Project No. 093

JAMES & KATIE'S HOUSE

Extension & Alterations to Existing House at
17 Trowbridge Road, Bradford on Avon, BA15 1EE
for Mr & Mrs Ward

Planning Design Statement

RIBA Stage 3
12th July 2023

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Scope and limitations

This Document is produced for submission to Wiltshire District Council for Planning Application only and should not be used for any other purposes.

Issue History

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SK01	25.05.2022	Workshop No 1
SK02	08.06.2022	Costing Document
CRAFT RENOVATIONS	22.07.2022	Cost Estimate
SK03	19.08.2022	St. 2 Pr. Brief Report
SK04	26.05.2023	Technical Review
PL01	12.07.2023	Planning Design Stat.

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SITE ADDRESS:	17 Trowbridge Road, Bradford on Avon, BA15 1EE

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This report is intended for the purpose stated above and not intended to be used for construction. The findings and recommendations stated will require further investigation to ascertain the effect on costing, design, programme and technical development. Input from a cost consultant or contractor will be required to gain a more accurate price for any ideas provisionally described in this document.

SITE: The existing property is within the town of Bradford on Avon and is a 4 storey (including basement) mid-terrace town house. The property is not listed but lies within the Bradford on Avon Conservation Area. Klas Hyllen Architecture carried out a site visit and measured survey on 10/05/2022. Other information regarding the site includes:

- The site is within the BoA Conservation Area
- Previous site and building information held in \\WDMYCLOUDEX2\Public\KHA\PROJECTS\093\04_SITE\4.1_SITE SURVEY
- The site is not located on a known flood plain
- There is no known contamination to the site

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Project Outline
This document seeks to outline design proposals and design methodology for a single storey rear garden extension and a dormer roof conversion to an existing 4 storey mid-terrace house in Bradford on Avon for Mr & Mrs Ward, for the purposes of Planning Application with Wiltshire Council.

Project Brief
The primary aims of the proposals are to create an enlarged kitchen/dining space with a more complimentary relationship to the raised rear garden as well as introducing a full width dormer to the rear elevation adding 1 additional bedroom. The proposals also include for associated landscaping. There are no proposed alterations to the front elevation.

Spatial Requirements
Basement - no alterations including to existing stairs

Ground Floor
- Entrance and living room - no alterations
- Open plan kitchen/dining room consisting of opening up existing kitchen towards a new single storey extension stepping up to terraced garden
- New extension to include for loo and small utility room
- No alterations to existing stairs at basement and ground floors.

First Floor
- Existing layout generally retained
- No alterations to existing Master Bedroom
- Existing bath/shower rooms overhauled and layout altered.
- Boiler moved into attic above second floor bedrooms
- New stair to second floor

Second Floor
- New dormer roof extension (full width) to rear elevation to contain new bedroom, bathroom and new stair.
- Existing 2 bedrooms to front of property to be overhauled with minor alterations to existing layout.
- No alterations to front elevation roof

Bradford on Avon & Wider Context
The application site lies within the town of Bradford on Avon in western Wiltshire immediately adjacent to the boundary with Bath & North-East Somerset, approximately 6 miles to the south east of Bath. Bradford on Avon is surrounded by the Western Wiltshire Green Belt (GB1) and bounds the Cotswold Area of Outstanding Natural Beauty (AONB) to the west.

Bradford on Avon is a well established historical town, known for its position on the river Avon where it developed as an industrial centre along the river and the Kennet & Avon Canal. A majority of the town is a designated Conservation Area and the application site lies within its southern confines.

Existing Site Conditions
The existing house dates back to mid-19th century but is not listed. It forms part of a set of three houses forming a terrace set back from Trowbridge Road with small front gardens and long rectilinear rear gardens.

It is believed that no 17 originally formed part of a semi-detached house with no 15. No 19 was built at a later date. It is also believed to originally only have consisted of a single room over 4 floors (including the basement) - a common Bradford on Avon typology. It is not known when the rear two storey extensions were built, but these are replicated across all three houses. However, No 19 has a taller rear eaves height by about 1m than nos 15 & 17.

The layout is largely split in two between the front 'original' room and the new rear room.

The accommodation generally consists of:
- Basement: A sitting room with a lightwell to the front.
- Ground Floor: Entrance and Living Room to the front, with the stair and a kitchen to the rear. A utility and loo is currently housed within a single storey extension proposed to be removed.
- First Floor: Master bedroom to the front, with stair and main bathroom to the rear.
- Second Floor: Two smaller bedrooms to the front, with stair and eaves storage to the rear above the bathroom.

