



# CLOSE HOUSE, DALTON | PLANNING DESIGN STATEMENT

DECEMBER 2022

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## INTRODUCTION

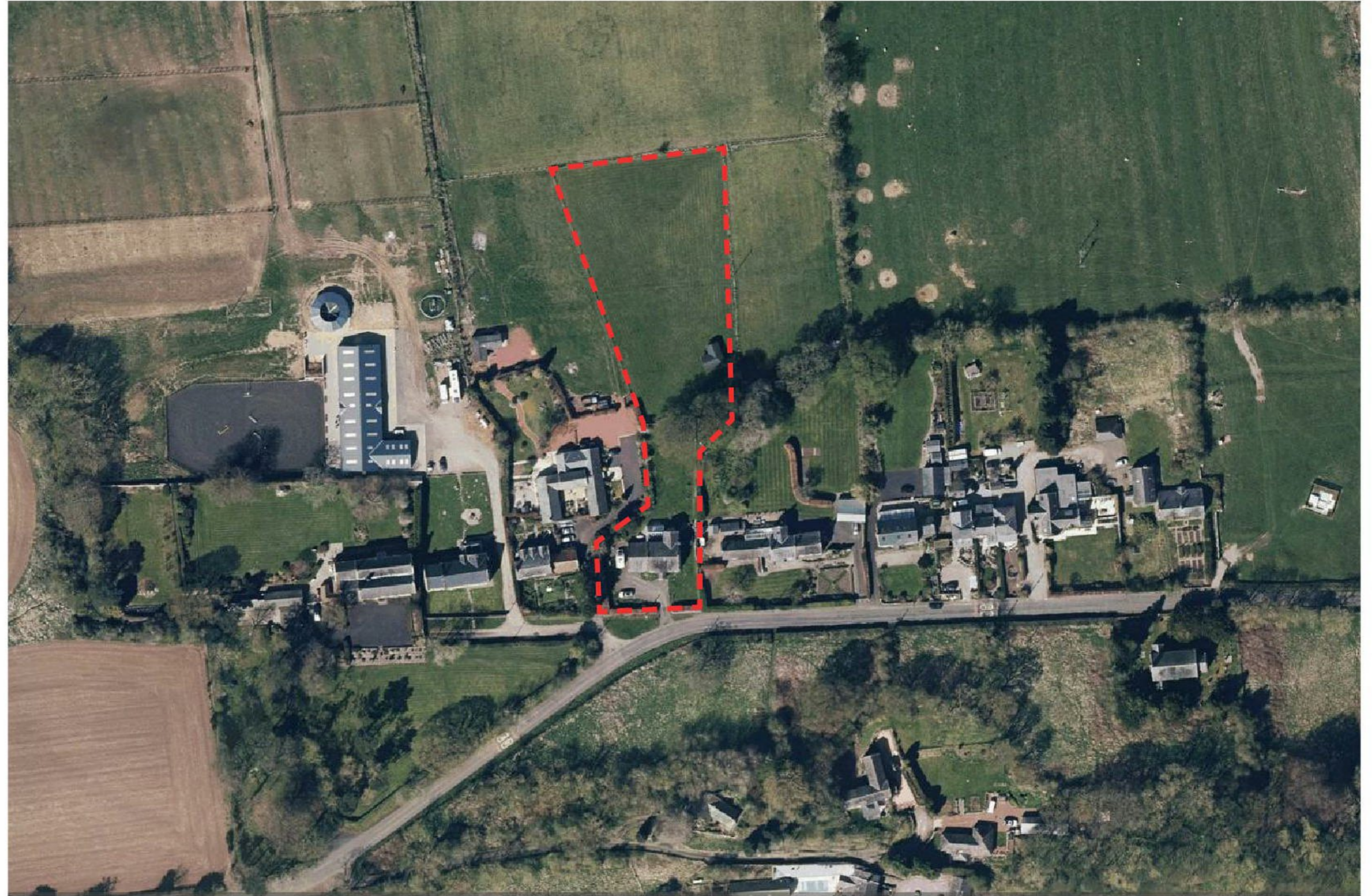
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Close House in Dalton is a four-bedroom detached home with a front parking area and an extensive rear garden to the north.

