

Design & Access Statement

1 Winchester Close, Rochdale

Foreword

This Design & Access statement has been prepared by Arkhi Architects on behalf of our client, to accompany our drawing package submitted for planning approval, for the extension and renovation of Winchester Close in Rochdale.

Arkhi Architects have been appointed to resolve problems with the internal layout of the dwelling, in order to meet the needs of the client who has specific care needs.

This document will provide an illustrated review of our design process, which aims to respect and enhance the unique design of the existing dwelling.

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Process | Site Appraisal

1 Winchester Close is located approximately 1.5 miles from the centre of Rochdale.

The area is suburban in character with the immediate context being predominantly brick built two storey detached dwellings, softened by mature gardens and typically being set back around 8 - 10 metres from the pavement, creating a pleasant spacious environment.

The house has two stories with a gable projecting towards the street and the main bulk of the house being set back behind this.

The house is surrounded by a generous garden and has neighbouring properties either side.

The house sits in an east to west orientation, thus the rear of the house enjoys the evening sunshine.

The existing ground floor layout includes an attached garage and so the existing ground floor gross internal layout is relatively generous, when including this within the GIA, which is what attracted the client to the property, given the additional requirement of the client's care care.



Image 01 - Principle elevation on Winchester Close

Design | Amount

<u>Existing Ground floor</u>	
Existing ground floor	136 sqm
Existing attached garage	28 sqm
Total existing ground floor	164 sqm
<u>Existing First Floor</u>	
Existing first floor	121 sqm
<u>Existing Total (inc. garage)</u>	285sqm
<u>Proposed Ground Floor</u>	
Proposed Ground Floor	248 sqm
<u>Proposed First Floor</u>	121 sqm
<u>Proposed Total</u>	369 sqm

