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19 Fairview Mead, Box

23-1053: Design & Access Statement



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arb Architects Registration Board

Existing Drawings

Introduction

Funlab have been appointed by the owners of 19 Fairmead View to develop a proposal for a new rear extension with internal alterations.
Part of the project includes the demolition of a later addition conservatory and stone outhouse lean-to.

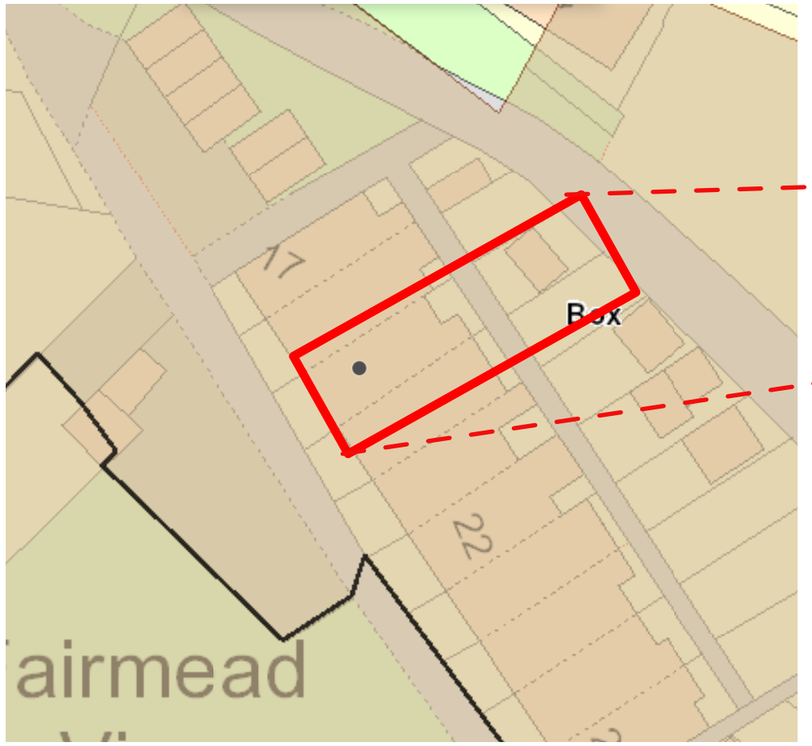
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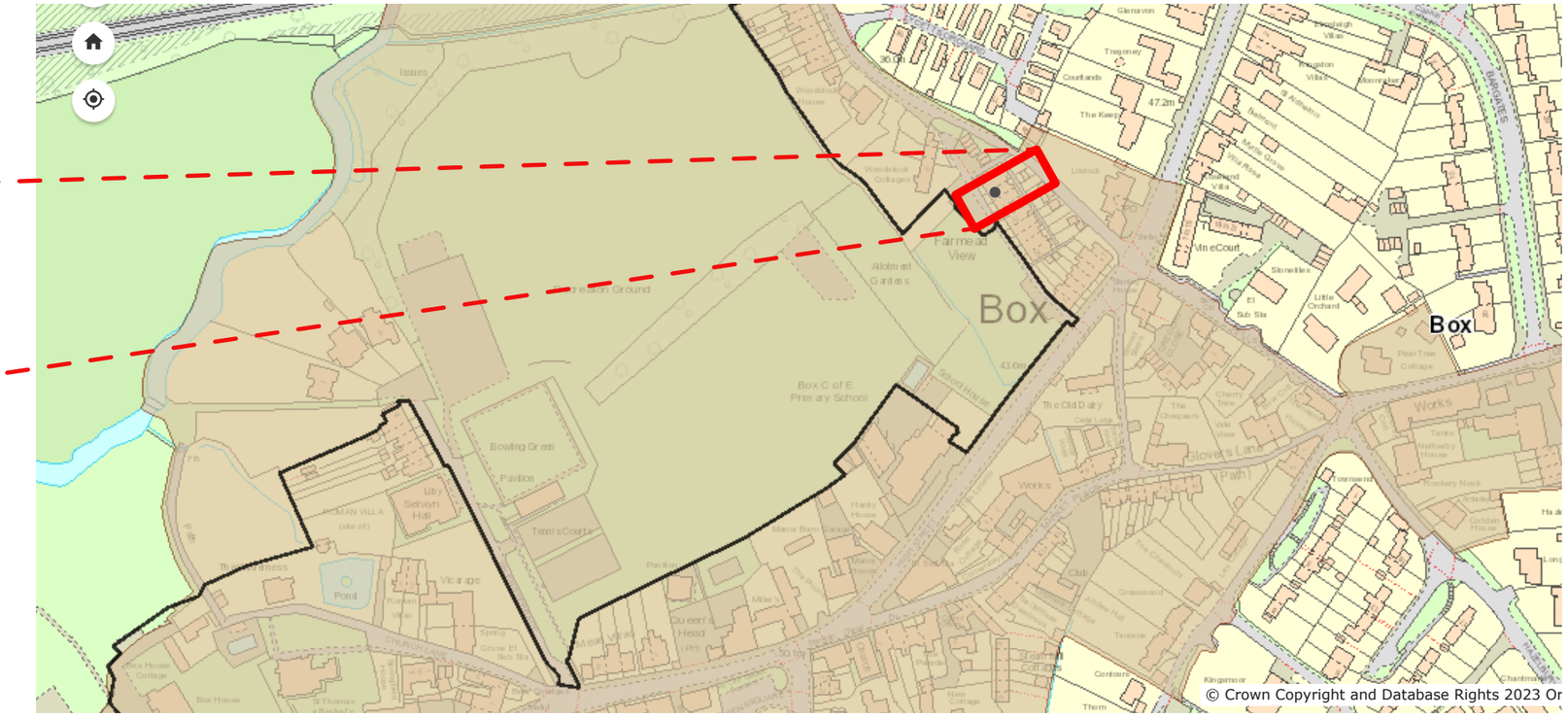
The existing building is used as a single dwelling house. This will not change as part of this proposal.

Location

Fairmead View is located in the middle of the Wiltshire Village of Box, within the conservation area.







382,692.138 168,690.804 Meters

60m

200ft

Conservation Area

19 Fairmead View is situated with the Conservation Area in Box, Wilshire and is also within the settlement boundary.

There are no other statutory designations nor are there any known planning polices that would impact this application in a detrimental fashion.

Access

Access to Fairmead View is via a gravel track from High Street, Box. This will remain unchanged.

The track runs in front of the Fairmead View terrace, the row of houses are generally raised above the track, on the opposite side of the track is the mead which is lower then the track and contains private amenity for each dwelling.

The north of the site leading of Mill Lane is a pedestrian access, this leads to an access path to the rear of the terrace. Each dwelling has access to this path and on the opposite side is a small rear amenity space, which are all private to each house.

This application does not impact on the access for pedestrians or vehicles.

Landscape

Typically the landscape is not impacted by the proposed works.

The rear extension is to be situated on the courtyard directly annexed to the house. As it stands the courtyard is formed with a concrete deck and a mix of concrete and stone walls. These are adapted as annotated in the drawings.

Scale & Amount

Part of the project involves the demolition of a later addition conservatory which is a mixture of timber, glass and polycarbonate built off the concrete deck, also as stone lean-to outhouse that may have once been a coal store and or toilet block. These two elements have a combined area of around 6.9msq.

The new extension is split into two sections that are connected via the existing kitchen area. The works form an open plan living space and a segregated utility space. The two spaces are essentially a rear infill and a rear extension, they do not form a wrap due to there being an area of courtyard retained.
Both sections are single storey and have a GIFA of around 9.8msq which is an increase of around 2.9msq.









Existing Materials

The existing palate of materials is fairly simple and generally forms part of the vernacular of Box.
Stone tends to form the main structure with pan tile roofs. 19 Fairmead View has a range of timber sash type windows from various periods.
The conservatory is of a poor timber frame extension.



Proposed Materials & Appearance

The proposed rear extension is to be of a contemporary styled design using a modest palate of materials that will work well the 19th century building.
The 'L' shaped extension is to be clad with timber using two different fixing methods as laid suggested on the drawings.

