



**NICK
PHILLIPS
ARCHITECTS**

**Ye Olde Coach House
Wooburn Town HP10 0PW**

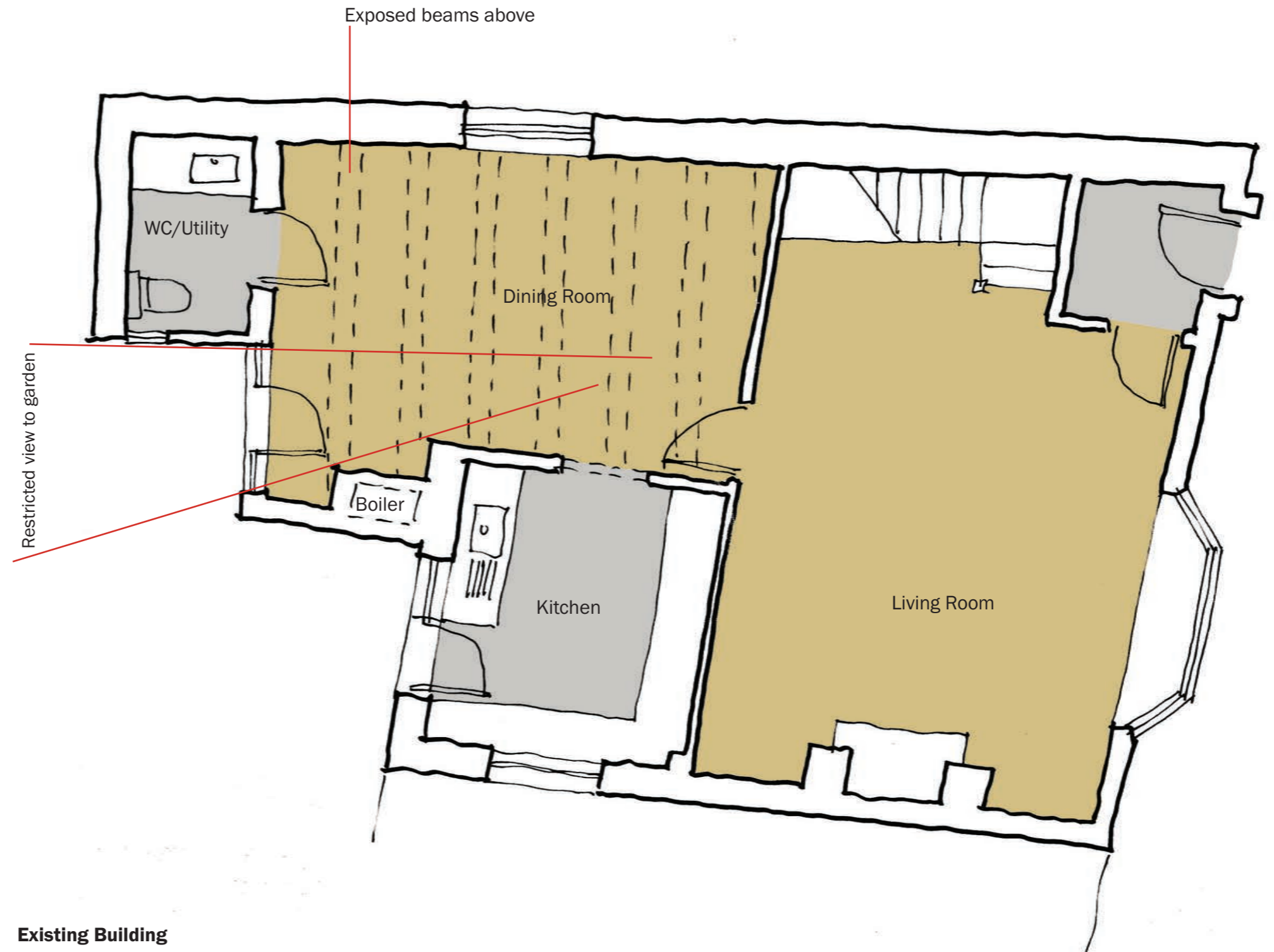
Design Statement
Rev. P1
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nickphillipsarchitects.com

2110 Ye Olde Coach House Design Proposal



Historic photographs of the house when it was a shop and before it was rebuilt.