Net increase 29%

Proposed new floorspace

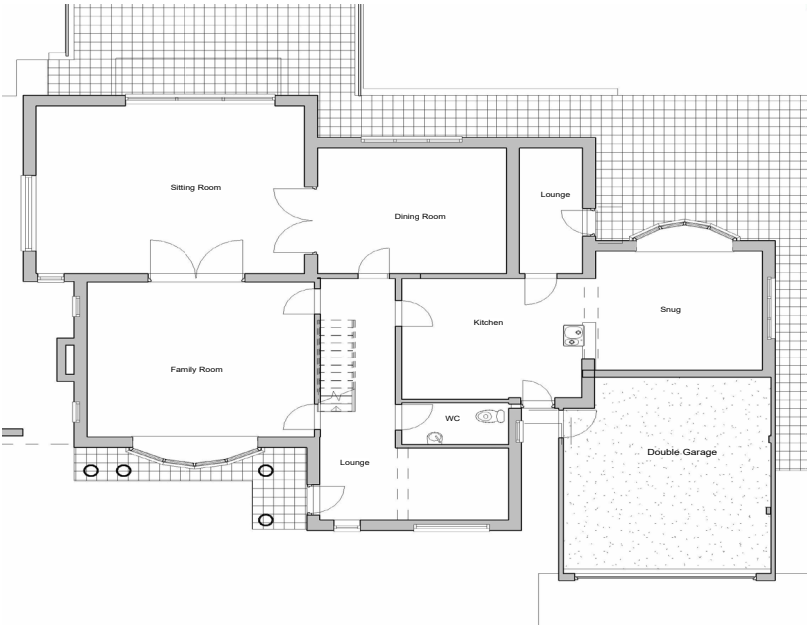


Image 02 - Ground floor existing



Image 03 - First floor existing

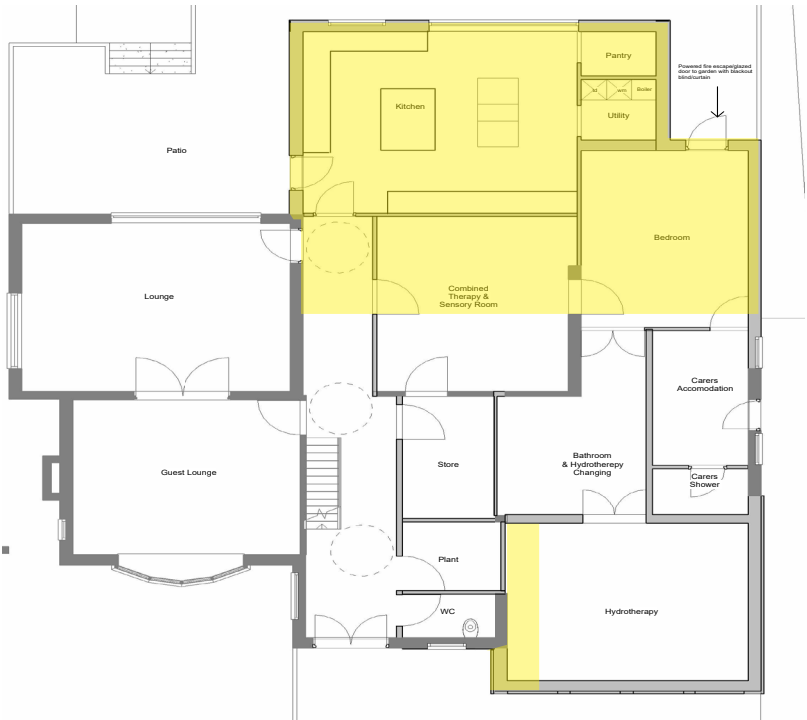


Image 04 - Ground floor proposed



Image 05 - First floor proposed

Design | Layout

The main purpose of the proposals is to provide specifically required accommodation at ground floor level for the client, who has additional needs.

The proposed accommodation at ground floor will comprise a new bedroom which is large enough to accommodate wheelchair turning spaces as well as a ceiling track hoist system, as well as manoeuvring space for carers to operate within in order to meet the care requirements of the client.

Also to be provided will be carers accommodation, next to the bedroom (the carers accommodation will consist of a small bedsit with kitchenette and desk facility, with an adjoining private en suite) to avoid carers having to use the private family part of the dwelling.

In addition there will be an accessible bathroom which will double up as a changing area for hydrotherapy changing, and a hydrotherapy pool which is proposed within the existing double garage.

There will also be family accommodation within the ground floor space; namely an open plan kitchen / dining area with adjoining pantry and utility room, a family lounge and a guest lounge.

Ancillary spaces supporting the above provisions will be a plant room (to accommodate the system required to run the hydrotherapy pool) and a large store, with space for various large equipment require by the client with additional needs (such as a wheelchair for example).

 Yellow area indicates the ground floor space to be used predominantly by the client and their carers. The proposed space is arranged in a cluster to also allow for separate designated private family space that carers will not normally access.

All of the above provisions are as specified as being required by the client's occupational therapist and medical team, in order to meet the client's daily needs and ongoing medical care requirements.

