

## 1 Vineyards Road EN6 4NZ Design & Access Statement

### Introduction

This detached two storey house is located off the Village Green, where St Thomas a Becket's Church is a dominant visual feature. The house is set well back from the road with substantial hedging to Vineyards Road boundary. The house was built in 1963 and has been extended in 1993 to increase the size of the wing with the garage.

The only property in the Vineyards in the conservation area is The Barn formerly Digwell Lodge.



← no 1 →

View to road frontage of house from Village Green, in front of St Thomas a Becket's church

### Existing Situation

The house has a large double garage, which is never used for the purpose, as the front hard standing area can easily accommodate four or more cars. The garage current use is a general store and play area for the children of the house.

The existing staircase up to first floor is original and rather steep and of a mean dimension. It rises from ground floor in an awkward area immediately in front of the main access to the kitchen/ dining space. A revised stair location – opening off, the main hallway space, was part of former internal alterations but was never built. The kitchen / dining zone is a combination of spaces not fully opened up, which restricts the kitchen format and a dining zone in close proximity.

The family do have elderly close relatives that come for long stays, on a regular basis from Ireland, who struggle with the main staircase, to use the first floor bedrooms and bathroom.

### Brief

There are three primary aims of this proposal, which will greatly improve the 'day to day' use of the house for the resident family and the visiting guests.

The adjoining spaces that forms the kitchen / dining area are proposed to be opened up into one uniform space to provide one family kitchen / informal dining space.

The garage area to be converted to a generous bedroom with an ensuite bathroom and having enough space for a sitting area for visiting grandparents. The existing side door off the porch at the entrance allows easy access to This new bedroom without the need to enter the main body of the house.

The revised kitchen zone generates space in the hallway for a more appropriate dog leg stair to the first floor– with space for a cloaks room. At first floor the two bedrooms are provided with small ensuite shower rooms – to enable the 'soon to be teenage children' their own self contained spaces.

## Front Elevation - as existing



## Proposal

The alterations to the house externally to accommodate this proposal are minimal. The 'up and over' garage door is removed and two windows inserted into matching brickwork openings within the current door opening. The kitchen would have a slightly smaller window, viewing out under the front porch.

For the new ensuite to the bedroom, within the former garage space, a new window is proposed to the side elevation – onto the access pathway around the house. This window to have obscured glazing.

To improve the light / ventilation to bedroom 5 and the new ensuite bathrooms at first floor, additional small velux roof lights are proposed within the current roof slopes.

The new staircase, off the hallway, will be undertaken as a final phase in the works- since during construction, any access to the first floor disappears and the family probably needs to be out of the house for a weeks or so – ideally during a school holiday period.

## Garage space to be converted to a bedroom- new windows where door is currently



**Side wall to house – for new window to ground floor ensuite**



**Existing open ladder staircase to bedroom 5 – to be removed and new stair provided.**



**Access**

The internal access within the house is improved with a new main staircase to current regulations. The rather steep ladder staircase to bedroom 5 is replaced with a more appropriate stair and this room provided with a doorway to give privacy – which the current arrangement does not provide. The provision of a ground floor bedroom & ensuite creates a long term solution for improve access to elderly relatives who's ability to climb a staircase is rapidly diminishing. The extensive front hard standing area allows more than sufficient space to reverse cars so that outward access does not entail reversing through the electric powered, inward opening, gate to the road access.

**Conclusion**

The proposed essentially internal improvements to the property establishes long term solutions to extended family living and we recommend this proposal for approval.