Existing Building

The building is not listed but is in the Wooburn Town Conservation Area. It was rebuilt after fire damage sometime in the 1980's.

The house has an attractive south-facing garden, the view of which is very restricted due to the position of the WC/Utility room and kitchen and boiler location.

The brief is to create a more contemporary feeling dining / kitchen / family area that maximises views to the garden. A separate ground floor WC and Utility room are also required.

At first floor, a dressing room is proposed to be added to the master bedroom, along with the removal of an existing chimney breast.

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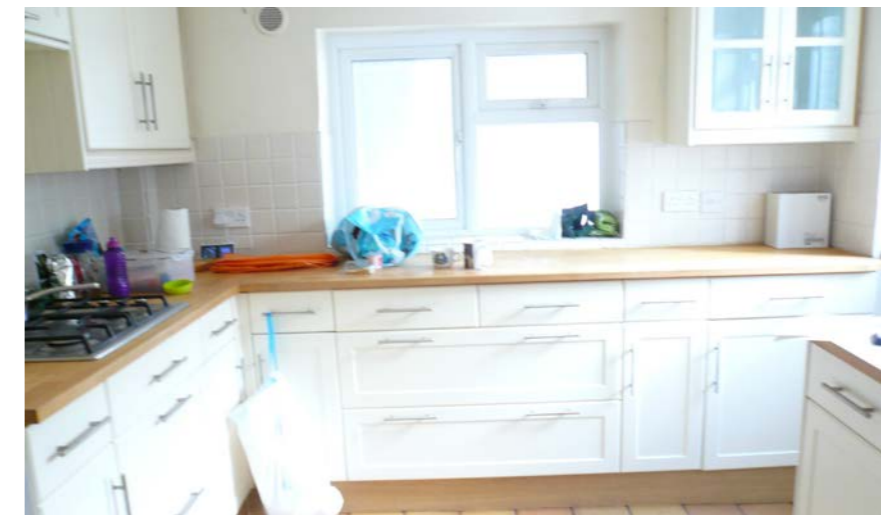
Clockwise from top; north facade onto Wooburn Town; existing front door and porch; detail of existing bay window and undercroft; view of street frontage by Old Bakery Cottage with Ye Olde Coach House beyond; existing gates to undercroft.

