

SOMERVILLE, HARGATE DRIVE, HALE, WA15 0NL

Façade Design Analysis

1.0 CONCEPT

Context Analysis

Good practice dictates a number of key elements should inform the various stages of the design process. At the 'concept' stage, consideration must first be given to the site's context, specifically how a proposed building will integrate into its surroundings and relate to them. A design proposal should at the same time be influenced by and positively contribute to its immediate surroundings. It should respond to local history, culture and heritage to ensure it carries with it a positive and coherent identity.

Relationship to a site and its surroundings

A well designed new development should respond positively to features that are specific to the site and the surrounding context beyond the site boundary. It must account for:

- **topography:** changes in site levels and natural features specific to the site.
- **Landscape character:** the types and arrangement of planting belts within the site and across the wider street scene.
- **Access:** good access must be provided to and from any proposed scheme. Sufficient parking must be created within the site in order to ensure amenity levels of neighbouring properties are not adversely impacted.
- **Views inward and outwards:** consideration must be given to how the immediate and surrounding area is experienced from within the site and the impact a proposal has on the street scene
- **Patterns and built form:** consideration should be given to local vernacular. Architectural features prevalent within the site's vicinity should inform a proposal's scale, appearance and massing. Local roofscapes, building compositions and heights should lead an application throughout the design process.
- **Details and materials:** in order that a cohesive street scene is maintained, a proposals materials palate should reflect that of the surrounding area. Incorporating design details prevalent within surrounding buildings will serve to reinforce and energise a sense of place.

In summary, the street scene together with local vernacular and site specific constraints should inform the façade design process from concept through to detailed design; architectural cues provided by surrounding development should heavily influence decisions made with regards to symmetry, pattern and form .

2.0 CONCEPT DESIGN - Application Site

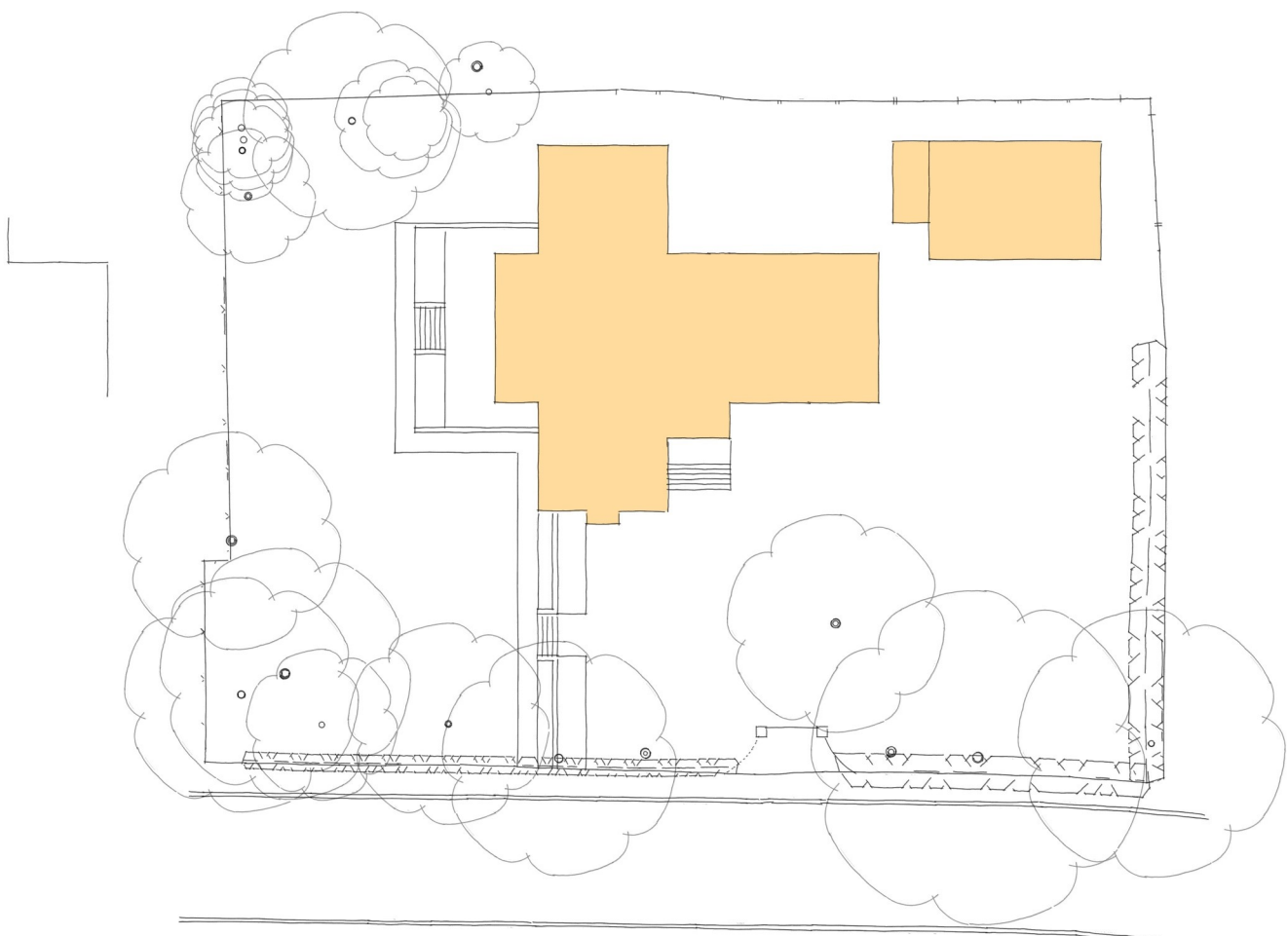
In this instance, the context analysis dictated the proposed scheme should take the form of a single residential dwelling; there are no semi-detached or terraced properties on the street.