The house is generally built from smooth ashlar stone to the front elevation, with white u-pvc windows and roof laid to slate. The rear elevation is generally coursed rubble stone with u-pvc rainwater goods.

Use
The application site is a C3 Dwelling use class. The overall use of the property will remain unchanged.

Planning History
The application site previously had planning approval in 2015 (application reference 15/08130/FUL) for a similar volumetric alteration to those proposed with this application.



Location Plan - not to scale - site marked in red
Source: Wiltshire Planning Explorer

Views Of and From The Site



View along Trowbridge Road



Front (West) Elevation facing Trowbridge Road - no proposed alterations to the front elevation



Rear garden view of No 19



Rear garden view of No 15



Close up elevation of No 17 - existing single storey extension on left (containing utility and loo) proposed to be removed



Rear Garden elevation - note later addition extension to no 19 (left)

Views Of and From The Site



Existing (upper) garden deck terrace



Looking down onto lower garden patio - proposed location of new single storey extension



Garden towards no 15 - no alterations to fence line



Elevation towards No 19. New single storey extension on line of extension to no 19



Existing rear extension proposed to be removed



Rear garden lawn and deck. Fence line towards no 19 proposed to be replaced.

Proposed Alterations
The proposals seek to remove the existing single storey extension containing a loo and utility, as well as an entrance door to access the rear garden. The rear garden steps up to the east which means the existing external space immediately outside the house is poorly connected to the garden, divided as it is by a series of steps and retaining walls.

The existing rear wall into the kitchen is proposed to be opened up with a new single storey extension extending to approximately 4.5m from the main rear elevation. The new extension would align with the building line of the later addition single storey extension to No 19. This opens up the kitchen into a larger kitchen/dining, with a loo, utility and new access door tucked to one side.

It is proposed to install a dining bench wrapping around the other side which would also form an internal step into the garden. This would step up to a level outdoor eating area with a bench seat recessed into a planter wall which creates a sequential and much more considered 'stepping up' into the rear garden.

New glazed sliding doors are proposed to completely open up the new dining space to the outdoor eating area with a large roof light installed into the flat roof.

Combined with proposed alterations to the garden the proposals will maximise the inside/outside use of the house, generously opening up to the garden.

Minor internal alterations are proposed to the first floor, including a replacement stair to access a proposed new dormer loft room at the second floor. It is proposed for this 'dormer' to be full width and built off existing party walls, and also to be built off the existing coursed rubble stone wall making up the rear elevation. As such this roof conversion will read more like a gable rather than a traditional dormer.

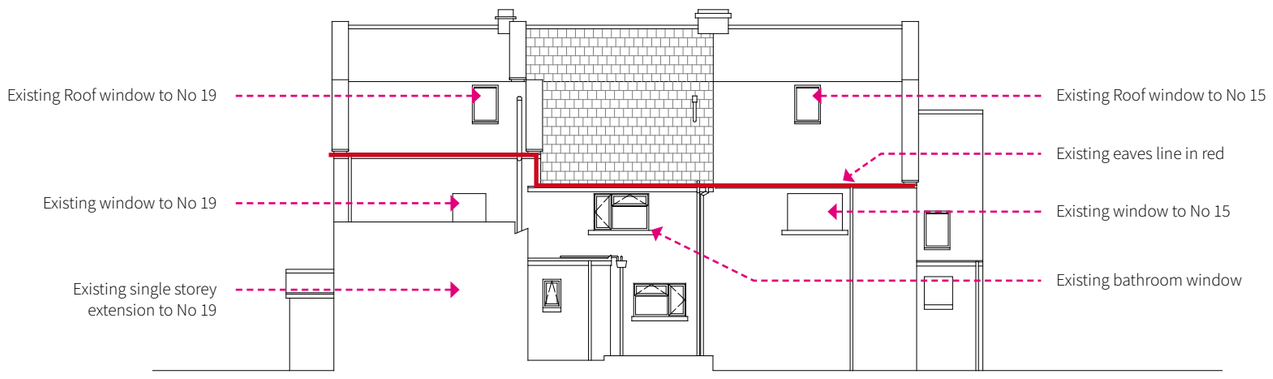
Indeed it is proposed to finish it with a traditional pitched roof. The roof is proposed to be finished in slate to match existing, with the new walls built from coursed rubble to match existing, partly salvaged from the opening up works at ground floor.