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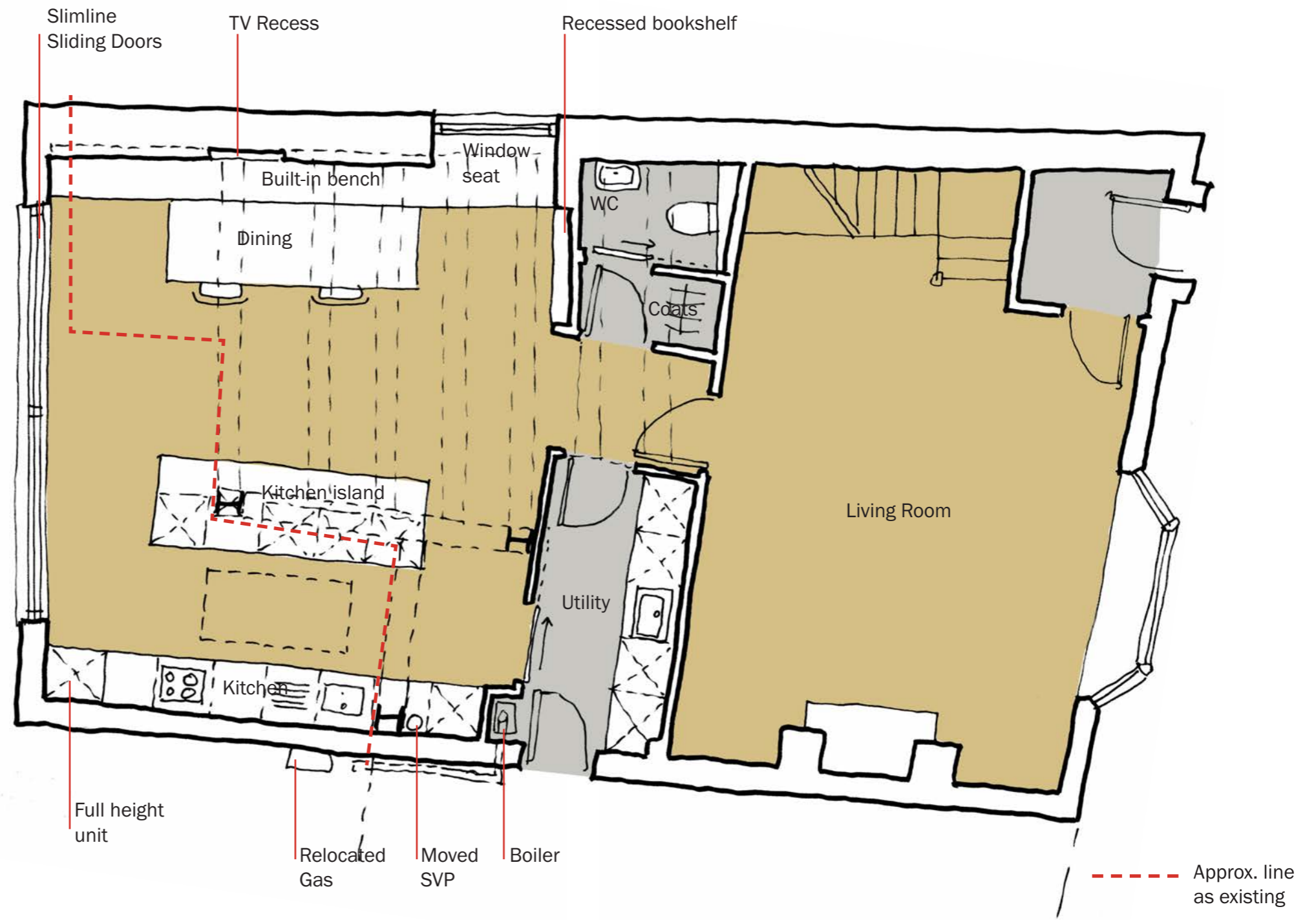
Clockwise from top; view of rear of house with lean-to utility in the foreground on the left and the undercroft on the right; detail of the lean-to utility room and its interface with the existing house and neighbouring wall; as before; view from house to garden; view of rear from garden.

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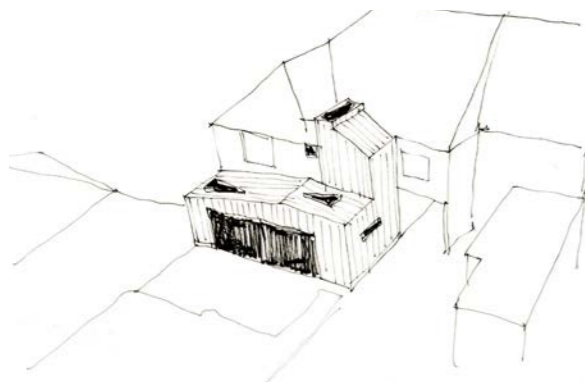
Clockwise from top; view from dining room towards garden with utility room on the right (door open); meter and boiler cupboard in dining room by door to garden; kitchen interior; view from dining room back towards living room; view into kitchen from dining room.