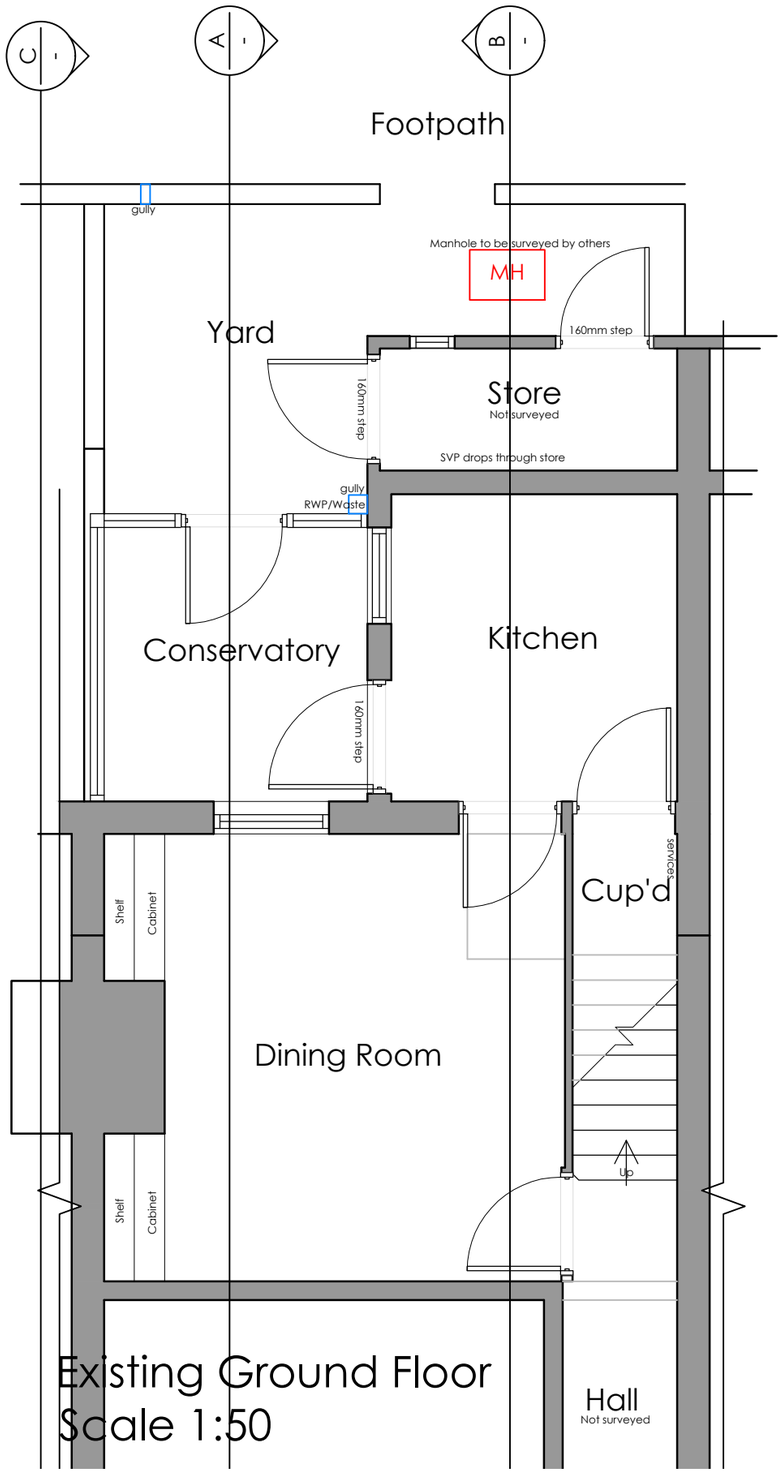
Architecturally there is are two sections; one flat roof and the second is a lean-to. The pitch of the lean-to will have and expansive roof window to bring light into the ground floor.

The roof light and the windows/bi-fold doors will be polyester powder coated aluminium frames.

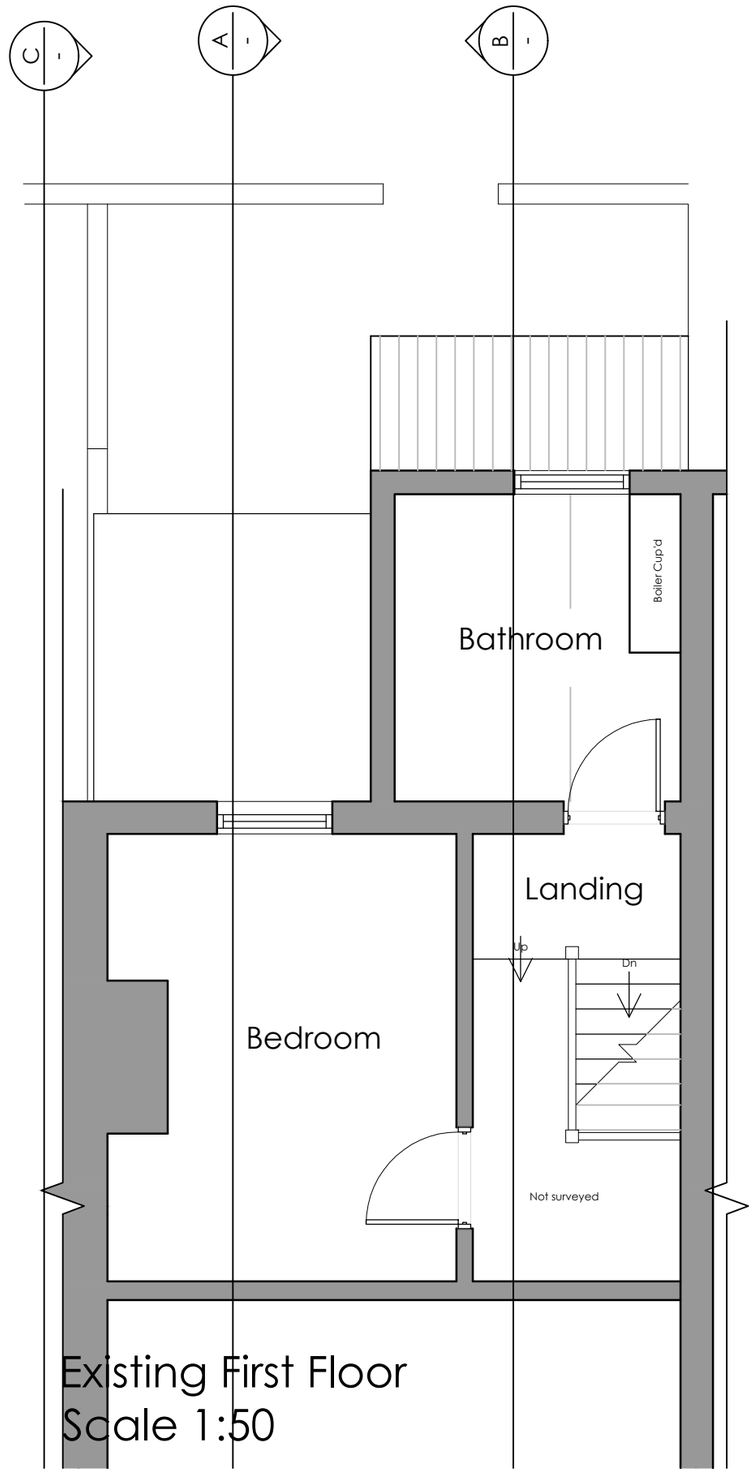
The existing masonry will be cleaned and/or made good as required.