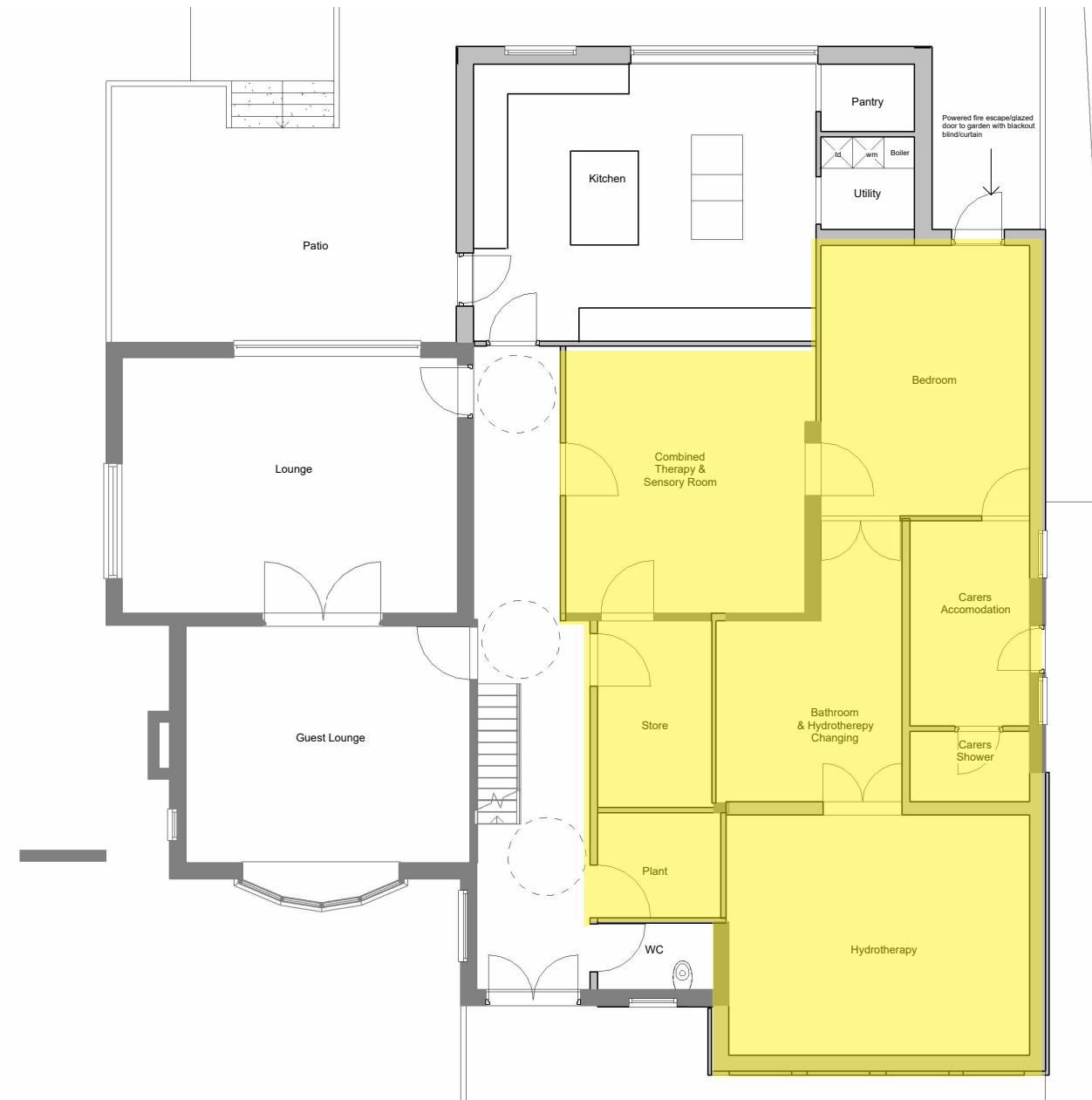


Image 06 - Proposed ground floor plan

Design | Use

The existing layout does not currently meet the needs of the client, who has additional needs.

The proposals will allow the child and their carers to be accommodated at ground floor level, as well as providing some private family space.

As part of the child's ongoing physiotherapy needs a hydrotherapy pool will be incorporated into what is currently the attached double garage. Being located towards the front of the property will ensure that installation and any required ongoing maintenance will be as easy as possible.

 Yellow area indicates the ground floor space to be used for private family use.



Image 07 - Proposed ground floor plan

Design | General Massing

The proposed alterations will be sympathetic to the existing massing and characteristics of the dwelling.

The front of the property will have a covered entranceway to allow for shelter during inclement weather, particularly during transfer of the client to and from vehicles. The existing garage will be clad in composite timber to create a contemporary and low maintenance appearance to the hydrotherapy pool room area.

Changes to the side elevations are minimal and simple, and designed to prevent overlooking of neighbouring properties.

The rear alterations primarily consist of a flat roof single storey extension with well proportioned patio doors providing level access to the back garden amenity space.

The whole design will give a more coherent aesthetic to the property, which has had various elemental add ons over time, which could be considered to not be in keeping with the original style in which the property was built. The veranda and pillars to the front elevation would be removed, in order to make way for the much more simply designed, and aesthetically sympathetic covered porch area, which will create a less cluttered appeal, which is what these proposals strive to achieve.



Image 08 - Existing elevations

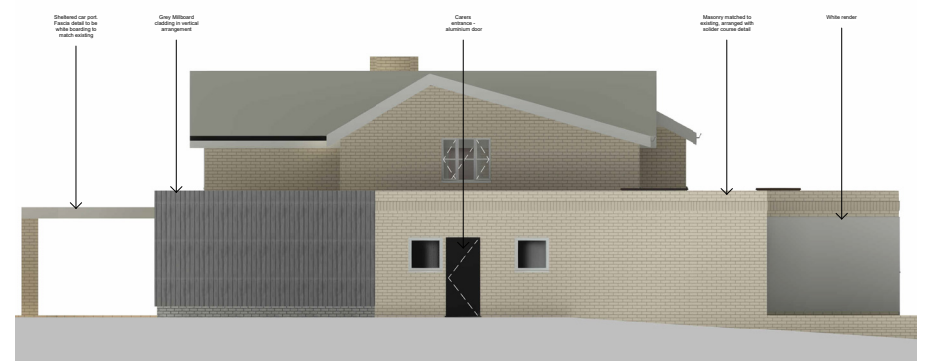


Image 09 - Proposed elevations

Design | Appearance & Materials | Local Vernacular

Winchester Close is located within a typically suburban part of Rochdale. The neighbouring properties are mostly detached and are two storeys. A mix of materials can be seen across the area, with brick dominating, and most roofs at two storey are pitched, with examples of flat roof single storey outriggers.



Image 10 - Photo collection of neighbouring properties

Conclusion

We hope that we have positively demonstrated within this document that our proposals for the extension and renovation of the existing dwelling could be supported at 1 Winchester Close.

By illustrating that the extension additions are sympathetic to the existing built form and materiality, we hope that we have created a case that will support the approval of the proposed works to create an improved family orientated modern home, that caters for the additional needs of the client.



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We live to create 'extraordinary'

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