The property was built relatively recently in 1985, it is not listed and sits out-with any conservation areas.

The proposed alterations to the house include internal reconfigurations to the ground and first floor levels and a single storey extension to the rear to create an open plan kitchen, living and dining space with strong connection to the garden.

Jones Robbins Tobin are delighted to have prepared this design statement that outlines our approach to materiality, form, and context.





# EXISTING SITE PHOTOGRAPHS

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# EXISTING PROPERTY

The existing house is set within a mature garden with extensive grounds to the north of the property.

Currently the internal spaces are enclosed and do not flow effectively into the garden or each other.

Our clients are seeking to open up the rooms and provide a stronger connection to the garden.

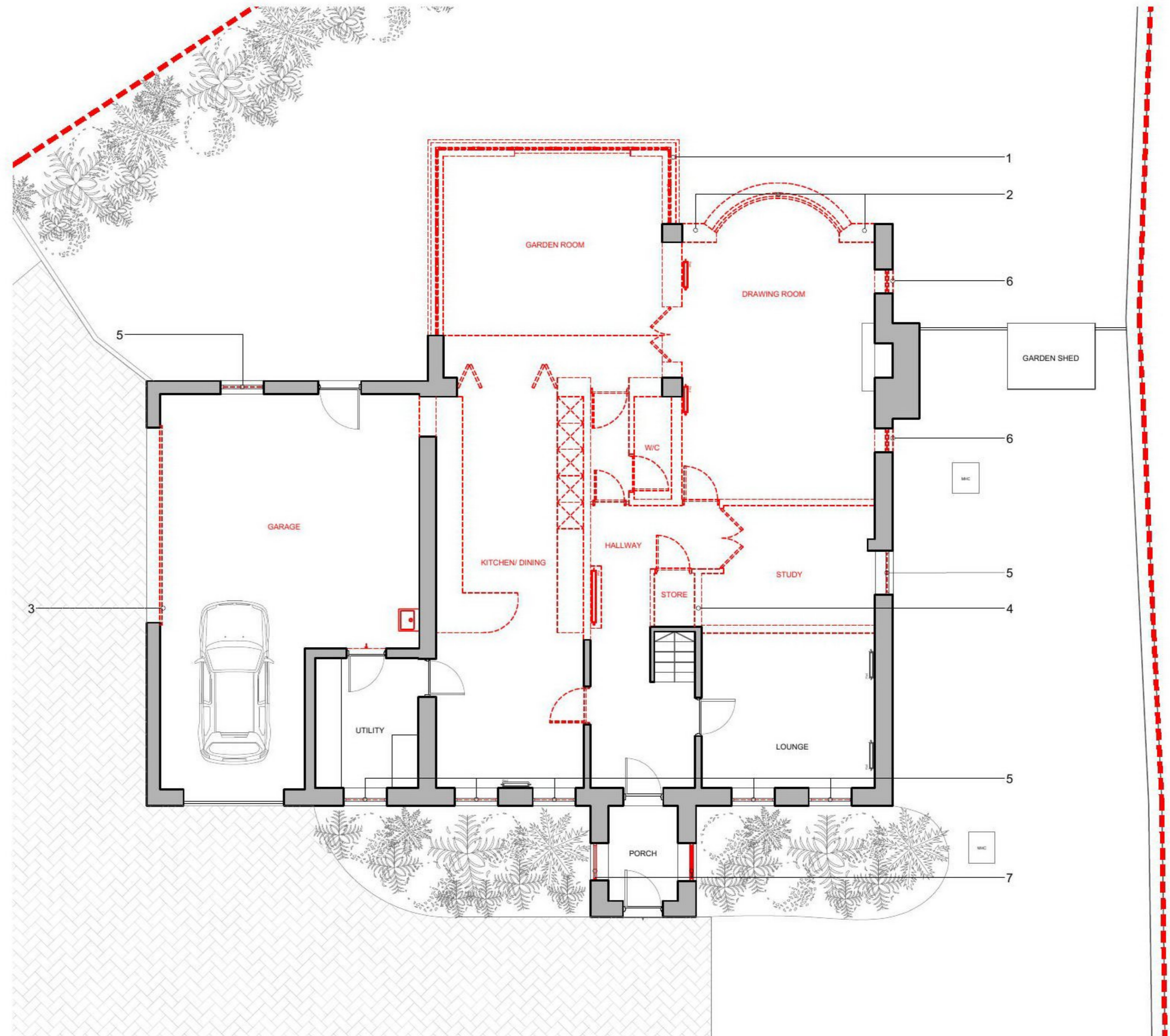
To achieve this, they would like to remove the existing rear bay and create a large floor to ceiling opening.