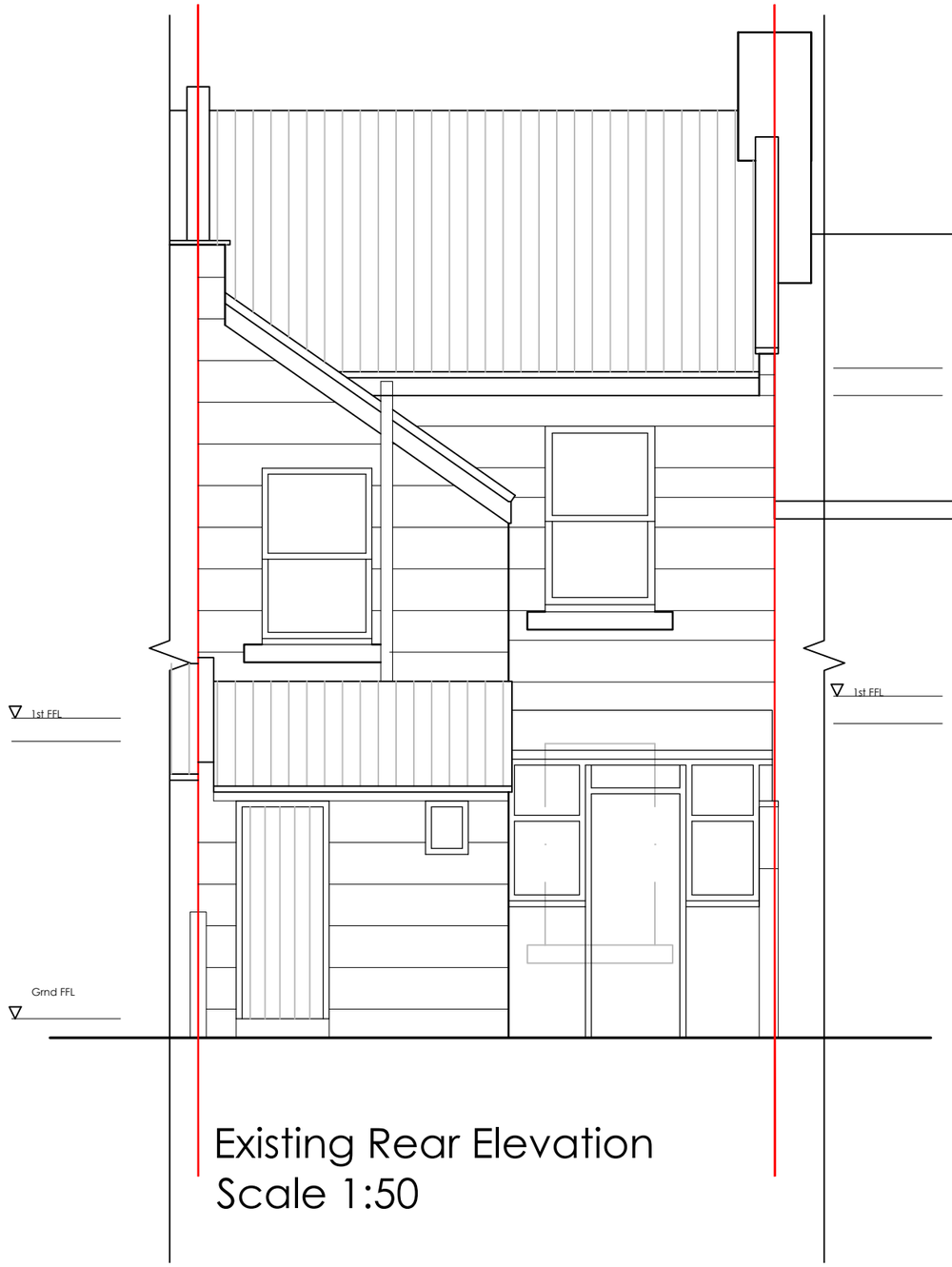
Existing Drawings



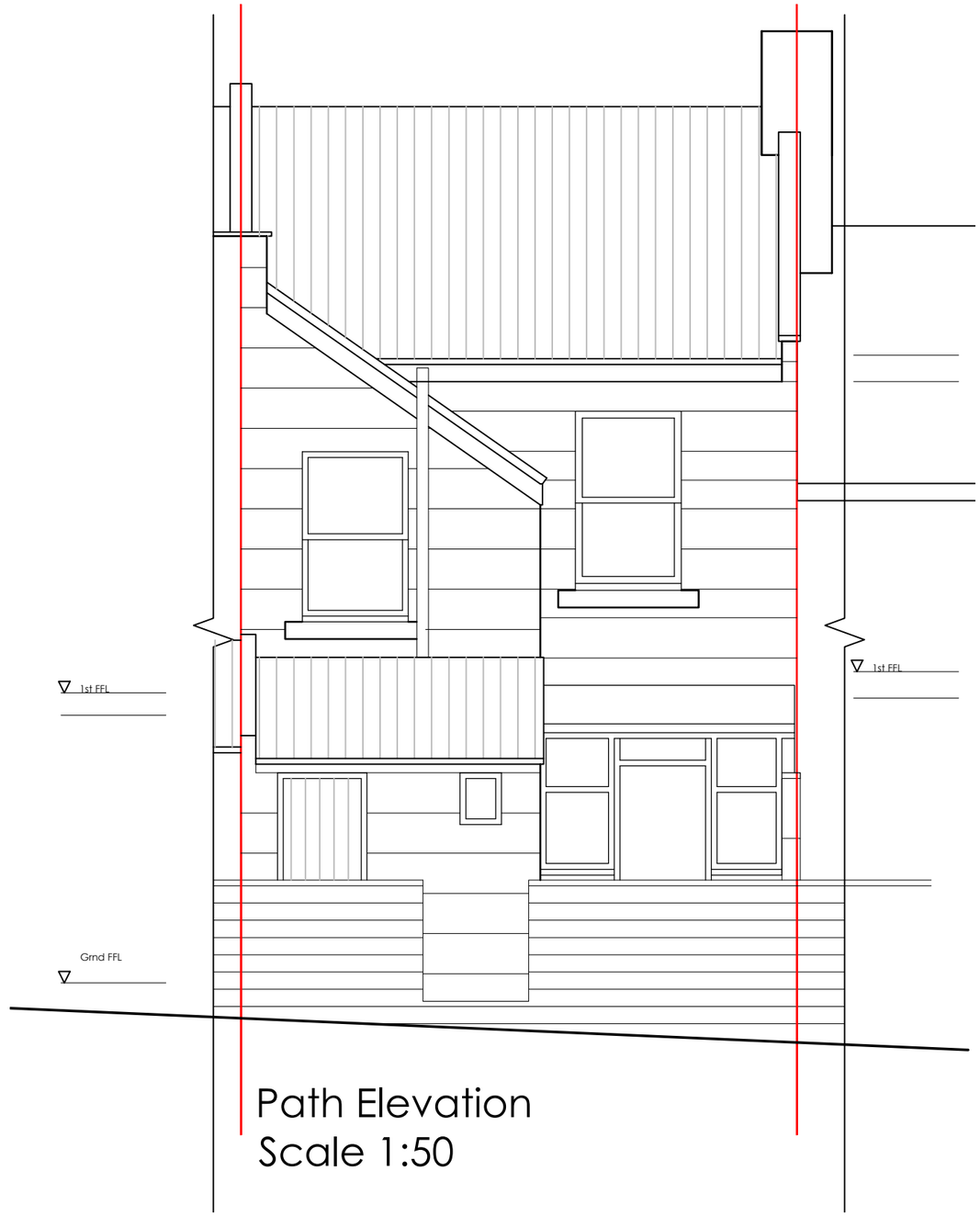
Existing Ground Floor
Scale 1:50



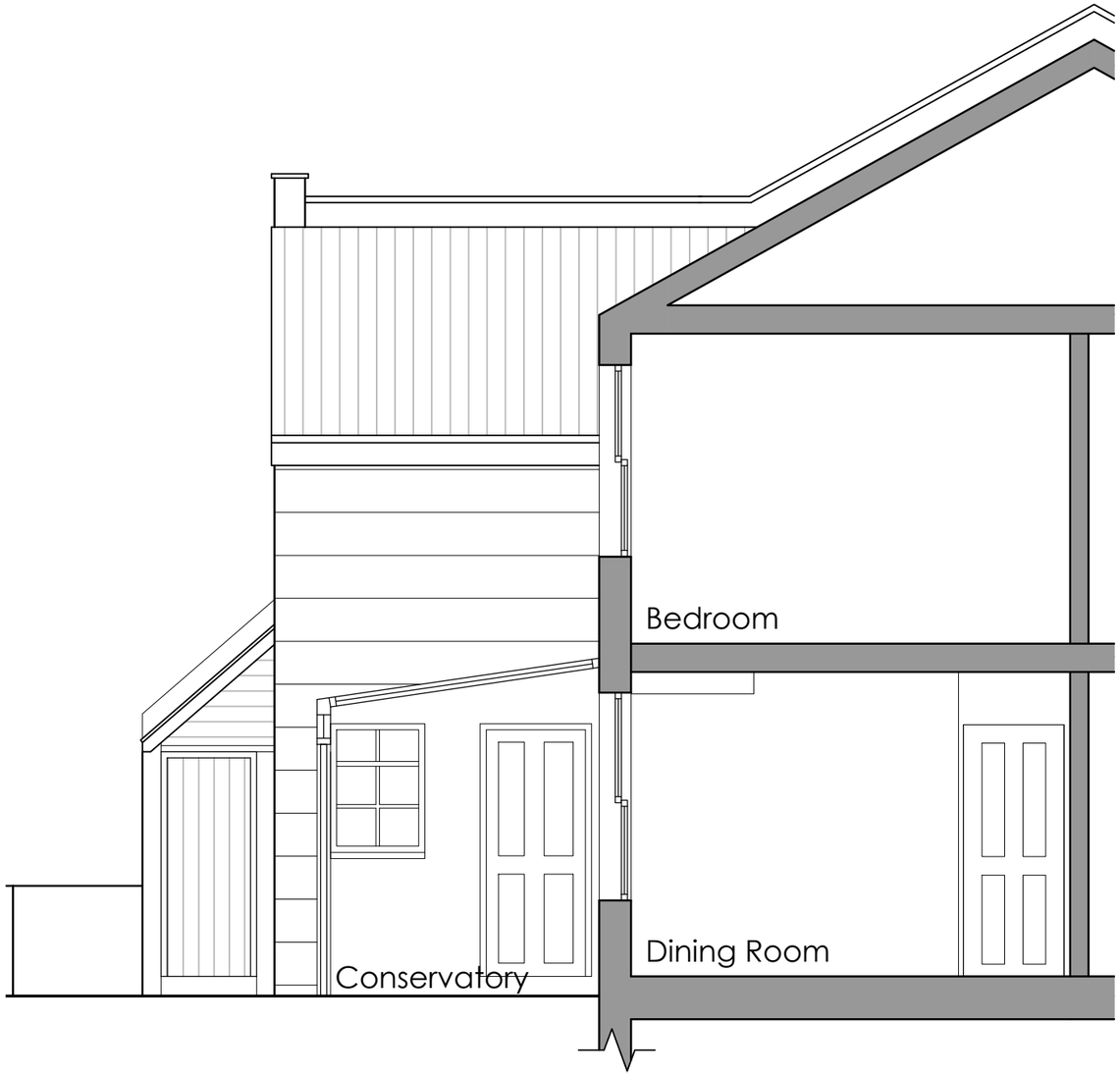
Existing First Floor
Scale 1:50



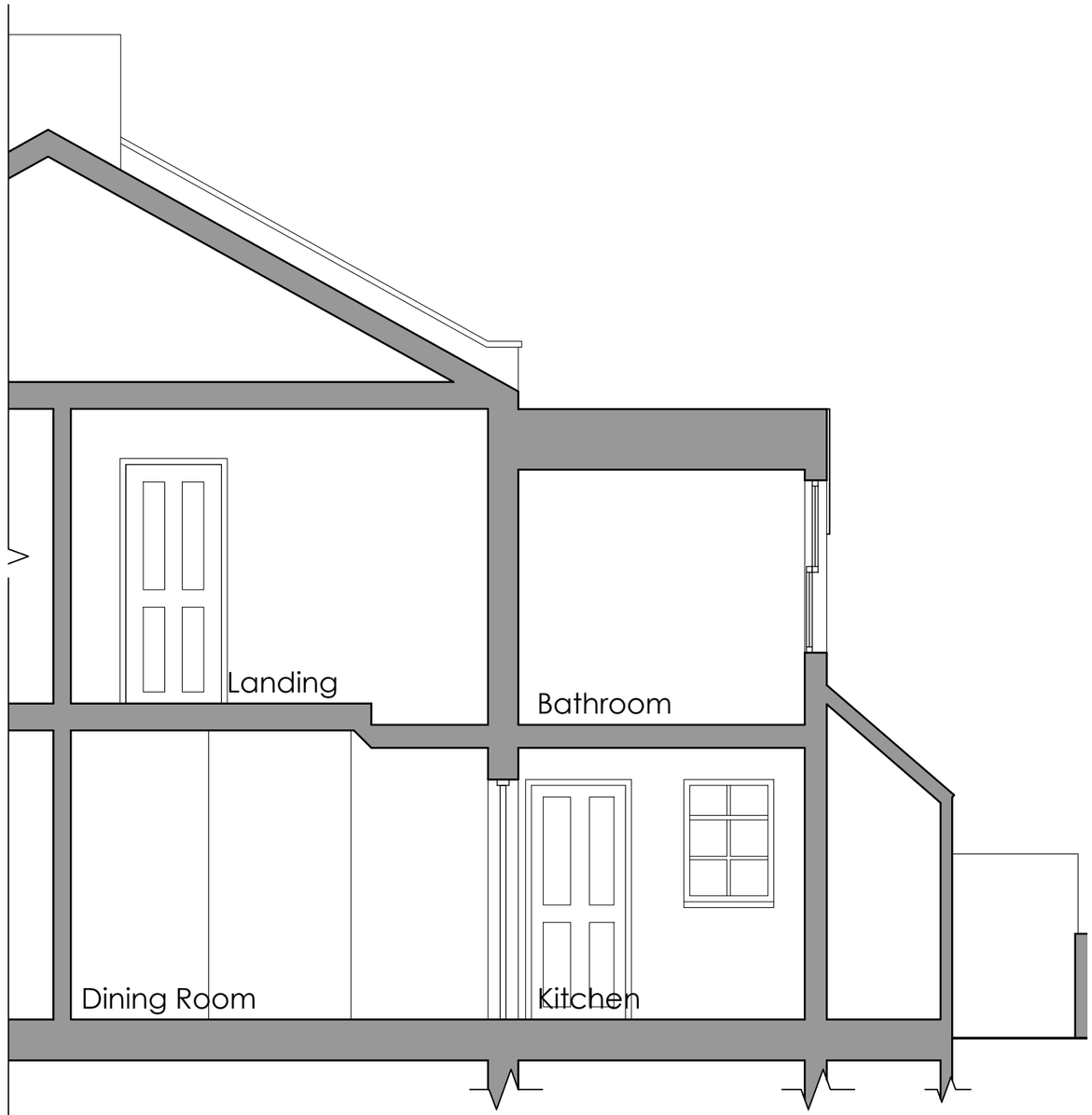
Existing Rear Elevation
Scale 1:50



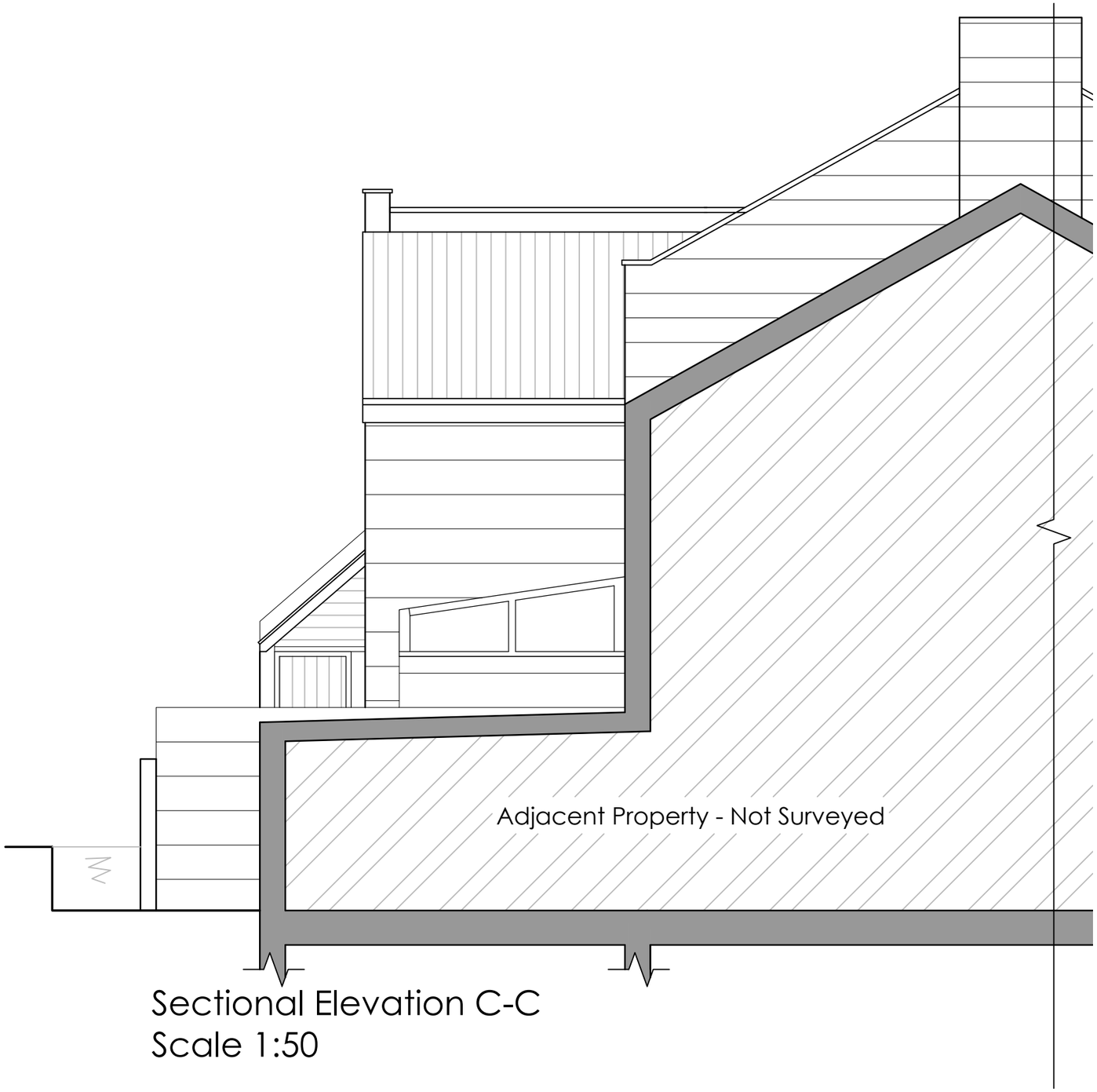
Path Elevation
Scale 1:50



