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“Design and Access Statement”

to accompany the following application:-

Demolition of Existing Mono Pitched Roof Over Utility and Demolition of Existing Single-Storey North Bay Window. Construction of New Single Storey Extension and Raising Height of Existing Stone Boundary Wall

Cubbs Cottage, Burdrop

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The above photo shows the “rear” (North elevation) of the existing cottage looking towards the bay window that is proposed to be demolished and replaced with a garden room extension.

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Existing Photographs



Existing House:

This cottage is a detached property on the edge of the village, finished in a render and painted in an off white colour. The main core of the cottage is a two-storey structure with a traditional pitched roof. To the East of the main core there is a further two-storey addition with a lowered roof height effectively forming a bedroom within the roof space.

To the far eastern end of the property there is a mono pitched extension that projects towards the highway.

All roofs are finished with modern concrete tiles with black UPVC guttering.

All windows are large framed profile UPVC, with false lead glazing bars and finished in a brown false timber pattern, all are fitted as double glazing.

Clients' Brief:

The applicants have owned this property since circa 2020 and are now looking to undertake a combination of improvements to the property. First and foremost they are looking to replace all of the existing windows. The existing windows as noted above are UPVC with a false timber pattern that look completely out of keeping with not just the cottage, but the Conservation Area. The windows are also now starting to fail, so the intention is to remove all existing windows and replace them. The client would like to use thermally efficient powder coated aluminium flush casement frames, finished in a cotswold green/grey colour and fitted with either double or triple glazing.

The existing mono pitched roof over the current utility appears to be of a substandard quality, and has been leaking more over recent years. Upon internal investigation it looks to have no insulation or roofing felt installed, so the applicants are going to need to do something with the roof in the near future, and wish to incorporate re-roofing of this area into the proposed design.

Similarly to the above concerns, there is a bay window currently constructed to the North gable end of the kitchen, much like the utility roof this appears to be a substandard structure, but more than anything else, is dominated by the use of the false timber UPVC window and door frames. This is a very ugly addition to the property that my clients were always intending on replacing.

The internal layout of the house creates very little view into the garden, and my clients like to spend a lot of time in the kitchen and have reached the stage where they strongly dislike the bay window that looks out into the garden, and want to do something about it. They would very much love a larger kitchen space and really like the idea of being able to sit in the kitchen, but feel as if they are in the garden, so they would like to create an extension to the kitchen forming a garden room with glazing, with minimal framework allowing them uninterrupted views into the garden.

At the same time the applicants need a small quiet home office space to allow them to work from home.

The following is a summary of my clients' design brief:-

"We really fell in love with the house, we love the location and the village and very much enjoy living here. We knew however from the very outset, that we didn't like the bay window and that we would very much love a bigger kitchen, and we have now reached the stage where we would like to do something more with the house."

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We are very much aware that the fake plastic windows look out of keeping and therefore as part of our overall renovation of the property, we would like to replace all the existing windows with a product that is still thermally efficient and modern, but also visually much more acceptable.

We both like modern designs and would like to create a modern addition to the back of the house. We would love to be able to sit in the kitchen and look out into the garden and therefore we would like to create an extension that provides us with an uninterrupted view into the garden.

We are very much into our design detail and would like any glazing to be as frameless as our budgets might allow, as we feel this is a very important part of modern design. From an internal layout point of view along with enlarging the kitchen to create some extra space, we would like to also provide a ground floor WC and an office where we can work from home, but would like to retain a boot room/utility area with access into the garden.

Most of all, we want to make sure that the extension we create is something that we can be proud of, it's important that it is a building that we will enjoy using from an internal point of view, but also something that we can look at from the garden and be proud of."

Alexandra Harbord

Proposed Design:

Before any designs were undertaken I had some lengthy discussions with my clients, we went through the full list of what they would like to achieve and started with the overall visual appearance of the building.

My clients provided me with a few photographic images of extensions they liked and in turn I showed them two examples of modern extensions, both within the Cherwell District. Both of these schemes happened to be extensions to listed buildings and therefore considered as an acceptable design approach using modern design styles, recently approved to extend more traditional style properties.

My clients confirmed that they liked the design approach of both schemes and confirmed that they would like to proceed with a similar overall design/appearance.

The two properties that have inspired our proposed design are:-

Balscote House - Rear Extension - 23/00709/LB

Hornton, Home Farm - Rear Extension - 21/04023/LB



The image above is the rear view of the approved flat roof extension to listed building known as Balscote House, approved under reference number 21/04023/LB.



The image above is the rear view of the approved flat roof extension to listed building known as Home Farm, Hornton approved under reference number 21/04023/LB

Both of the above designs had similar client briefs and were intended to create additions to the rear of central village properties, with a view to creating a garden room with modern full height glazing, allowing the occupants of the house to have an interaction with the garden.

Both designs incorporated full height slim profile or frameless glazing and a slim design contemporary roof with an overhanging perimeter edge.