Hargate Drive is characterised by properties that enjoy a principal side garden, very few of the properties sit centrally within their plot and the overriding landscape character is one of heavy screening to the roadside where the passer-by is afforded only 'glimpses' of the properties that line the road.

The property this application looks to replace is no exception; substantial screening to the roadside and a generous sunken garden frame the existing property and it was agreed early on these elements should be preserved as part of the initial design concept.

Large expanses of the site have been given over to hardstanding; it features a substantial driveway and outdoor leisure area comprised pool and outbuilding. The design concept looked to restore a more balanced landscaping scheme that provides access via a meandering driveway arrangement helping to reduce the proposed property's impact on the street scene.

The initial design concept took the form of a basic plan layout for a single 2-storey unit, offset within its plot and enjoying a landscaping arrangement that ensured both a substantial side garden and a high level of privacy from the street were retained.



3.0 DEVELOPED DESIGN

Hargate Drive is comprised of a mixture of architectural styles, however, there are a number of design elements prevalent across the street scene:

Height: The properties are two-storey in height with 'rooms in the roof'. None are a true three storey block.

Scale: the road is characterised by large properties nestled within large plots. Several plots have been subdivided but a sense of spaciousness remains between neighbouring properties.

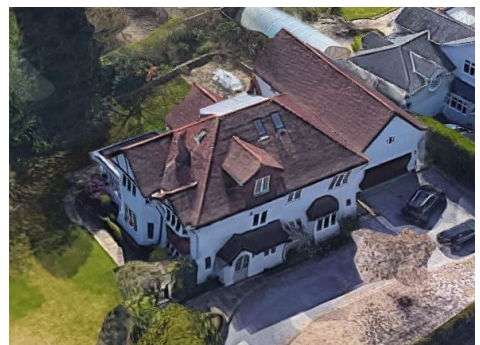
Massing: very few of the properties are regular in footplate, the majority incorporate differing ridge heights and are broken in mass which serves to reduce their 'weight'.

Roofscapes: Hipped and pitched rooves appear along the road, however, invariably these are punctuated by a series of gables in varying size and form.

Fenestration: Although varied in form, most of the properties enjoy large expanses of glass whether it be contemporary glazing or more traditional bay window detailing.

Built form: Most of the properties are characterised by a principal gable flanked by lesser built elements. None of the properties are symmetrical in order of fenestration.

Materials: Brick and render dominate the street scene; the properties opposite and adjacent to the application site feature primarily rendered upper and lower elevations.