Elevation A-A
Scale 1:50

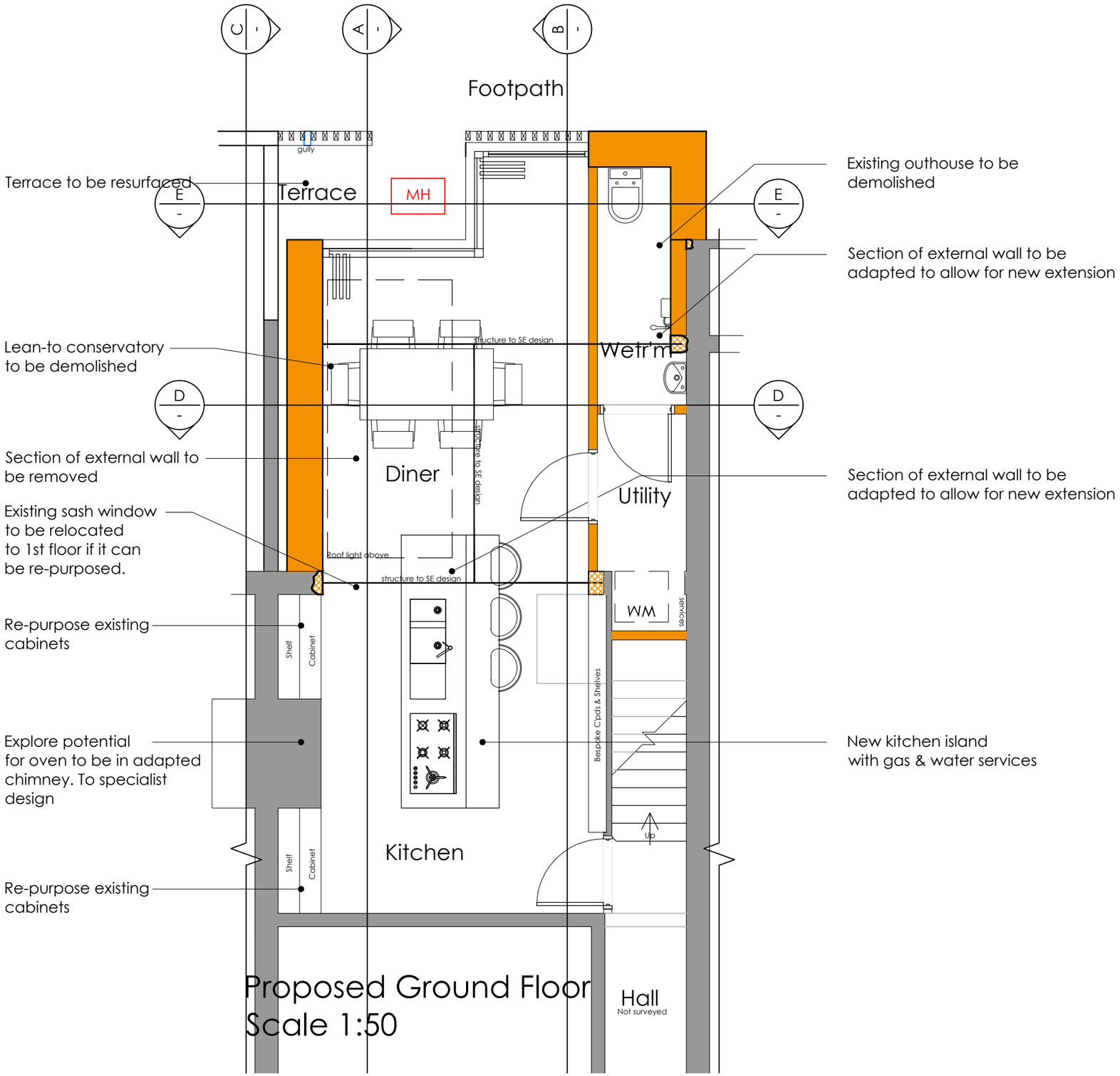


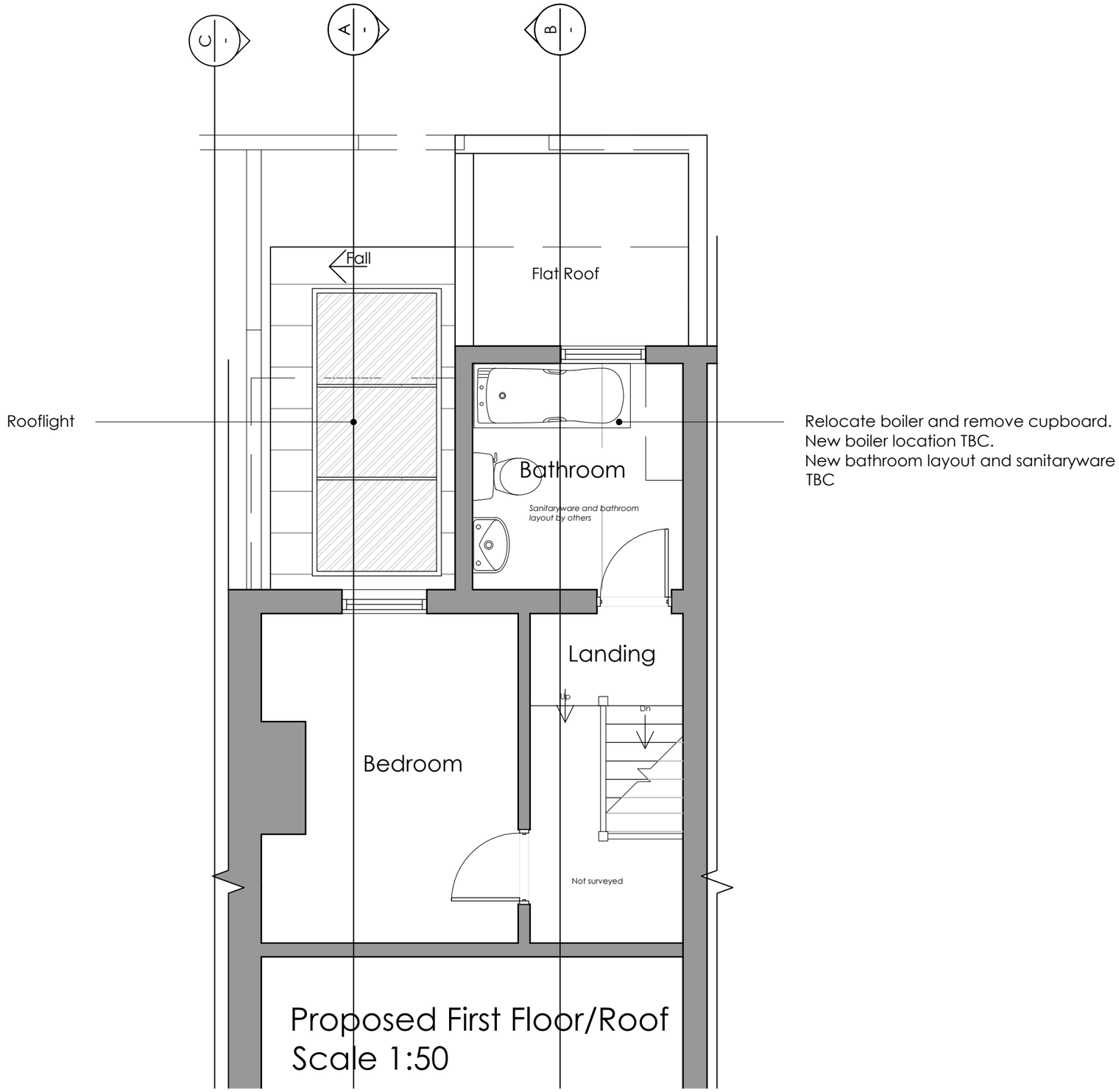
Elevation B-B
Scale 1:50

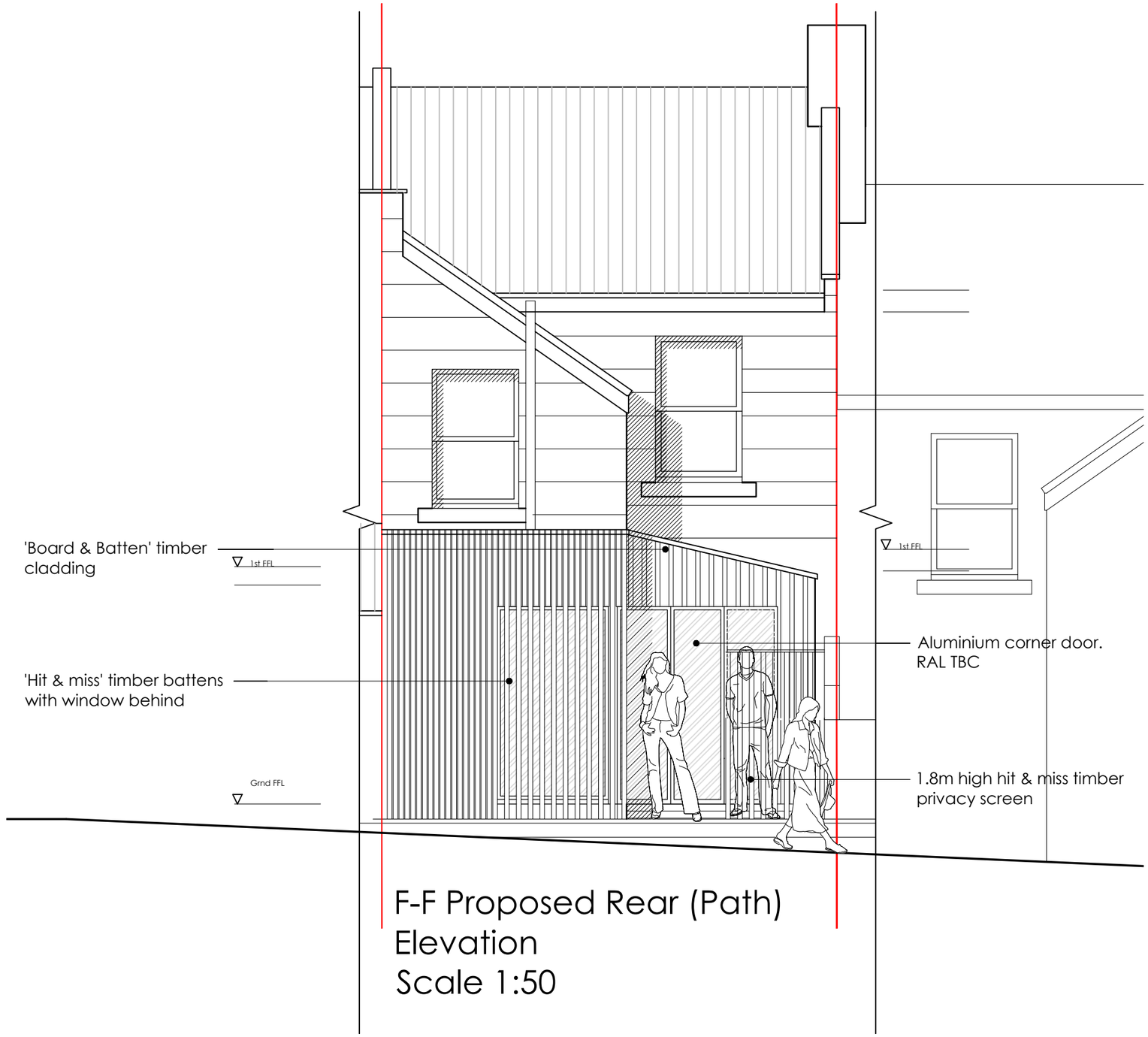


Sectional Elevation C-C
Scale 1:50

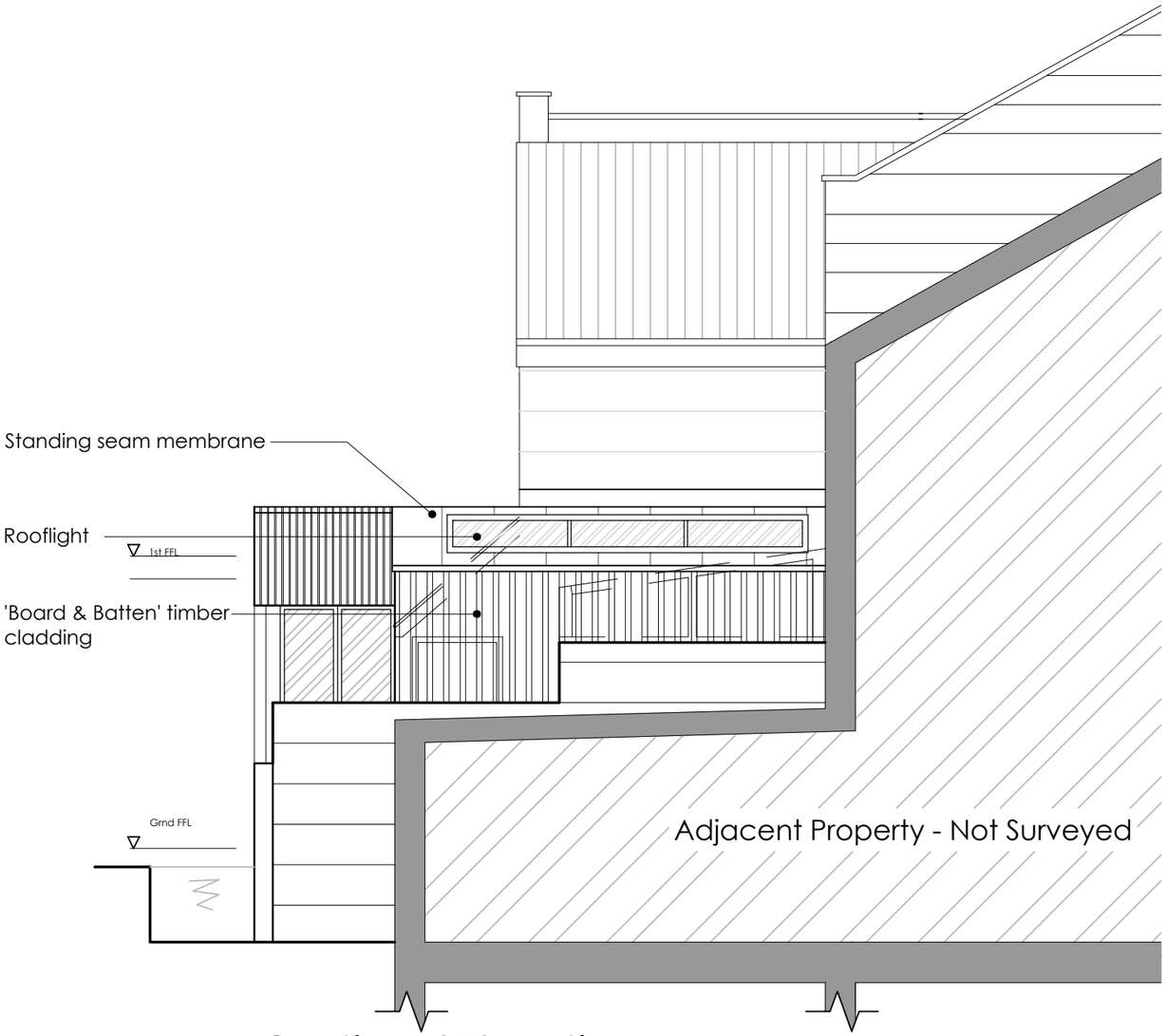
Proposed Drawings


C
A
B
Footpath
gully
Terrace to be resurfaced
Terrace
MH
E
E
Existing outhouse to be demolished
Section of external wall to be adapted to allow for new extension
Lean-to conservatory to be demolished
structure to SE design
Wet'm
D
D
Section of external wall to be removed
Diner
structure to SE design
Utility
Section of external wall to be adapted to allow for new extension
Existing sash window to be relocated to 1st floor if it can be re-purposed.
Roof light above
structure to SE design
WM
services
Re-purpose existing cabinets
Shelf
Cabinet
Bespoke Cpds & Shelves
Explore potential for oven to be in adapted chimney. To specialist design
New kitchen island with gas & water services
Up
Kitchen
Shelf
Cabinet
Re-purpose existing cabinets
Proposed Ground Floor
Scale 1:50
Hall
Not surveyed

