, to provide larger accommodation areas, but no new rooms.

The form of the original houses is fairly rigid and therefore without significant alteration to the existing integrity of the design, there are limited opportunities, without literally thinking outside of the box. Unlike a few of the Jubilee properties, the dimension to the side of No17 is insufficient to provide for the necessary additional spaces.

These proposals generally utilises footprint that is already occupied by a variety of built elements. Plus it has been designed mindful of the government's stated aims of a general reduction in the populations carbon footprint.
These proposals include for the provision of both Solar panels and Air Source heat pumps.

The original skeleton of the building does not lend itself easily to the current expectation of either an accessible WC at entry level or the accommodation of people with limited mobility.

These proposals address the WC question by the provision of a wet room and although the primary use of the room at the rear of the extension would be a study, as it would have level access from the primary entrance it could on occasions we utilised as sleeping accommodation for visitors with limited mobility.

The proposals, running from the Jubilee Estate approach.
Modern day recycling is a benefit, but it generates storage requirements which can be very unsightly if not managed. The proposals include the provision of a wheelie bin enclosure, screened from the road. The current lean too roof will be retained to cover the bin enclosure but also provide a lid to a garden store, this also has through access to connect front and rear outside amenity spaces.

There would be a small side open courtyard to maintain environment to the kitchen window and be part of the location for the Air source heat pump infrastructure.

The current side porch will be increased in footprint to enable part of the new area to contain utility provision (another element which was not originally provided for in the 1930's envelope) This new area will be covered with a nominal pitch single ply type of roof to minimise bulk.

The footprint of the original garage / garden store will be slightly expanded and newly construction to provide the wet room and Study spaces.

A new veranda style roof will run across the rear of the property.
The rear of the property faces due south, the veranda will in part provide solar shading the ground floor rear rooms, but also provide a base for solar panels.
The form of the rear extension is driven mainly by the expectations of housing solar panels, Whilst ideally the mono pitch roof would be steeper to maximise output from the panels, a design compromise has been achieved to balance output with overall impact of form.

To achieve an overall design for the green energy provision on this scheme, maximising the solar panel coverage is essential to ensure that the ASHP installation can be sufficiently provided for, so as not to require inputs for other less green energies.

With the form and footprint of the existing cluster arrangement, the new build will have minimal additional impact, but will improve the general visual amenity.

The materials selected are appropriate to the location and the technical requirements of the various elements.
The new elements facing Jubilee Estate road will be predominately timber, plus the single ply type nominal pitch roof to the linking Utility area.
The rear Veranda will have a metal skeleton with solar panel, glazing and plain tile roof.
The rear Study enclosure will have a solar panel roof with peripheral plain tiles and verge and soffit trims.
The South and West external walls will be finished with a timber board and raised vertical batten facing.
All low level walls (below dpc) will be in smooth blue brickwork.
Frames will be white double glazed units to match the general approach for the whole area.

The single storey rear Study element being faced in timber will clearly indicate a progression of the property as a whole and not try to disguise the natural development of domestic dwellings over the

past many years. It will be in keeping with a garden room approach and be sympathetic to the established landscaped gardens to the rear of the property.
The remaining external walls will be a facing board, which will provide the necessary fire resistance where it is on a boundary condition, This will provide a blank canvas to locally enhance with trellis and the like, to be in keeping with the existing surroundings.

In summary, these proposals not only project this property a dwelling to meet well established current and future expectations, they also move someway towards the required goal of a greener approach to domestic living, all of which without moving far outside the establish cluster of buildings



No 17 Jubilee Estate, Road View



No 17 Rear View from Garden



Typical example of timber cladding facing treatment, similar to that proposed for the South & West Elevations of the Rear Study element.

TO BE READ INCONJUNCTION WITH THE PROJECT PLANNING APPLICATION DRAWINGS

THE END