Into this new rear elevation it is proposed to largely retain the size of the existing window opening at first floor, and to replicate this relatively small window to the new second floor room. However, to create an elegant and simple elevation, it is proposed to make these two openings read as being one opening, with a fixed 'blank' panel in the middle providing an 800mm cill height into the second floor bedroom. Additional roof windows are proposed to either side of the gable roof to provide for light into the bedroom and to the new bathroom.

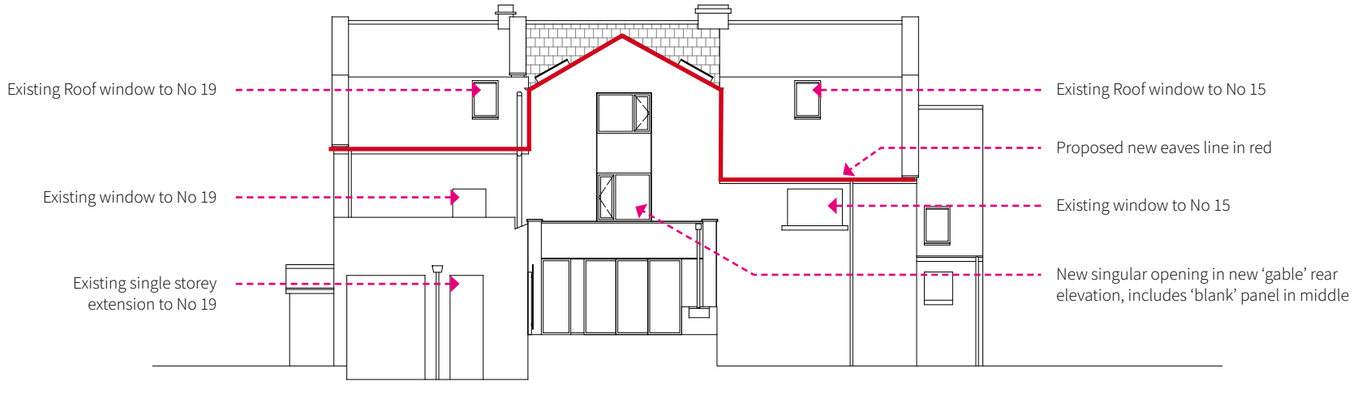
Amount of Development
The new extension is proposed to extend app 4.5m from the rear elevation, being full width at app. 5.1m. The removal of the loo/utility extension removes 3.8m2, whilst the new extension creates 19m2, so a net increase of just over 15m2.

The height of the new extension is approximately 3.6m from finished ground floor level, which is approximately the same height as No 19's extension.

The roof conversion adds approximately 15m2 of additional useable floor space.



Existing Elevation



Proposed Elevation

Design, Scale, Massing & Layout
The proposals are relatively modest in aiming to make sense of a compromised mid-terrace house unfit as a family home. The new extension is largely similar in scale and volume to the one already built to no 19, as well as being similar in volume to the extension approved 8 years ago. Being 'set in' to the sloping garden, the extension additionally appears 'less tall'.

The proposed roof conversion, being in essence a full width dormer, aims to read more as forming part of a new rear elevation rather than being a 'roof addition'. In part this is similar to the roof conversion approved in 2015, however it is felt the pitched gable is more complimentary architecturally.

Overhauling the stone facade and inserting a singular opening will create an elegant, and considered overall composition, aiming to avoid an 'ad-hoc' setting out of windows.

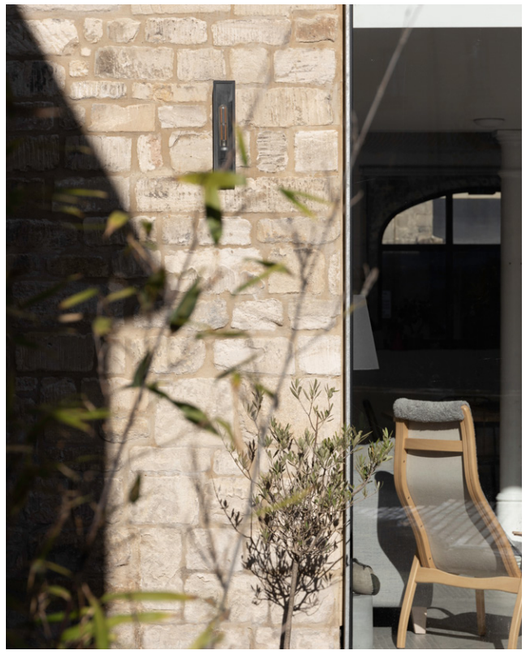
It is acknowledged that inserting a new window at second floor will create a degree of additional overlooking to neighbouring gardens, however it is felt that overlooking already exists at first floor between all three houses (nos 15-19) whilst Nos 15 and 19 also have existing openable roof windows. Overlooking is also generally acceptable in terraced house settings and it is not felt that the proposals adversely adds to this. In limiting overlooking the window is relatively small at 1.6m2.