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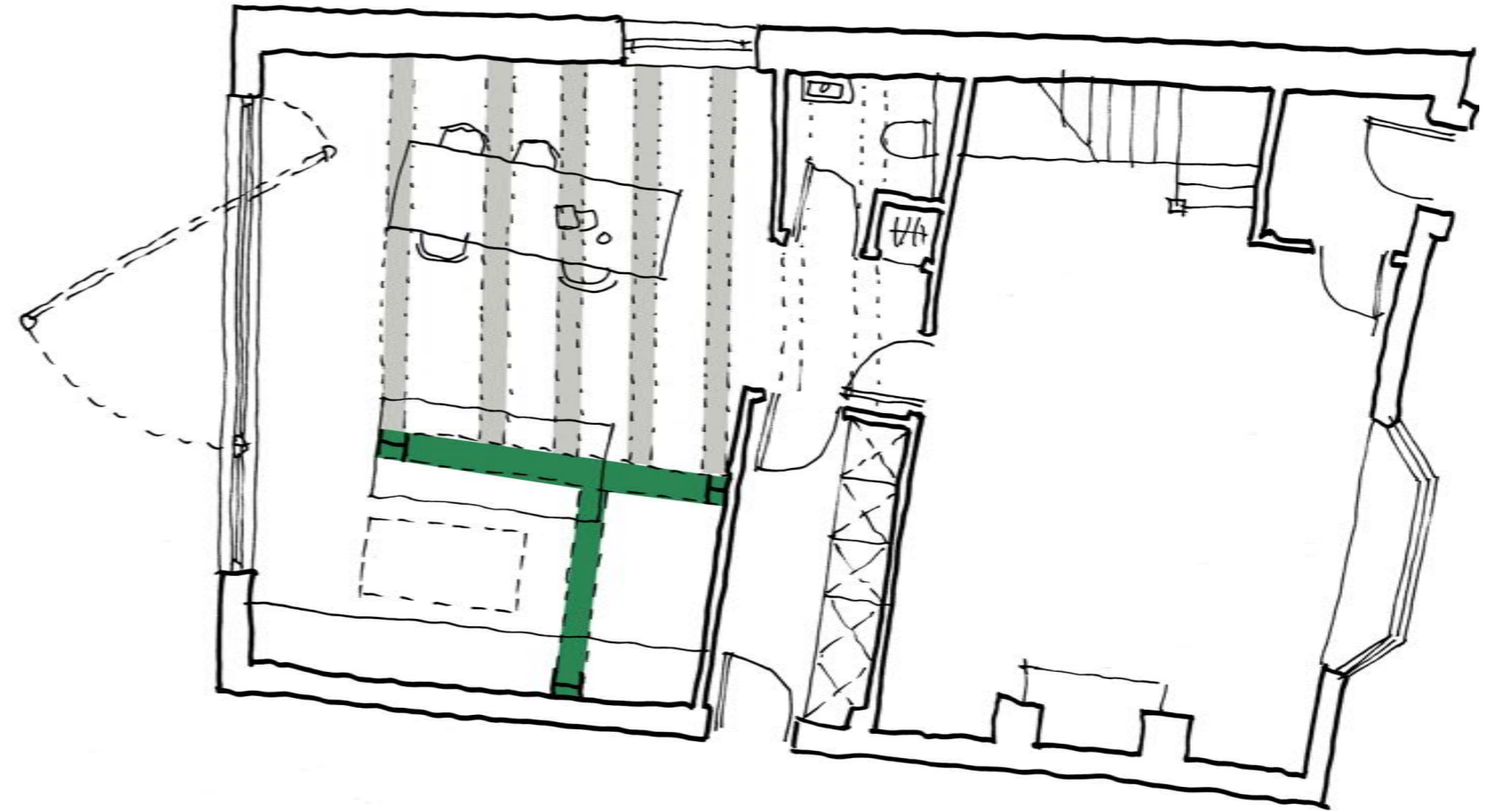