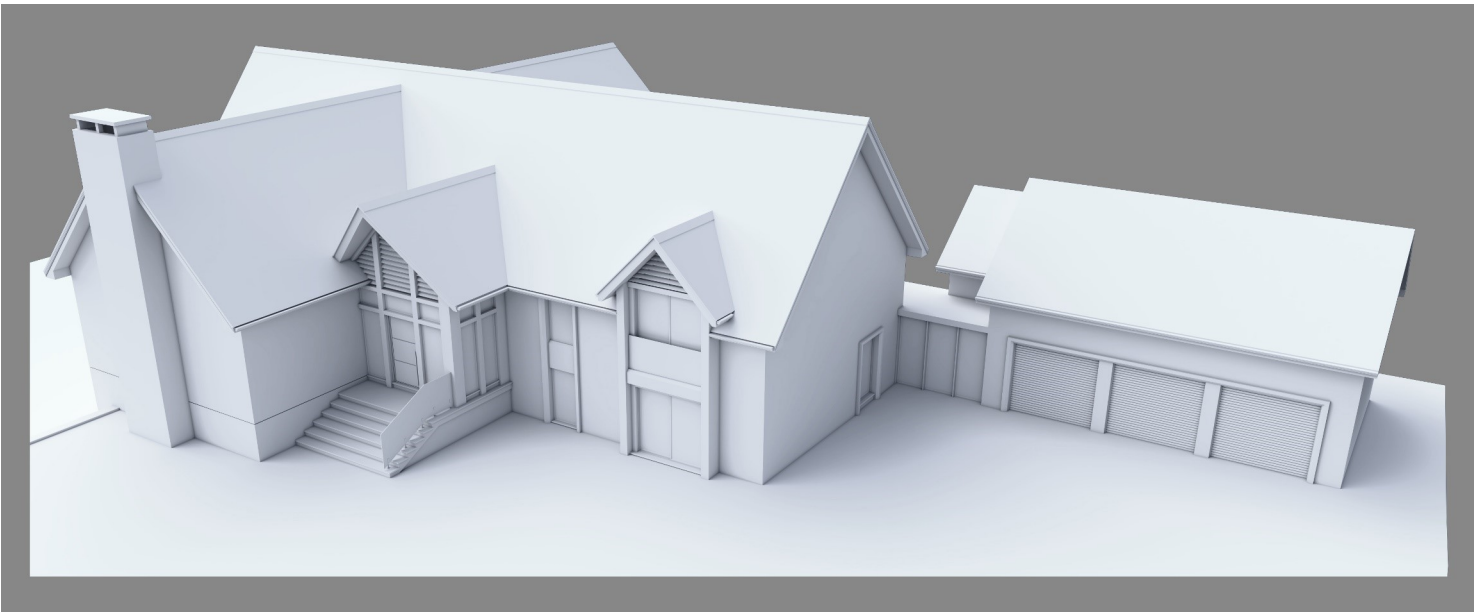
Neighbouring Properties

3.0 DEVELOPED DESIGN

From concept through to design, these elements helped to inform the building envelope. The proposed house incorporates a principal and secondary gable married by a broken roof line. The building's footplate is irregular in shape and its fenestration is varied, very much like that of its immediate neighbour, Dragonera House.

The ridge height does not exceed that of the adjacent properties and accommodation is confined principally to two levels where the roof void is employed merely to enhance volume at first floor level.

It echoes the property it replaces in its use of split-level accommodation which affords direct access to the existing sunken and provides interest within the property.



Design Concept

4.0 DETAILED DESIGN

Having determined the build form through careful analysis of both site constraints and the wider street scene, the decision was made to take a contemporary approach to styling, fenestration and materials palate.

As aforementioned, Hargate Drive is not characterised by a prevalent architectural style, however, the property immediately adjacent to the site, Dragonera, which happens to be the largest on the street and is clearly visible from within the site, is highly modern in design. The detailing of this property, more than any other on the street, has informed the proposed scheme in its use of large expanses of floor to ceiling glazing framed by natural stone under a cantilevered roof. The materials palate – render over a natural stone plinth – again echoes that of Dragonera’s however, where the latter incorporates a simple hip roofed design, the roof of the proposed is steeply pitched, punctuated by a series of gables which emulate both the roofline of the house it replaces and Walton Croft to the East.

The property features decorative timberwork in a nod to the Edwardian character of the wider conservation area and a dominant chimney stack redolent of the house it replaces provides a visual anchor to its principal gable.

The mass of the building is broken through a series of projecting elements and the use of split level accommodation together with frameless glazing blurs the boundary between internal and external space whilst optimising light levels within.

The property’s windows are set within deep reveals and frameless glazing to the principal and secondary elevation ensure a cleanness of design consistent within its contemporary neighbour.

