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“Design Statement”
to accompany the following application:-

Proposed attic conversion incorporating dormer windows and roof lights, with new extension incorporating new entrance hall, garage and bedroom above at Applegrove - Sibford

Prepared by Jeremy Dunn – Stable Architecture Ltd
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The photograph above shows “Applegrove” as viewed looking straight from the highway up the existing drive towards the front corner of the house.

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Existing property:

Applegrove is a detached stone constructed bungalow sat at an acute angle to the road frontage. The property is constructed predominantly in natural stone with a concrete tiled roof and a mixture of timber and UPVC windows. The property appears slightly unusual from the road frontage as it doesn't face the highway as most traditionally built properties do in this village. The house instead faces in towards a mature front garden area with a front wing of the property screening the main frontage of the bungalow from the road view. It is set back considerably from the highway edge and doesn't present its best elevation to the highway.

To the front of the property between its most forward facing elevation and the highway boundary, is a gravel and tarmac driveway area which is in relatively poor repair. The previous owners obtained consent to build a garage structure in this front area (planning approval 05/00625/F). They implemented the consent by undertaking the construction of the foundations for the garage, before stopping work for personal reasons. The existing consent therefore could be fully implemented, but at the moment remains constructed only to ground level and no further.



The photograph above shows the property viewed directly from the highway looking through the driveway entrance and shows the poor quality boundary fencing to the left-hand side and the mature evergreen planting to the right hand side, screening the majority of the property from public view.

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**Existing
photographs:**



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Design statement:

My clients Mr Hill and Miss Taylor have owned this property since circa July 2013. They purchased the property as they could see the potential of the cottage becoming a long-term family home. Since their purchase my clients have updated the internal details of the bungalow to bring it more up-to-date and would now like to turn their attention to looking at the attic space as well as redesigning the approved extension concept.

My client are very well aware that the property is not particularly pretty when viewed from the highway, they understand that the gable end of the bungalow is not particularly well-designed and that the overall highway view is not something that they are particularly proud of. Of course this is made worse by the area that now looks like waste ground between the highway and the front of the property, this area as noted previously has planning approval for a substantial double garage structure (planning approval 05/00625/F) which whilst usefully implemented, also means the area looks like a half finished building site at times. My clients have allowed grass and weeds to grow through the gravel, at this area still remains rather untidy.

Prior to my involvement, my client approached a company that specialises in attic conversion structures. It was suggested that an attic conversion scheme could provide an additional bedroom space and although the actual conversion of the attic itself does not require planning consent, the scheme that was sketched out for the client included dormer windows which would require consent.

My client are not overly impressed with the approved garage construction design, I therefore have been approached to create a new design which is to improve the overall look of the property from the highway and at the same time create a garage with a linked entrance hall on the ground floor, preferably including a staircase providing access to a first floor guest bedroom, along with further access to the attic area enabling it to be converted and accessed from the main house.

Mr Hill, my client, is a keen car and motorbike fanatic and he is desperate for an internal storage space for both his cars, motorbikes and trailers. The creation of a garage space will allow him to put the various elements inside and ultimately tidy up the front aspect of the property.

“We stumbled onto this property almost by accident, but immediately fell in love with the location and the village, if not the actual house itself. We are very conscious that it’s not a pretty property to look at from the highway, but we could see potential especially given the implemented planning approval that came with the property.

We have already carried out internal works within the bungalow to start bringing it up to modern standards and would now like to revise the already approved design for the garage structure to the front. We feel that with some careful thought the structure could be far prettier than currently approved and could also make a big improvement to the overall street scene. We would like to explore the idea of the property changing direction as it gets closer to the highway, to try and bring the new gable end of the garage to run parallel if possible, with the highway which we think will improve the overall aspect of the house considerably.

We would ultimately like to increase the bedroom accommodation by just one bedroom, but one of the bedrooms currently on the ground floor is very small, so we would be happy to sacrifice this bedroom to create possibly an entrance area as long as the bedroom could then be replaced over the top of the garage structure.

Finally, one thing that is very important to me is to be able to get my cars and motorbike inside. At the moment I have no choice but to leave my bike trailer laying on the front area of disused ground, but would like very much to tidy this area up and the creation of a good, usable double garage area would allow me to put everything indoors where it will be not only safer, but also protected from the weather.” - Mr Matt Hill

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Design progression:

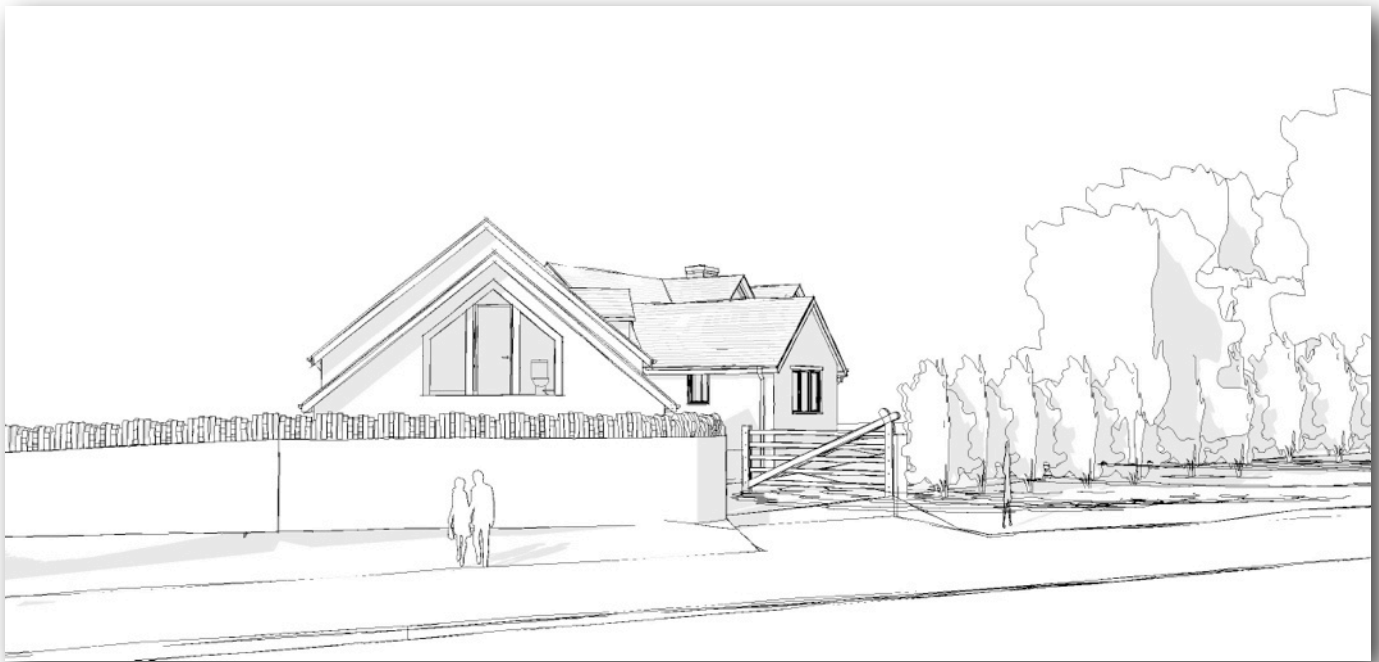
A detailed set of existing drawings have been prepared, these consist of a full topographical survey of the entire garden area surrounding the property, taking in not only the front garden, but also the garden walls enclosing the side garden in particular. The topographical survey was then integrated within a detailed survey of the existing house that I prepared to include the ground floor, attic plans along with detail elevations at the scale of 1:100.

In addition to two-dimensional drawings we have also prepared perspective sketch views. We feel these perspective sketches help fully understand the overall look of the property and we very specifically try and choose realistic viewpoints of the building when preparing the perspectives.

Starting with the basic concept of the garage structure approved under planning approval 05/00625/F I then considered how this scheme could be altered and adjusted to better see my client's personal needs. We decided to ignore the foundations that have already been constructed, as these were proving too restricting.

We felt that the key to this overall proposal was the change in direction from the current house to the highway, for reasons unknown the house wasn't built square to the highway by some considerable margin. We started by drawing a garage structure running parallel to the highway with the gable facing the highway very much as the approved scheme.

The proposed design progressed in the form of various concept drawings that we looked at and considered.



The above image is taken from the three-dimensional model created as part of the drawing package for this proposal. This shows the new gable end facing towards the highway with the continued stone boundary wall in front of it. We feel this significantly improves the overall street scene.