Proposed Ground Floor Plan

The proposed layout extends to just beyond the edge of the existing WC / Utility room and creates an open-plan kitchen / dining / family area facing the garden. The large pair of slimline sliding doors create an impressive view of the garden. The kitchen has a long counter along one wall and an island facing the dining area. A built-in bench with integral storage runs along the length of the opposite wall with a window seat at one end. The existing walls above (to the bedroom and the bathroom) are supported on large steels, exposed as a design statement that reflects the existing exposed structural beams elsewhere in the house. Between the kitchen/dining and the existing living room are a new separate WC and coat cupboard and a Utility room, with a new entrance from the adjacent undercroft.



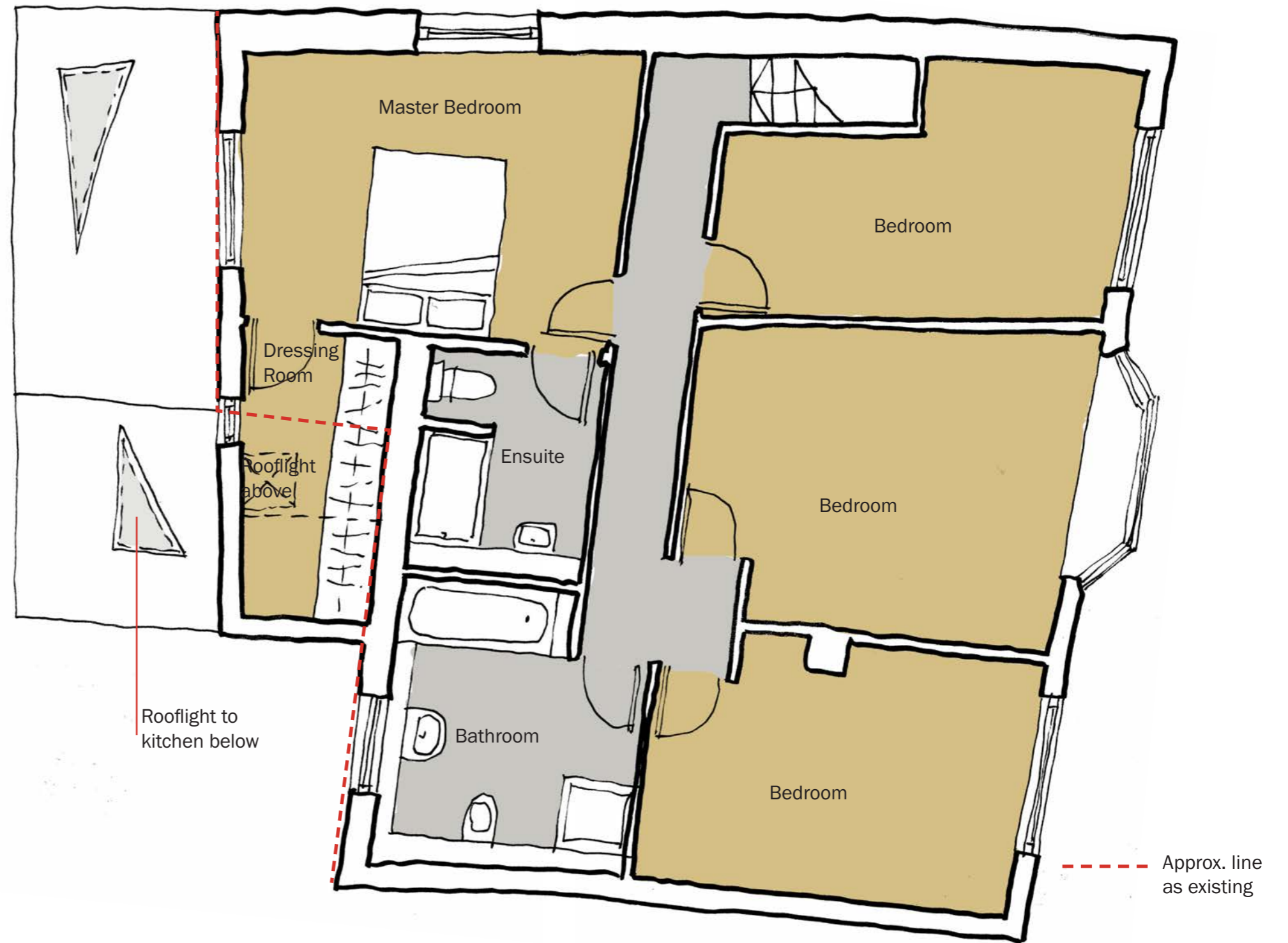
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Exposed Structure

