



ACCESS AND DESIGN STATEMENT

Project Ref:	20 Ivanhoe Road
Address:	20 Ivanhoe Rd Aigburth Merseyside L17 8XQ
Proposal:	Proposed extension to the rear.
Date:	11/11/15
Document Revision:	

CONTENTS

1.0 DESIGN

1.1 The Process

1.1.1 Assessment

1.1.1.1 Physical Context

1.1.1.2 Historic Context

1.1.1.3 Social Context

1.1.1.4 Economic Context

1.1.1.5 Planning Policy Context

1.1.2 Evaluation

1.1.3 Design

1.2 Use

1.3 Amount

1.4 Layout

1.5 Scale

1.6 Landscaping

1.7 Appearance

2.0 ACCESS

2.1 Vehicular and transport links

2.1.1 Access & Egress

2.1.2 Local Public Transport

a1. IMAGE ARCHIVE

Design

1.1 The Process

The project has been built up using the following steps of: Assessment, Involvement, Evaluation and Design.

1.1.1 Assessment

1.1.1.1 Physical Context

The site consists of an existing, semi-detached family dwelling. The design of which is traditional Aigburth area property with its ornamental brickwork and Georgian-esque proportions.

The area benefits from good local amenities such as access to local shops, supermarkets, restaurants (around 100m from site) on Lark Lane, and its nearest train station St Michaels is around 600m away from site. There are good public transport and road networks including the A561.

1.1.1.2 Historic Context

The properties consist of residential family dwelling and are currently inhabited in that capacity. There are neighbouring dwellings of a similar typology and this epitomises the surrounding context in what would be described as a typical urban / suburban setting.

1.1.1.3 Social Context

We feel the proposed development will not affect neighbouring properties. No overlooking or privacy issues will be created. The boundary distance remains as existing as the extended line is towards the existing property in the client's own plot. There are also precedents along the road, which have executed similar renovations.

The proposal will use materials sympathetic to the context and existing plot, indeed the brick will be materially in keeping with the context, forming a direct relationship, but the colour and style of brick will contrast thus retaining the separation and a visual queue of old / new. This is whilst using a typology and design that will integrate existing structures, form and scale of the proposal.

1.1.1.4 Economic Context

The construction will try to use local tradesmen and supply lines for materials. This will in turn boost the local economy. The client is familiar with construction and we, as architects and project managers, have a track record of producing high quality housing. A selection of these images can be seen in an archive (a1.) at the back of the document. The quality of the dwelling produced should not be in question and we'd use previous, often award winning, projects as a benchmark for the Ivanhoe Road.

1.1.1.5 Planning Policy Context

To our knowledge the proposed development does not contravene any planning policy.

1.1.2 Evaluation

Further to preliminary design and discussions it was decided to proceed with the Planning Application based on attached scheme.

1.1.3 Design

The proposed scheme seeks to achieve a quality residential dwelling extension. Striking the delicate balance between providing quality accommodation whilst simultaneously enhancing the existing form to allow for a family living quarters that is conducive with modern open plan living and improve the usability of the upper floor. This will provide a extended kitchen and dining area.

Any new build additions sympathetically address the existing context and create a ground floor extension in place of the existing lean to. The proposal features large glazing expanses to open up the interior with natural light, and increase the line of the extension towards the existing property centre slightly.

There will be masonry, flat roof and large glazing expanses working together, as a limited material palette, to form a new modernist aesthetic whilst remaining respectful of the form and character of existing, and surrounding, buildings.

1.2 Use

1.2 The proposal will continue to use the property in a domestic setting.

2.1 Amount

Following the demolition. The proposal increases the footprint of the property by 4m².

2.1 Layout

The proposed scheme is characterised by a flexible open-plan living and conducive to modern living accommodation provisions.

2.1 Scale

The scale and proportion of the proposal remains similar in footprint to the existing with the proposal to be respectfully proportioned in relation to the existing surrounding buildings whilst adding a new extension in place of the existing lean to.

2.1 Appearance

The design follows a simple, modernist style; which does not detract from the existing or surrounding building types and uses the masonry as cladding and glazing to encompass a focused material palette to allow for a considered and textural addition that will age well and enhance the aesthetic.

2.0 **Access**

This statement will look at the two main facets of access relating to the application, vehicular and transport links.

2.1 **Vehicular and Transport Links**

The site is situated by the A561 and has direct access to nearby metropolitan cities. There is a railway situated around 600m away.