Landscape
There are no proposed alterations to the front garden. To the rear there are asociated alterations proposed immediately outside the new extension including low level planter walls and a new bench seating area. These are generally proposed to be finished to a light buff random rubble stone. The remainder of the rear garden is to receive an overhaul but is generally retained in its layout. A new fence is proposed between the applicant site and no 19.

Access & Highways
The proposals will not alter the existing point of access, either from the front or rear, nor will it alter any parking arrangements. There is currently space for two cars within an open car port to the rear garden, accessed off a private lane to the east. The addition of 1no bedroom to the property to a total of 4, would typically require 1 additional car parking space in line with Wiltshire's Parking Standard's for a 4 bedroomed house.

However, this is not considered feasible within the limited confines of the site boundary. The availability of 2 spaces already is generally much better than most properties within Bradford on Avon, and due to the size of 2 of the bedrooms it is considered unlikely that a family with 3 cars would live in a house of this size. Further mitigating circumstances is the town centre location, being only some 200m away from both the railway and bus station.

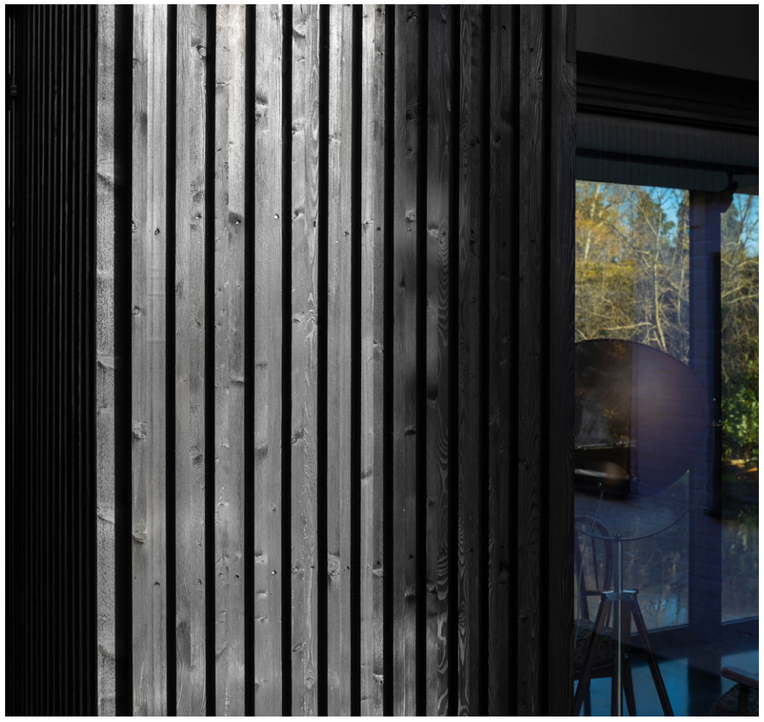
Material Moodboard

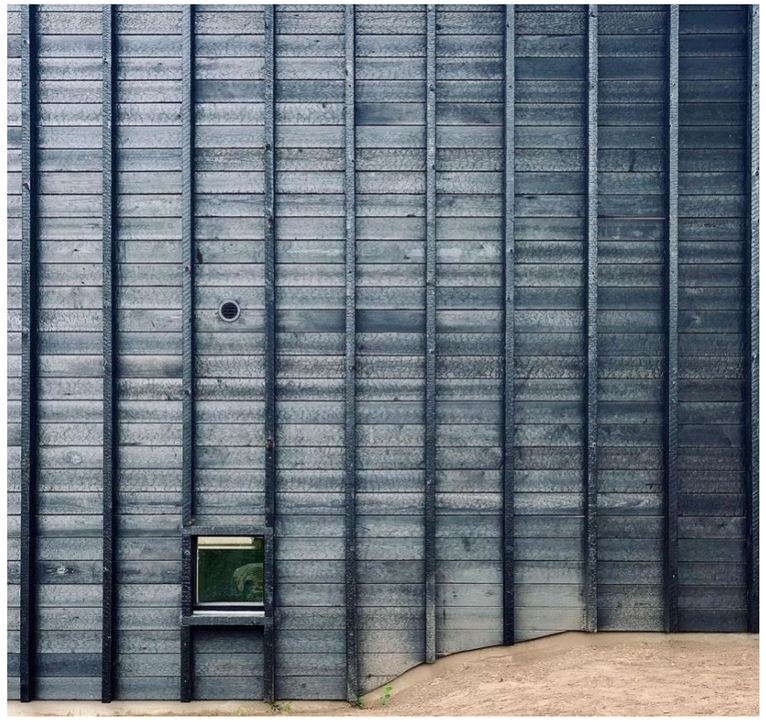












Materials & Appearance

Materially the proposed new extension seeks to insert two 'boundary walls' to either side of the garden. These are proposed to read as parapet walls and finished to a light grey/buff render with a dark grey powdercoated aluminium capping to match those of No 19.

The rear elevation of the new extension is largely glazed with proposed vertical timber infills between. These very limited sections of timber are proposed to have a dark charred finish to create a distincitvely contemporary elevation which will create a backdrop against which plants and flowers stand out more starkly. The timber treatment matches the finish to the existing dark black stained fence between nos 15 and 17. The charred cladding is also significantly more durable than any other timber finishes limiting maintenance requirements.

The roof is proposed to be laid to a green roof to enhance bio-diversity locally but also to create a more elegant and interesting surface to look down onto from the upper floors of both the applicant site and adjacent properties.