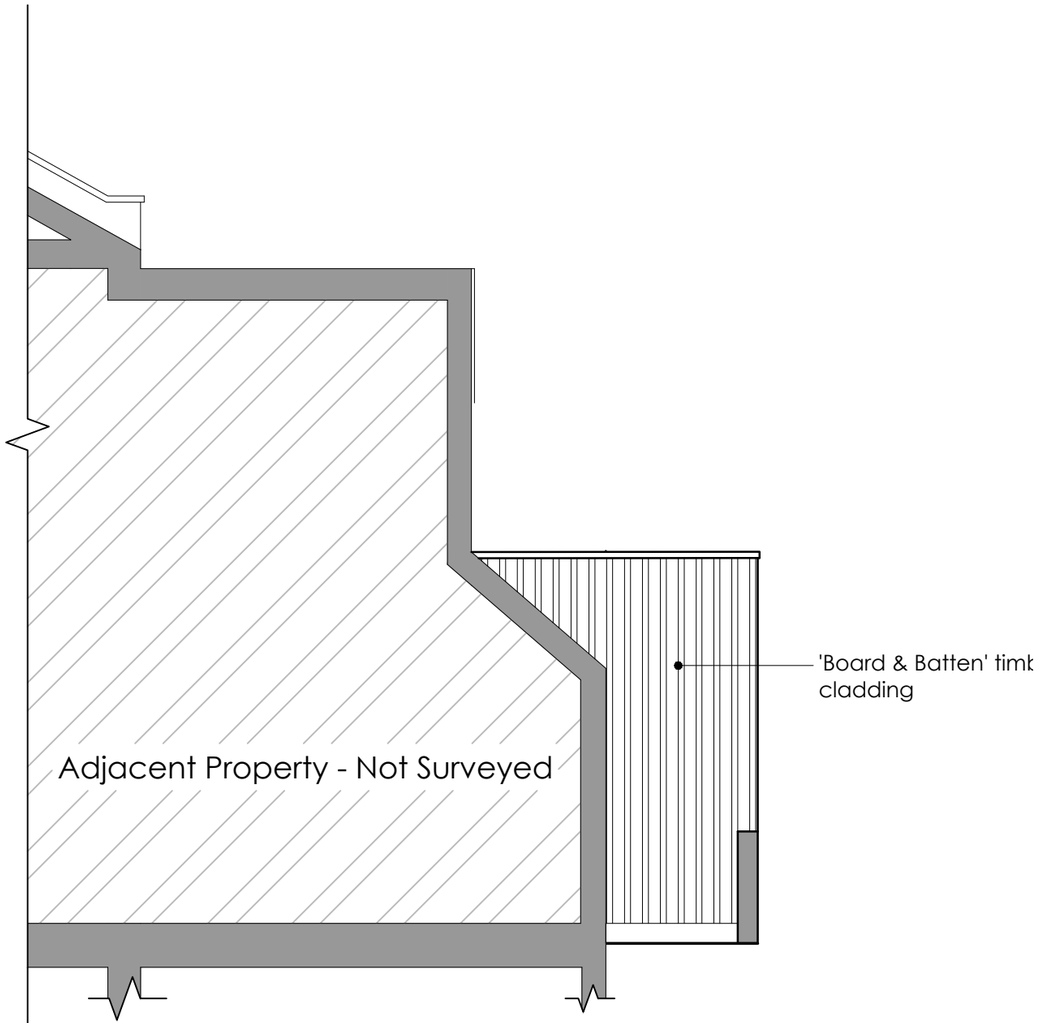

C
A
B
Fall
Flat Roof
Rooflight
Relocate boiler and remove cupboard.
New boiler location TBC.
New bathroom layout and sanitaryware
TBC
Bathroom
Sanitaryware and bathroom
layout by others
Landing
Up
Dn
Bedroom
Not surveyed
Proposed First Floor/Roof
Scale 1:50



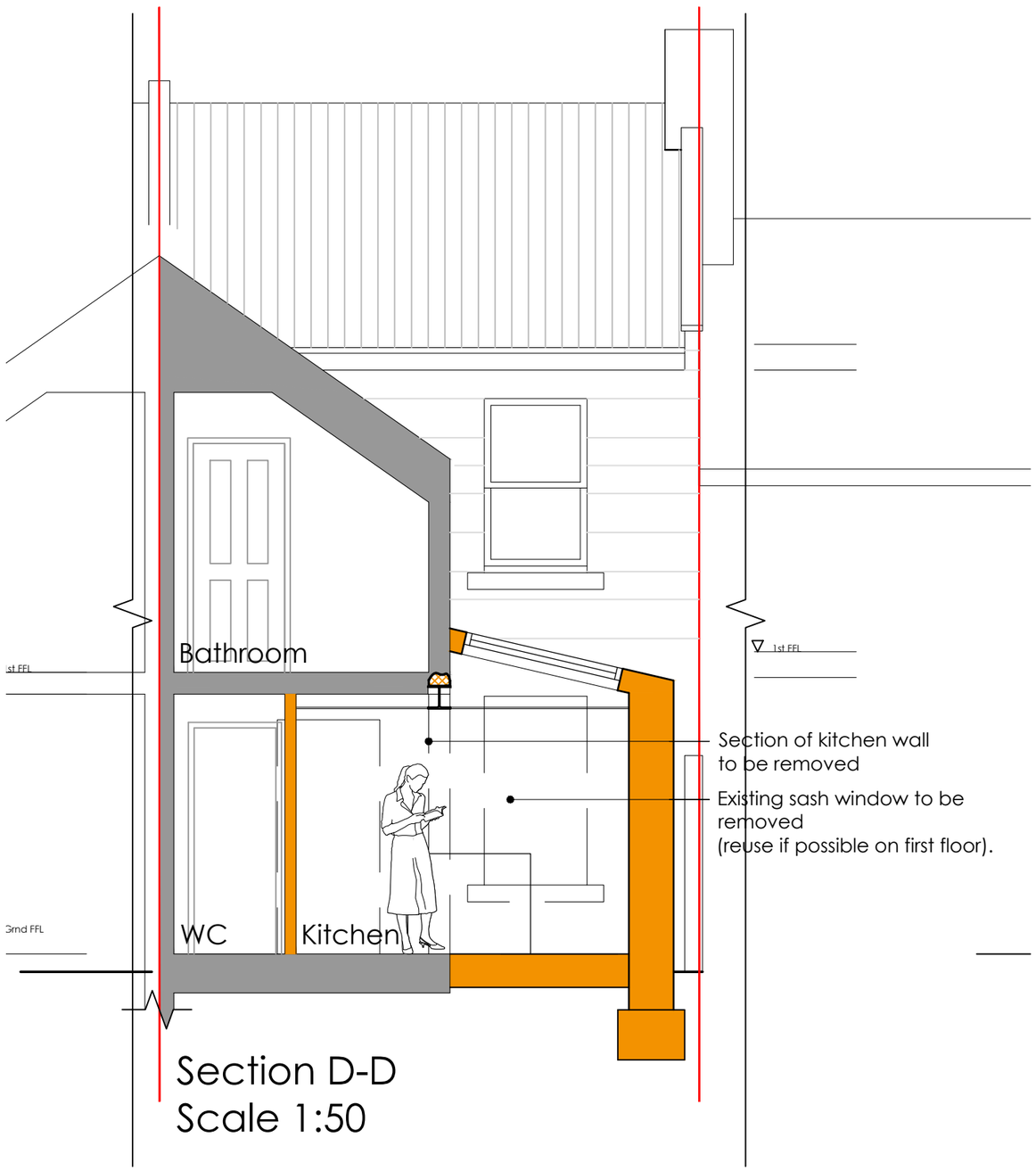
F-F Proposed Rear (Path) Elevation
Scale 1:50