The existing garden room is also to be removed as it tends to overheat in the summer and is cold during the winter months, impacting its use.

Internally we intend to remove some of the partitions to enable a free flow between the day spaces of the house.

We are also seeking to alter the existing garage door to the west of the property.

The ground floor removals/demolitions are shown in RED.



## DRAWING KEY

■ EXISTING ■ BOUNDARY - - - DEMO

- 1 Existing glazed walls and roof removed
- 2 Existing curved bay and side walls removed
- 3 Existing garage door removed
- 4 Internal walls and partitions removed
- 5 Existing windows to be refurbished
- 6 Existing opening to be cut down to floor level, cill retained for re-use and window replaced
- 7 Existing porch windows to be replaced with windows from master bedroom and refurbished to create two over two astragal pattern

EXISTING FLOOR PLAN WITH DOWNTAKINGS



# PROPOSALS

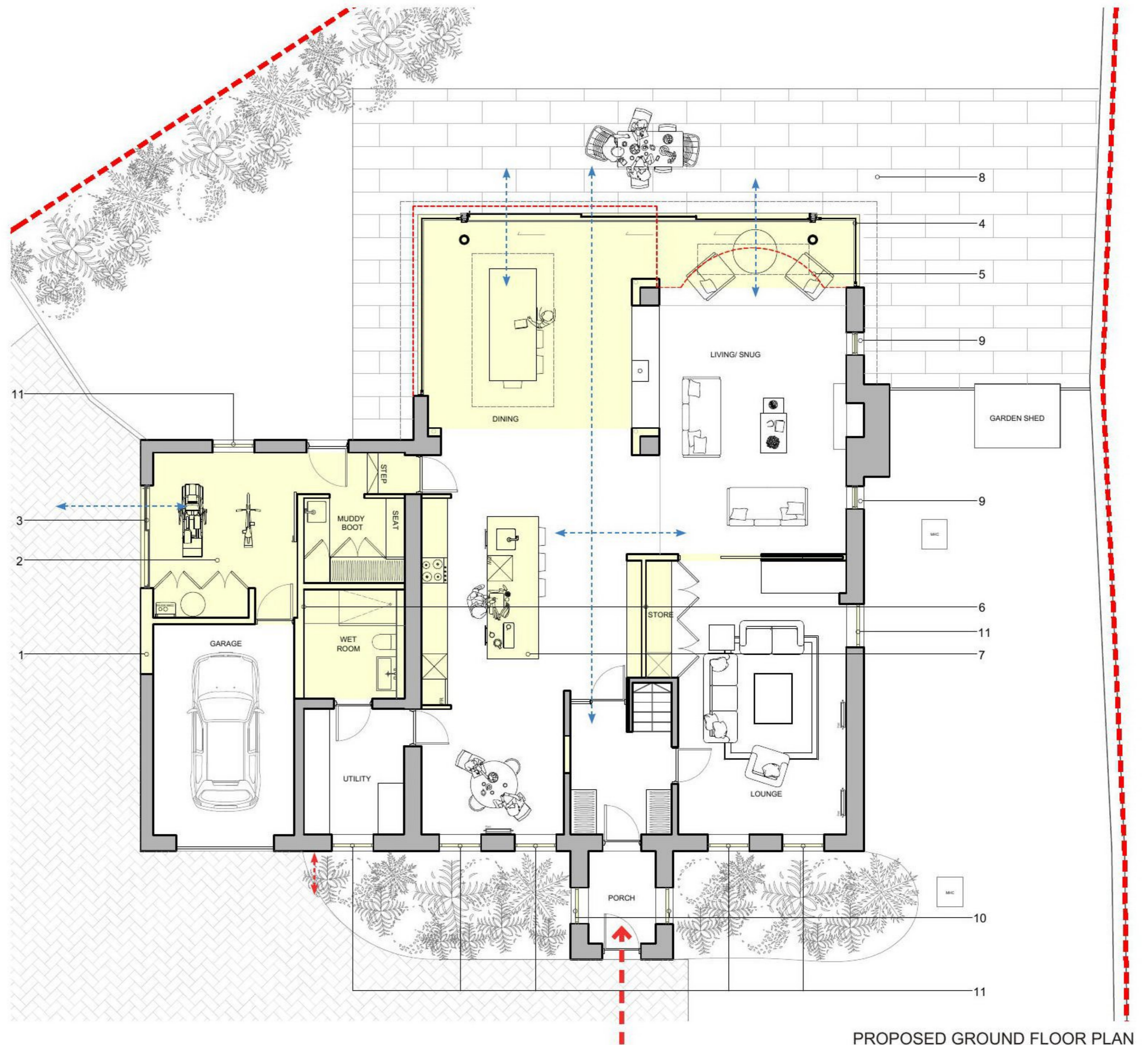
Our client intends to extend to the north of the property to engage directly with the garden.