2.1.1 **Access and Egress Locations**

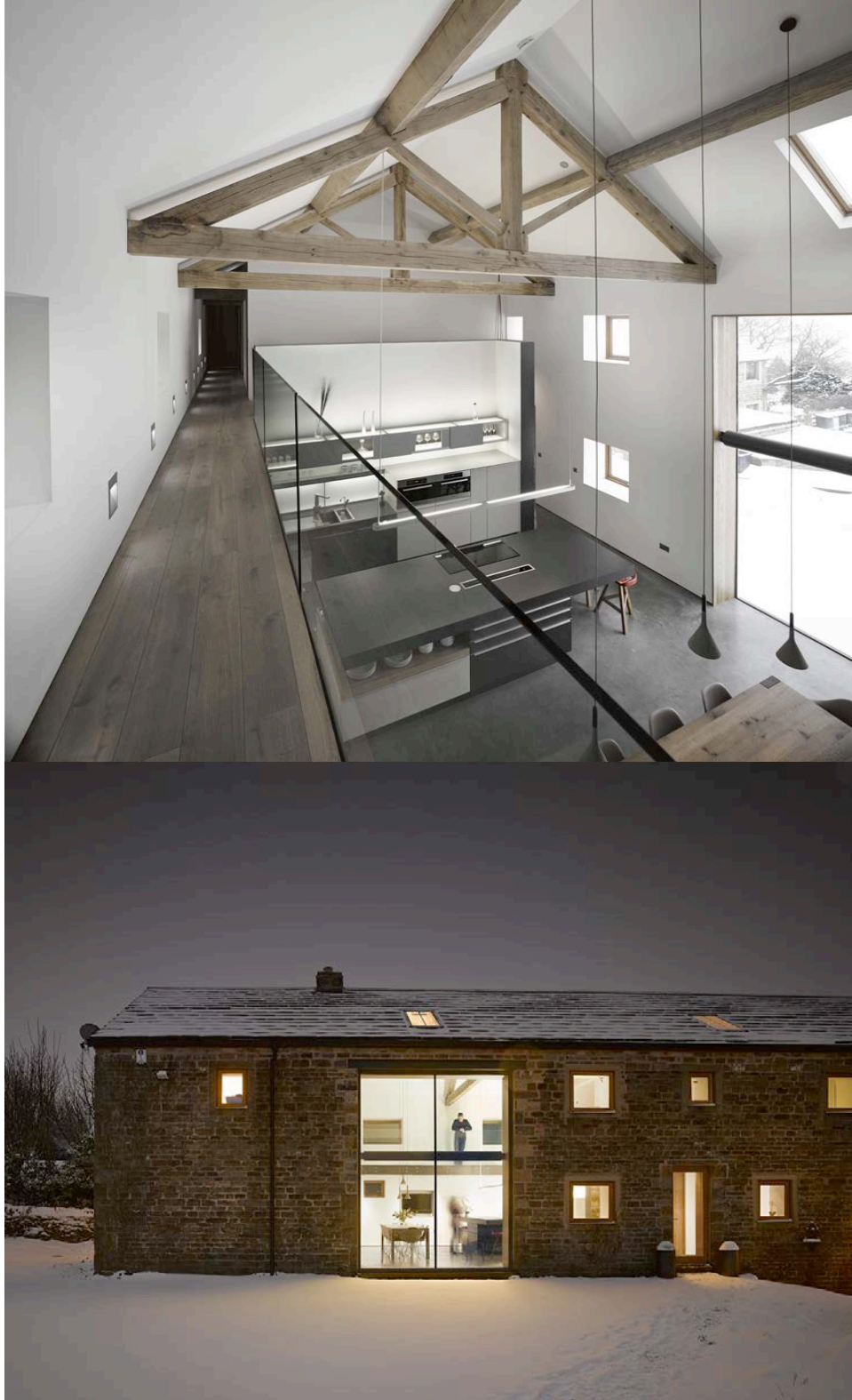
The main points of access and egress to the property will be from the existing entrance to the ground floor residential entrance.

2.1.2 **Local Public Transport**

The site is located in a sustainable location and is served by a good range of transport services both by train and bus.

a1. IMAGE ARCHIVE

Below is a series of images which illustrate a wealth of experience in producing high-end refurbishment and new build luxury dwellings ensuring Snook Architects will produce a quality project.



Cat Hill Barn, Hoylandswaine, 2013.
2013 RIBA award winning



Aymestry Court North West, 2009.



Westmoorlands North West,
2015 RIBA award winning, Manser medal nominated 2015

