

Site to SE of
26 Graham Road, Killearn



INTRODUCTION

PROJECT DESCRIPTION



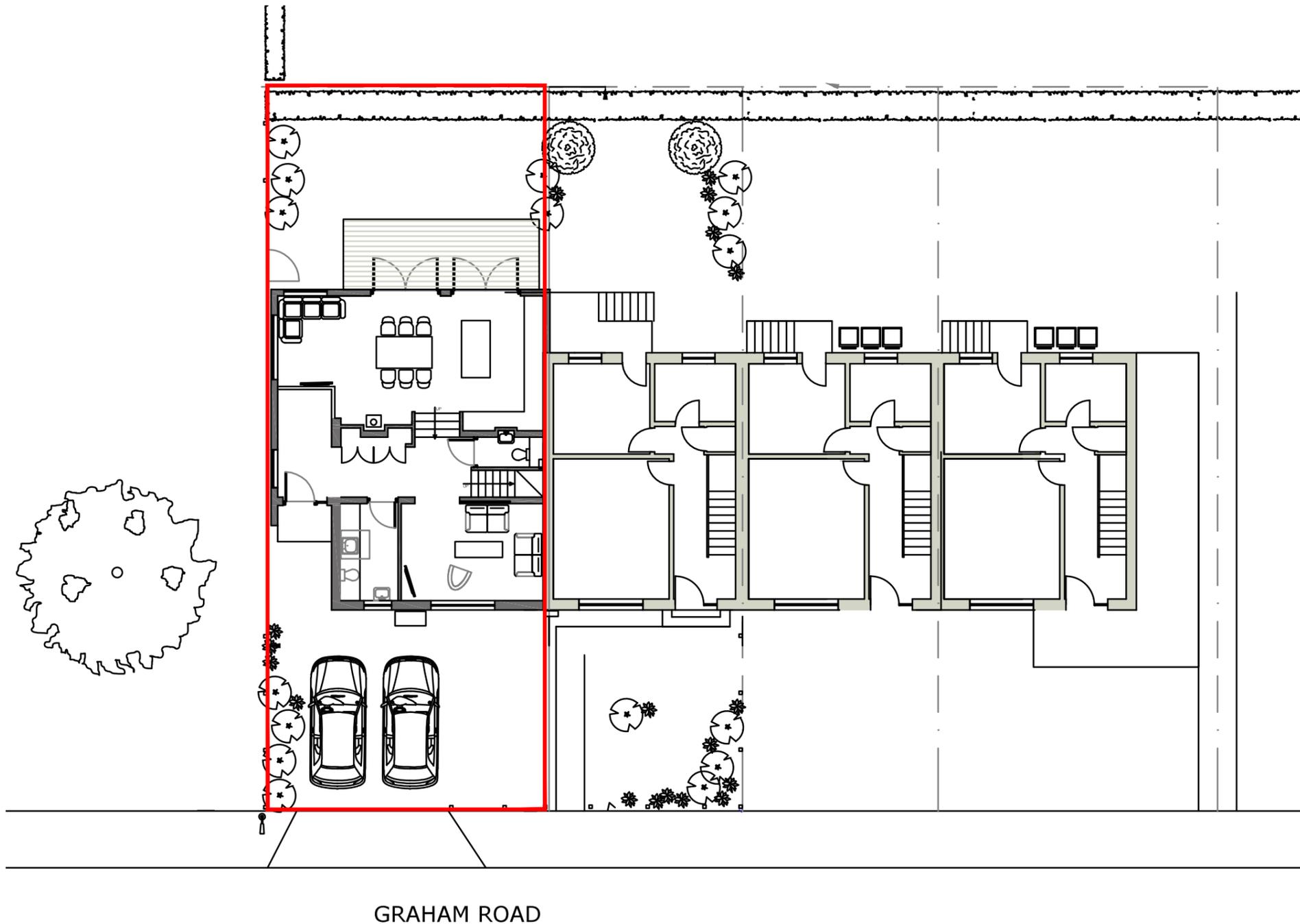
Sited in the village of Killearn on Graham Road the project consists of extending an existing terrace to create an additional residential property at the end terrace. Graham Road is a quiet family oriented residential street with terraced houses built circa 1960's, with the Killearn Primary school and the Crosshead Road park/play area nearby. The proposed site lies within the boundary of 26 Graham Road, to the south east. The proposed new property has been designed to fit within the surrounding context of the terraced housing and streetscape with a modest wrap around extension. The wrap around extension utilises sympathetic

rural undertones in both scale and materials to prevent any compromises of visual impact to neighbouring properties. Sustainability lies at the heart of the proposal, by providing a modern well insulated flexible family accommodation that can be adapted internally for future accessible needs. Further more the design will also incorporate renewables in the form of air source and solar PV to reduce the energy requirements. In summary the proposal is to create a modern family home that will be sustainable for future generations and sit comfortably within the surrounding context.

SITE



PROPOSED



PROPOSED

The design comprises of a two and a half storey new build to existing terraced houses. With a wrap around lowered two storey timber clad extension and attic dormer to the rear elevation. The accommodation will consist of 4 bedrooms and the ability to provide accessible accommodation across the ground floor. The principle elevation and roof ridge are to align with the existing and reflect neighbouring property in both scale and finishes and provides off street parking for 2 vehicles. Set back from the principle elevation is a side wrap around “dropped” extension, which changes level with the site. The lowered ground floor to the rear elevation maximises the solar gain to Kitchen/Dining area to take advantage of the south facing aspects. While the upstairs windows are more discreet with views over the neighbouring primary school and play park. The proposal does not compromise the adjacent amenities or neighbouring residential properties.

MATERIAL CONSIDERATIONS



A



B



C

BUILDING ELEMENTS

The existing surrounding architectural vocabulary consists of varied render finishes, tiled roofs (concrete and clay), PVC windows and doors. Variations in the end terraces with some set forward of the principle elevation while others have been extended or incorporate garages/off street parking.

The proposed construction is a combination of block/timber frame cavity wall construction and timber framed construction. External wall finishes include white render to front/side and larch timber cladding to wrap around. The roof materials will vary with Marley Duo tiles and VM Zinc standing seam. The dormer is also clad in zinc to visually relate to the proposed low pitch roof.

The attention to detail and high quality of finishes dictate that no compromises are made in delivering the highest standard of design and construction.

Images

A: Example of zinc clad roof dormer

B: Open plan kitchen/dining/living

C: Russwood, weathered Siberian Larch