The roof conversion, as outlined already, is proposed to be finished to match the existing coursed rubble stone to the primary rear elevation. The roof is proposed to be laid to slate to match existing with the new singular opening defined in a thin galvanised steel surround. Windows and new doors are proposed to be dark grey aluminium framed and double glazed.

Material Moodboard















Drawing Schedule to be read alongside this Document
The following drawings are submitted as part of this planning application:

Drawing No	Title
AL-01-01	Location Plan
AL-02-00	Existing Basement Floor Plan
AL-02-01	Existing Ground Floor Plan
AL-02-02	Existing First Floor Plan
AL-02-03	Existing Second Floor Plan
AL-02-04	Existing Roof Plan
AL-02-05	Proposed Ground Floor Plan
AL-02-06	Proposed First Floor Plan
AL-02-07	Proposed Second Floor Plan
AL-02-08	Proposed Roof Plan
AL-03-05	Proposed Section AA
AL-03-06	Proposed Section BB
AL-03-07	Proposed Section CC
AL-04-01	Existing South Elevation
AL-04-02	Existing West Elevation
AL-04-03	Existing North Elevation
AL-04-04	Existing East Elevation
AL-04-05	Proposed South Elevation
AL-04-06	Proposed West Elevation
AL-04-07	Proposed North Elevation
AL-04-08	Proposed East Elevation

3D Visualisations
Indicative view of garden and single storey rear extension



3D Visualisations
Indicative view of dining area looking out to garden



Example Projects







Klas Hyllén Architecture

We are an RIBA Chartered architecture practice with a Scandinavian design ethos. To us this means making context and people specific architecture that is healthy and environmentally responsible.

We are interested in the way our designs can manipulate light and bring us closer to nature or the outside. We aim to make our designs age beautifully, responding to changes in season, and use, and we add subtle beauty along the way to all our projects.

We nurture a particular interest in working with existing buildings, or within historic contexts, and from our office in the heart of the historic working town of Bradford on Avon, we approach each new project in an open, friendly and transparent way, and with a great amount of curiosity.

We believe in simplicity with a high attention to detail, where natural light, clarity in plan, choice of materials and elegance in detail execution will drive design decisions. We love to celebrate good craftsmanship and connections to nature and we work with materials honestly and believe that better architecture is environmentally considerate and fit for a lifetime.

Our approach to architecture is rooted in a genuine interest in people, context, narrative and history. We believe that good architecture should be timeless, and remain adaptable and inclusive. We aim to create enduring architecture that is inherently of its place and reflects the ambitions of our clients.