Modern Flat Roof Design:

When a flat roof is mentioned to the majority of people, their minds automatically think about 1970s flat roof extensions with felt roofs. Although quite prominent in the 1970s it is generally now considered that type of additions are ugly and generally a bad example of design.

A modern flat roof if designed and detailed, and ultimately built correctly, is something that can look very sharp.

The first key part of any modern flat roof design is what it looks like from ground level, in the main this isn't really about the material used on the roof itself, it's about how the edge of the roof is finished around its external perimeter. Almost all older flat roofs have a very thick/chunky edge profile, quite often finished in a painted timber fascia board, and more recently those timber fascia boards being replaced with UPVC fascia boards. Sadly this replacement with a modern material doesn't do much to improve the appearance.

For a modern flat roof to look right we believe it should have a slim profile to the edge, this is quite hard to achieve because the roof is made up of a combination of a relatively thick structure (usually timber joists) and in addition with modern building regulations requirements, there also needs to be relatively thick build up of insulation.

In order to counter the thickness of the structure and the thickness of the insulation, we create an overhang to the roof, this overhang depth can vary from one design to another, but the overhang is usually between 300 and 400 mm. This part of the roof that overhangs doesn't need such a thick structural timber and because it is outside of the thermal envelope, it also doesn't need any insulation, so the overhang can be created with a relatively thin profile. In this particular case we have made the roof overhang thickness 150 mm.

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The two images, above and below, show very good examples of what we propose to achieve with our design.

Both examples have an overhang to the external perimeter with a relatively slim profile to the edge of the roof. Both schemes incorporate internal structural support to the roof, allowing the glazing to be installed with minimal interruption and slim profile framework, thus creating the transparent look of the extension.



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A combination of the overhang and the relatively thin profile creates an elegant look to the roof when viewed from ground level, the roof is actually thicker once it gets back past the overhang, but this is hard to see from ground level.

For the roof covering we always spec a grey rubberised product called Sarnafil, this is a flexible roofing material that has a very long lifespan and eliminates practically all concerns about leaking flat roofs. This product is so good at retaining water that it can be moulded within the roof itself to form integrated guttering, and therefore eliminates the need for a guttering to be added to the external perimeter, which in itself enhances the overall appearance of the edge profile.

With regard to glazing, we discussed a handful of options and initially considered constructing the extension as an oak frame, however after reviewing some initial designs, my clients decided they would like to opt for a more modern approach. We moved the structural supports for the building to be inside the property, sitting just inside the glazed envelope. This allows the glazing to be joined directly in the corners without any visible supporting structure

When you combine this design approach with slim aluminium framework for the glazing, you achieve a virtually transparent look to the extension, and this is exactly what the client is looking for and so this design approach has been incorporated into our proposal. When you look back at the property from the outside, and because there is no chunky frames, the glazing looks very delicate. When you stand inside the property and look out into the garden and because the framework is minimal, there is almost no interruption of your view into your garden space.

We only need to incorporate some relatively short lengths of solid wall in order to achieve a design layout that works for my clients. The existing utility area is designed to become the work from home office, it is slightly removed from the kitchen allowing a quieter space to work. The utility actually becomes a boot room forming a backdoor entrance into the kitchen, without the need to walk directly into the kitchen through the sliding glazing.

To finish the design we have incorporated a wood-burning stove located in the corner of the extension, this gives a focal point through the winter months, but is deliberately placed against full height glazing meaning that you get a view into the garden even when you're sitting facing the fire.



The image above shows the proposed design.

This view is taken from our model and shows the proposed extension viewed from within the garden. It is very clear from this image that we have used the same overall design styling as approved for Balscote House (23/00709/LB) & Home Farm, Hornton (21/04023/LB).

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*The image above shows the proposed design.
This view is taken from our model and shows the proposed extension viewed from within the garden.
This view shows the extension from the corner indicating the transparency of the proposed design.*



*The image above shows the proposed design.
This view is taken from our model and shows the proposed extension view from the public highway, looking
across the top of the boundary wall towards the side of the extension.*

Materials:

The proposed materials have been chosen to be modern in their appearance, the relatively short lengths of wall are to be constructed as a solid wall construction and finished in a painted render to blend in with the existing building.

As noted above the glazing in the main extension is the more dominant wall feature, and incorporates modern slim profile powder coated aluminium frames finished in anthracite grey, these are of a very small profile size and will be barely visible.

The edge of the flat roof is specified to be finished also in a powder coated anthracite grey aluminium to match the framework of the large glazed panels.

The surface of the flat roof is noted to be finished with grey rubberised EPDM with a suggested decorative finish of large round pebbles, these pebbles allow water to drain through onto the surface below.

Conclusion:

With believe the proposed design incorporating the replacement windows, replacement mono pitched roof and the removal of the projecting bay window are a significant improvement to the appearance of the existing building.

The design of the extension has been carefully considered to create a high quality modern addition to the property, allowing the applicants to continue to enjoy the property achieving their design brief and creating an extension that has a degree of interest to its appearance, and ultimately, creates an extension that my clients can be proud of.

Report Ends