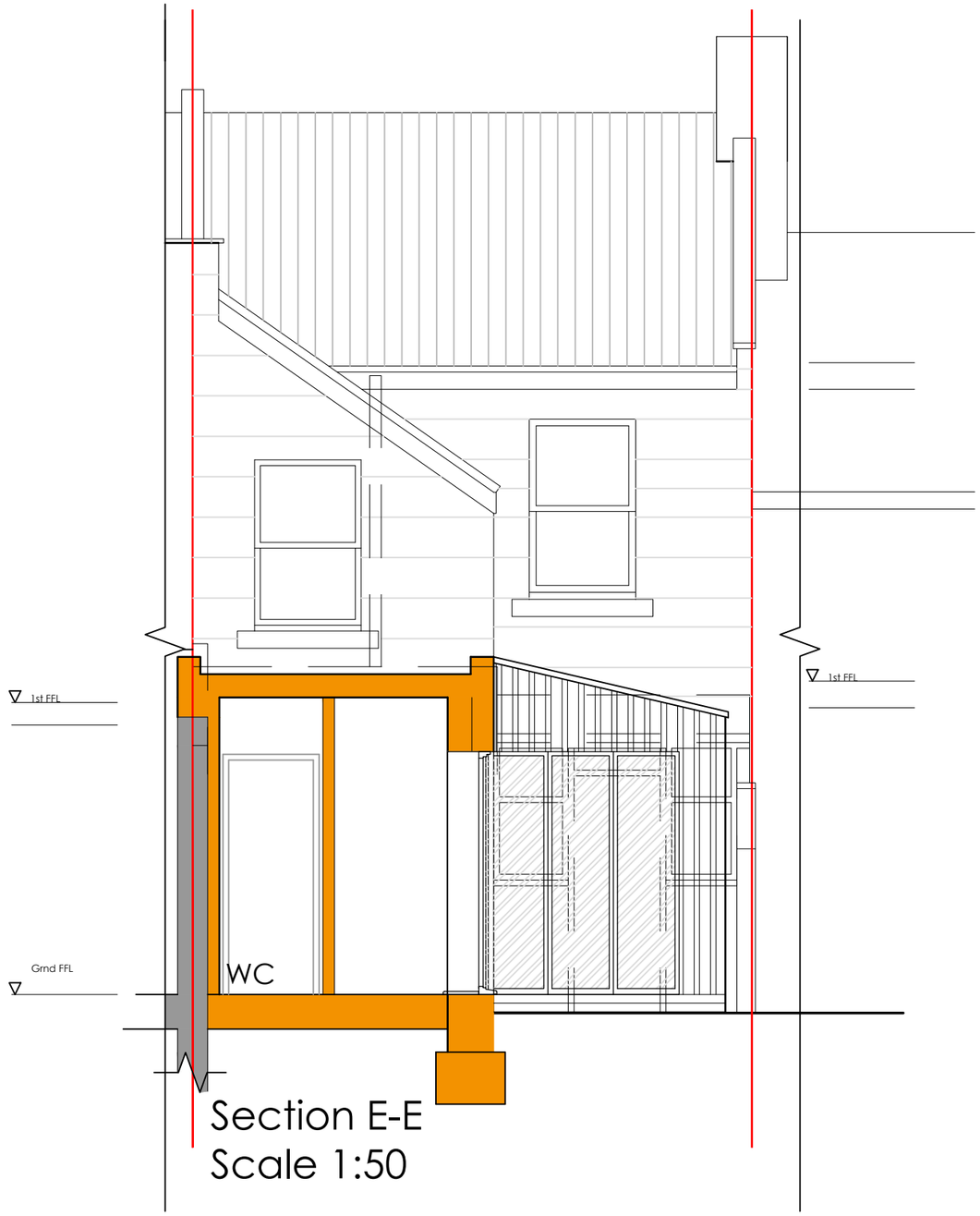
Sectional Elevation
Scale 1:50



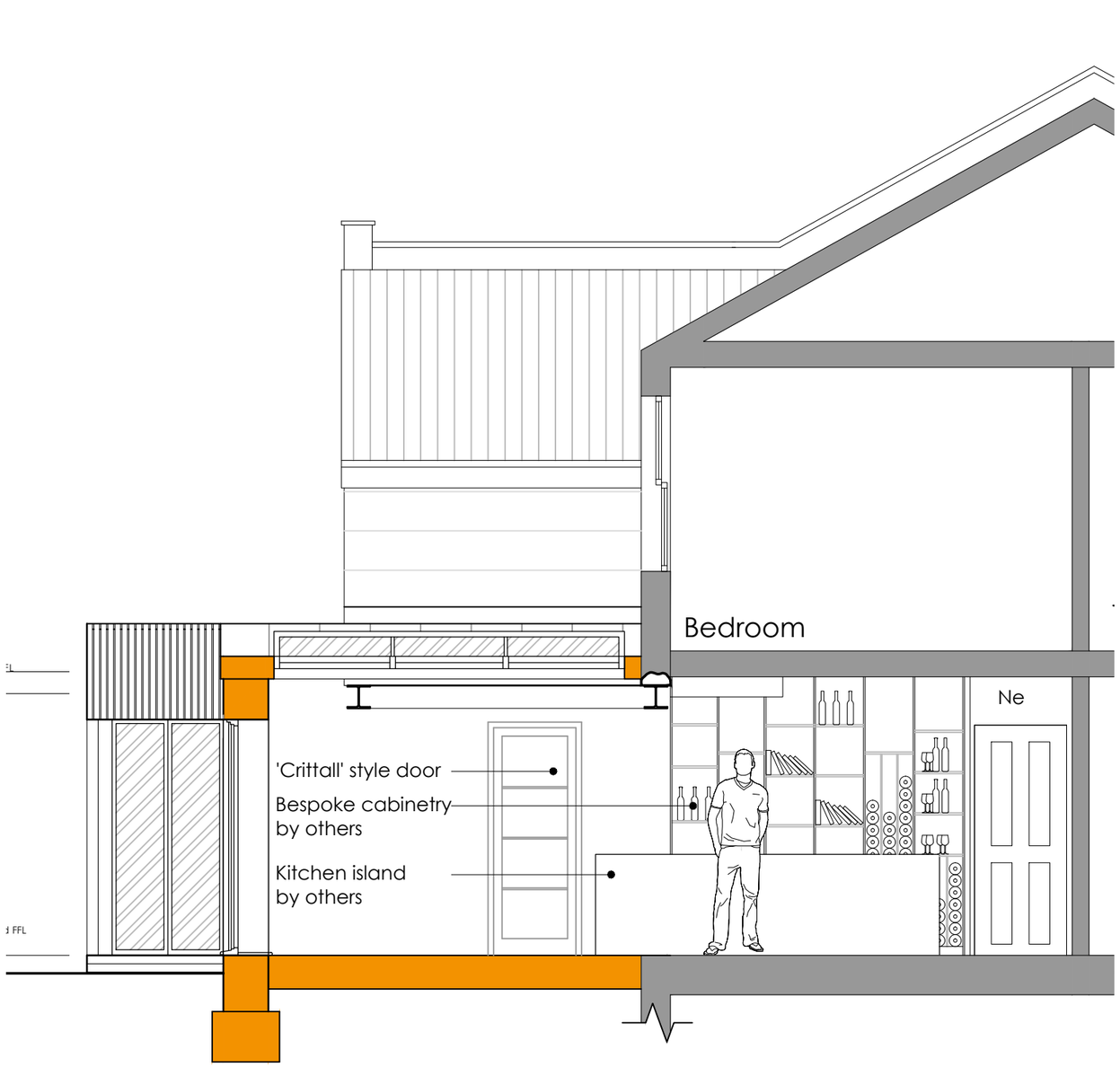
Sectional Elevation
Scale 1:50



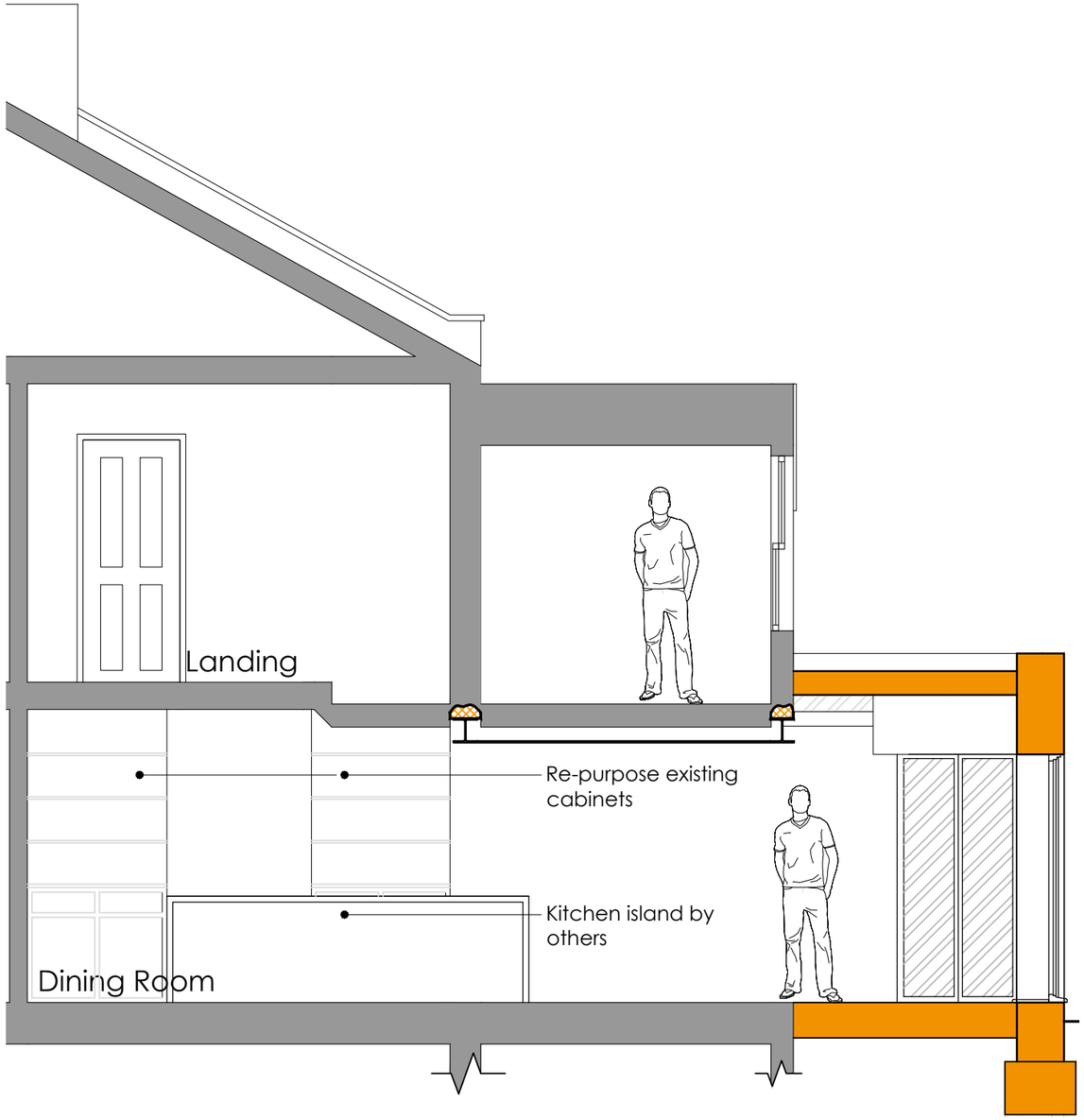
Section D-D
Scale 1:50



Section E-E
Scale 1:50



Elevation A-A
Scale 1:50



Elevation B-B
Scale 1:50