The house has low ceilings with exposed beams and these are an important part of its character. These beams are present in the dining room (shown grey, above). In order to support these beams and the walls of the house above, it is proposed to use steelwork that is visible and exposed, (shown in green, above). This will continue the aesthetic of exposed structure and make a contemporary statement feature of the space, mixing modern steel with traditional timber structure. The images on the left are examples of exposed steel structures.

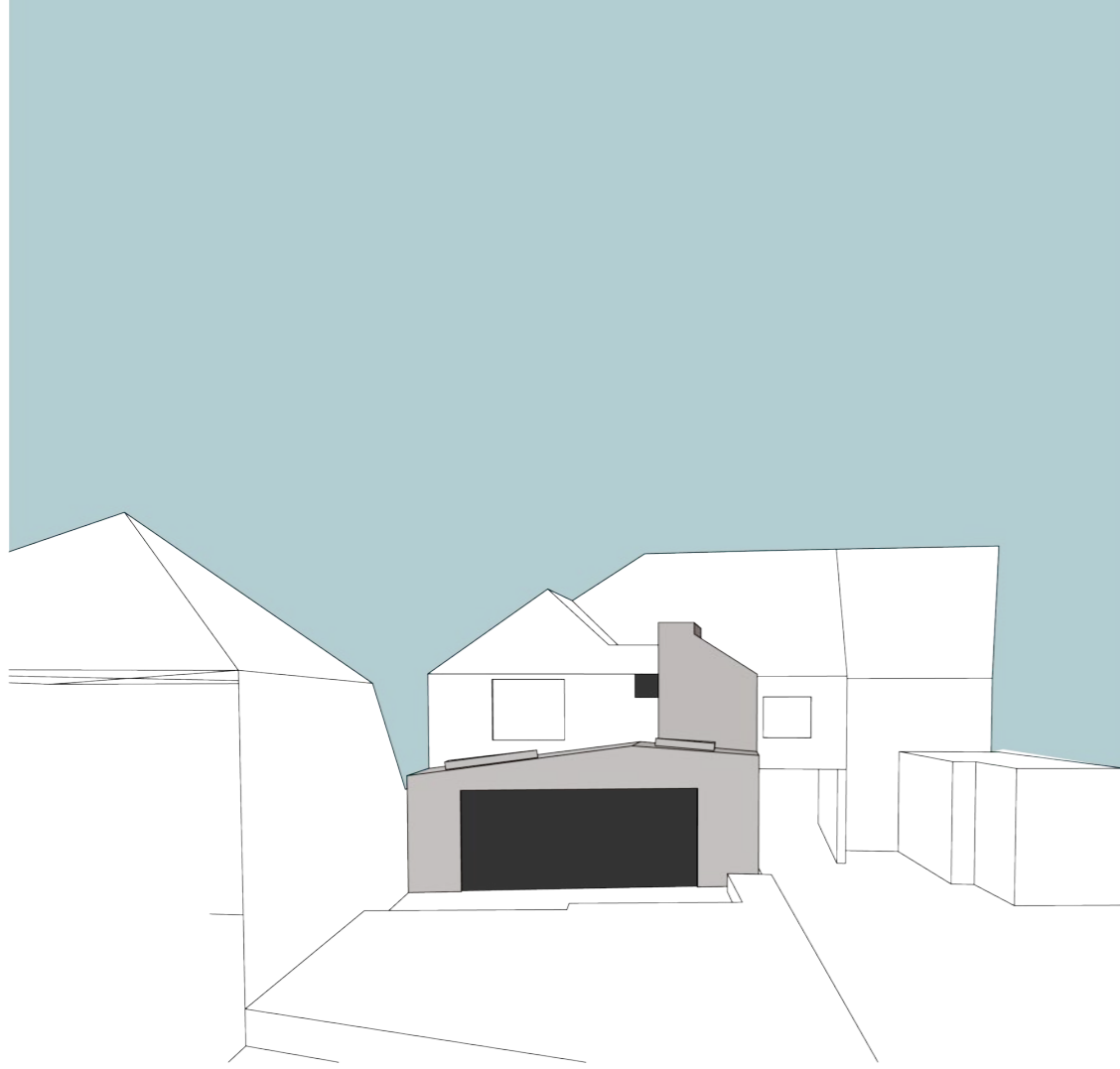
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Proposed First Floor Plan