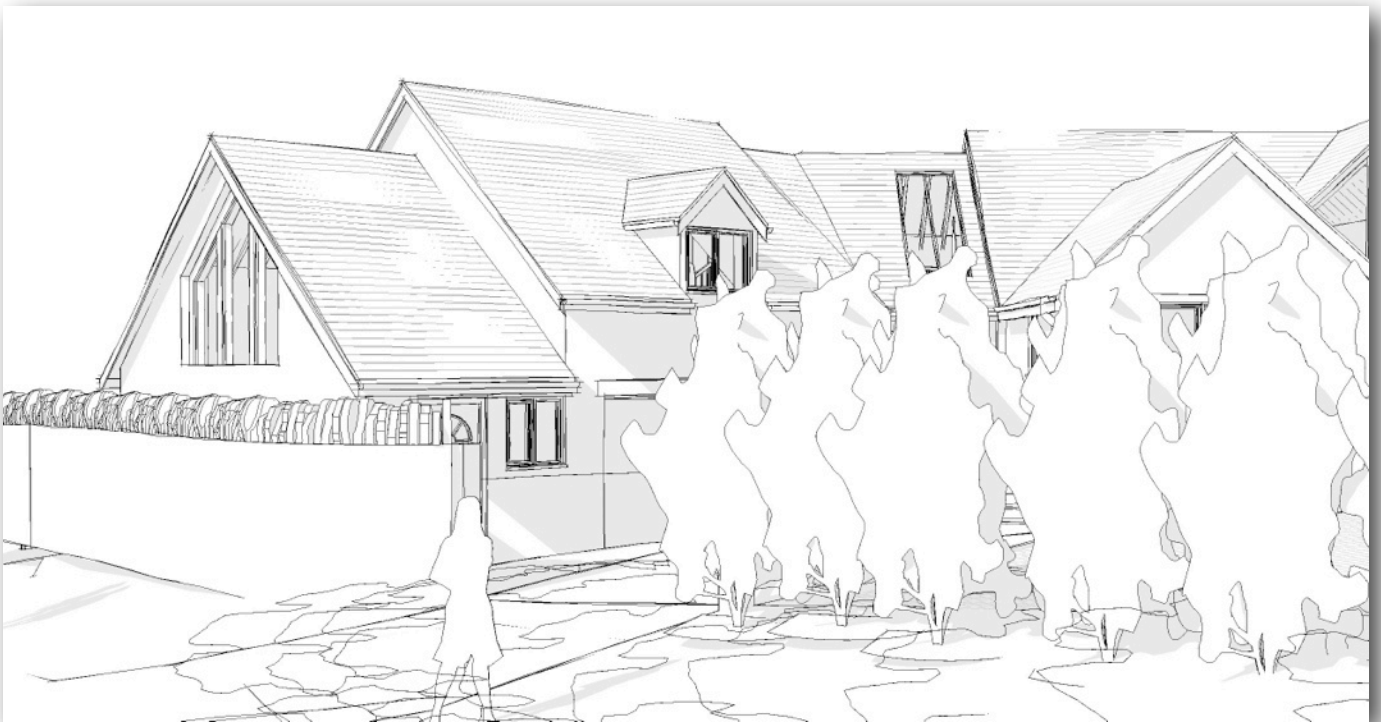
We wanted to make sure that the proposed garage was no higher than the existing house, we therefore have matched the existing eaves and ridge from the existing house. We have stepped down the proposal as it reaches the road frontage, within this lower area we have incorporated a small ensuite bathroom area with an interesting glazed detail facing towards the highway. We propose that this glazing will be "smart glass", this essentially allows the glazing to be completely obscure frosted whenever required at the flick of a switch, but can also be switched to clear glass when the bathroom isn't in use allowing my client's full privacy, but without the need for the glass to be permanently frosted.

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The image above shows the street view of the existing property with the proposed extension when viewed from downhill looking slightly uphill towards the driveway entrance of the property.



The image above again is a street view of the property taken just beyond the access driveway looking back into the drive and showing the proposed extension. This view clearly shows that the existing property is very strongly screened from the highway, but that parts of the proposal will be seen from this view point. This view also shows the stepping down of the extension which we believe is one of the key aspects with adding interest to this proposal.

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A lower and more subservient link structure was designed to sit in between the garage and the house acting as an entrance hall, providing access into the garage on the left-hand side of the hall and through into the house on the right-hand side of the hall. One of the smaller bedrooms had to be sacrificed in order for this layout to effectively work.

We wanted the link structure to be open and airy as well as having a modern feel and we have achieved this with a large glazed roof panel and an open balustrading staircase detail. In order to provide adequate room in the roof and for the overall height to work, we have stepped the floor level of the garage down to match the floor level of the driveway, which is considerably lower than the internal finished floor height of the existing bungalow.

Moving on to the conversion of the attic, the actual liveable space is relatively restricted, so we therefore



The image above is taken from within the existing driveway area looking back at the link between the existing property on the right-hand side and the main garage extension on the left-hand side. As can be clearly seen in this image the link structure is very much subservient to the existing house and has a relatively open entrance door detail with glazing to either side and recessed glazed panels on the roof above. This entrance hall is accessed via a contemporary set of steps.

decided to incorporate modern dormer windows looking into the enclosed garden. These windows will be virtually hidden from any public view but will allow a good use of head height in the attic space as well as views into the private garden.

The final stage of the design was to remove the flat roof from the existing kitchen extension and replace it with a pitched roof structure. This eliminates a poor element of existing design and at the same time eliminates future maintenance concerns. The roof space over this area provides a small bedroom alcove. This proposal has no negative impact on the neighbouring property as we have not created any additional windows within this new roof area and indeed tidied up the rear elevation of the existing property to make it pretty to look at.



The image above shows the rear of the property when viewed from the neighbour's garden. The gable structure in this image is the new structure replacing the flat roof over the existing kitchen. To the right hand side of this image you can also see the rear of the new link structure and the right-hand corner of the new garage structure.

Conclusion:

We have been very careful with this proposed design to use some aspects of the previously approved extension, but to improve on the design and create a new structure that we feel very much improves the street scene in comparison to the existing poorly designed gable construction, and rather scruffy looking front parking area.

With the approval of this application my clients are then able to continue to improve the property and make this house more into a home.

Report ends