The extent of works at first floor are confined to the removal of an existing chimney breast (believed to be a boiler flue) and the creation of additional space for the master bedroom, by extending the existing cupboard space to create a dressing room. This element is clad in the same material as the ground floor addition. The first floor addition extends to the east and does not extend beyond the existing first floor building line.

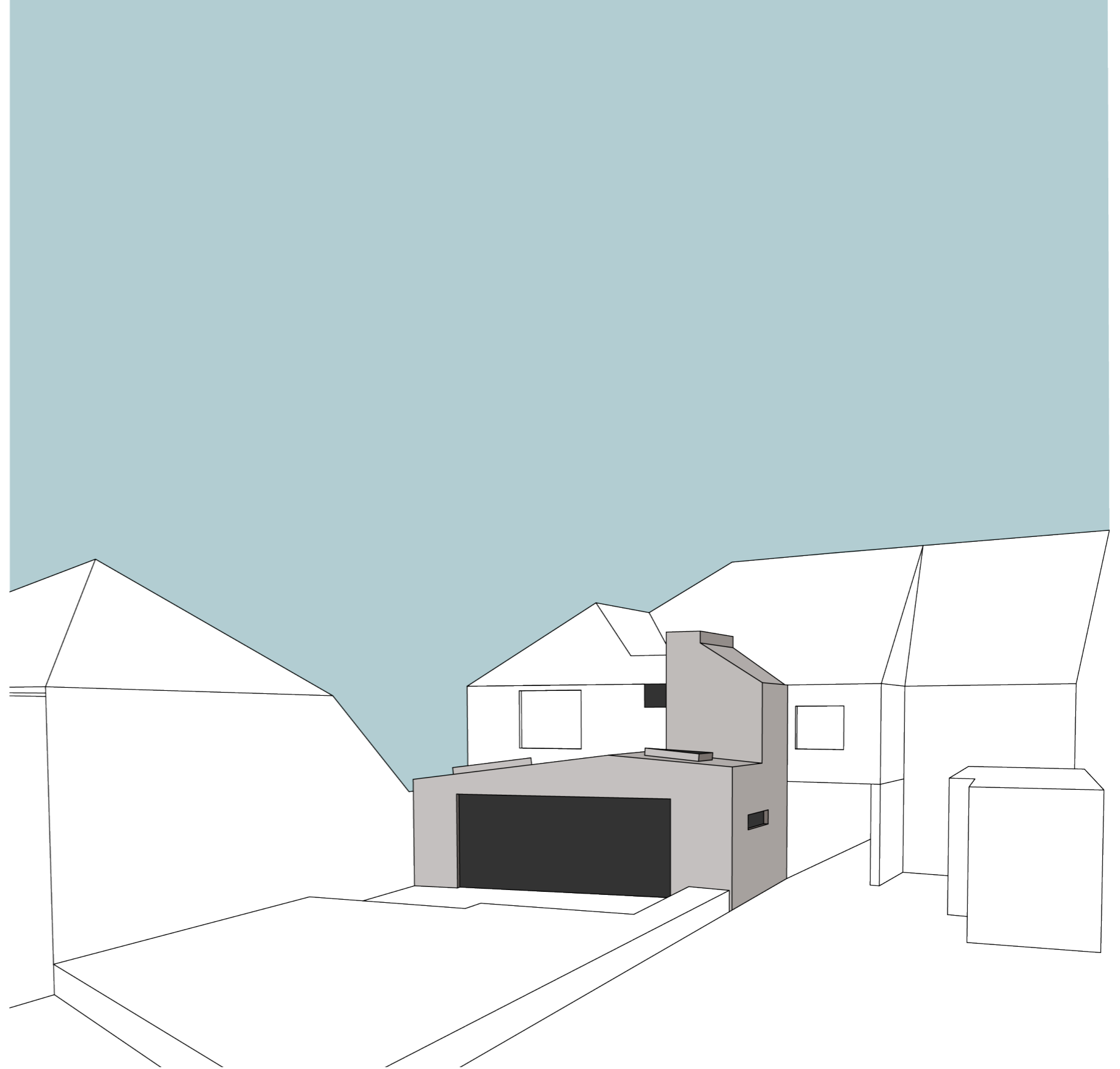
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Form & Massing

The proposals are clad in standing seam metal cladding which provides a contemporary juxtaposition to the white brick and allows for a very shallow roof pitch, which mitigates any adverse impact to the neighbouring property by maintaining a roof line very close to the existing level of the lean-to utility room.

The sculptural form of the first floor dressing room with its rooflight provides natural daylight, whilst maintaining privacy. The positioning of the first floor addition is in line with the existing rear wall, and does not project beyond, thus reducing and minimising any visual impact on the neighbouring property, the Old Bakery Cottage. The rear facade of the neighbour to the other side, the Old Post Cottage, is set back behind Ye Olde Coach House, so there is no direct line of sight from the main part of the house towards the proposals.



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Slimline sliding glass doors

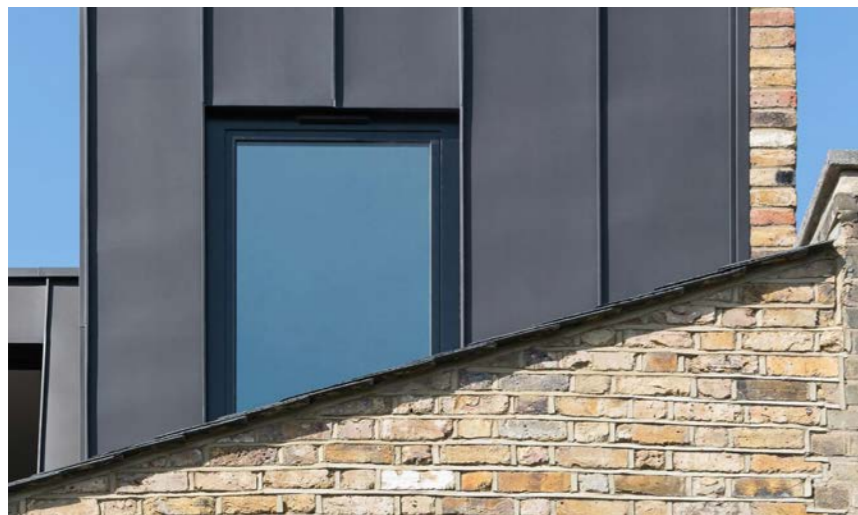


Standing seam metal cladding examples



Standing seam coated steel cladding - proposed colour
Anthracite RAL 7016

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Standing seam metal cladding examples

Standing seam cladding and triangular rooflight examples