This will form a new open plan space with views from the entrance to the garden and strengthen the connections between the living room, dining room and kitchen areas.

The garage will also be reconfigured to create a gym and the rear entrance space altered to provide a more useful boot room.

The amendments upstairs focus primarily on the sanitary accommodation and changes to the master bedroom.

The existing access to the site and property remains unchanged.



PROPOSED GROUND FLOOR PLAN

## DRAWING KEY

EXISTING BOUNDARY DEMO

## DRAWING NOTES

- 1 Horizontal Accoya timber clad infill to existing opening. Medium Oak treatment with secret fixings in a rainscreen profile
- 2 Existing garage refurbished to provide gym, wet room and boot room facilities
- 3 Aluminum glazed unit - anthracite grey
- 4 New glazed extension - aluminum glazing system - anthracite grey
- 5 Line of existing facade and bay window
- 6 Reconfiguration of internal walls
- 7 New kitchen cabinets and island unit
- 8 New stone external paving, natural stone
- 9 Existing opening to be cut down to floor level and existing cill re-fitted at low level with new timber frame window installed, paint finish
- 10 Existing porch windows to be replaced with windows from master bedroom and refurbished to create two over two astragal pattern
- 11 Existing windows to be refurbished to create two over two astragal pattern



## FORM AND CONTEXT

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With the existing bay and garden room removed, our clients are seeking to create one unified modern extension. This will be largely glazed with a projecting flat roof.

Sliding screens will open onto a large stone patio to enjoy the sun in the morning and the evening.

As much of the works are to the rear, none of the new massing should be visible to the street-scape.

On the upper level, we propose to enlarge the existing window to the master bedroom by lowering the cill to floor level and removing the central pillars.

We do not believe this will cause any privacy issues as we are not widening the opening. The minimal section of the adjacent garden that can be seen is obscured by the existing hedge. Please refer to the photograph below.



OVERVIEW OF REAR EXTENSION



VIEW FROM MASTER BEDROOM



PROPOSED REAR EXTENSION



## FORM AND CONTEXT

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With the removal of the existing garage door on the west elevation our clients intend to introduce a glazed sliding door and an adjacent infill timber panel.



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



# MATERIALITY

The extension is predominately glazed with projecting aluminium eaves.

The roof is flat with an anthracite grey single ply membrane.

The window to the master bedroom will have inset aluminium glazing and a frame-less Juliet balcony.

The paving is to be a natural stone running from the interior to the exterior.

PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



New works highlighted in yellow

## DRAWING NOTES

- 1 New Glazed extension - aluminum framing, anthracite grey
- 2 Existing window opening to master bedroom enlarged and new aluminum window and glass Juliet balcony proposed
- 3 Existing windows refurbished to create two over two astragal pattern
- 4 Projecting aluminum roof edge - anthracite grey
- 5 New stone external paving
- 6 New vertical flue - anthracite grey
- 7 Existing slate roofing to be removed on existing garage structure and replaced with Photovoltaic slates



Solar Slate



Aluminium glazing



Aluminium projecting roof edge



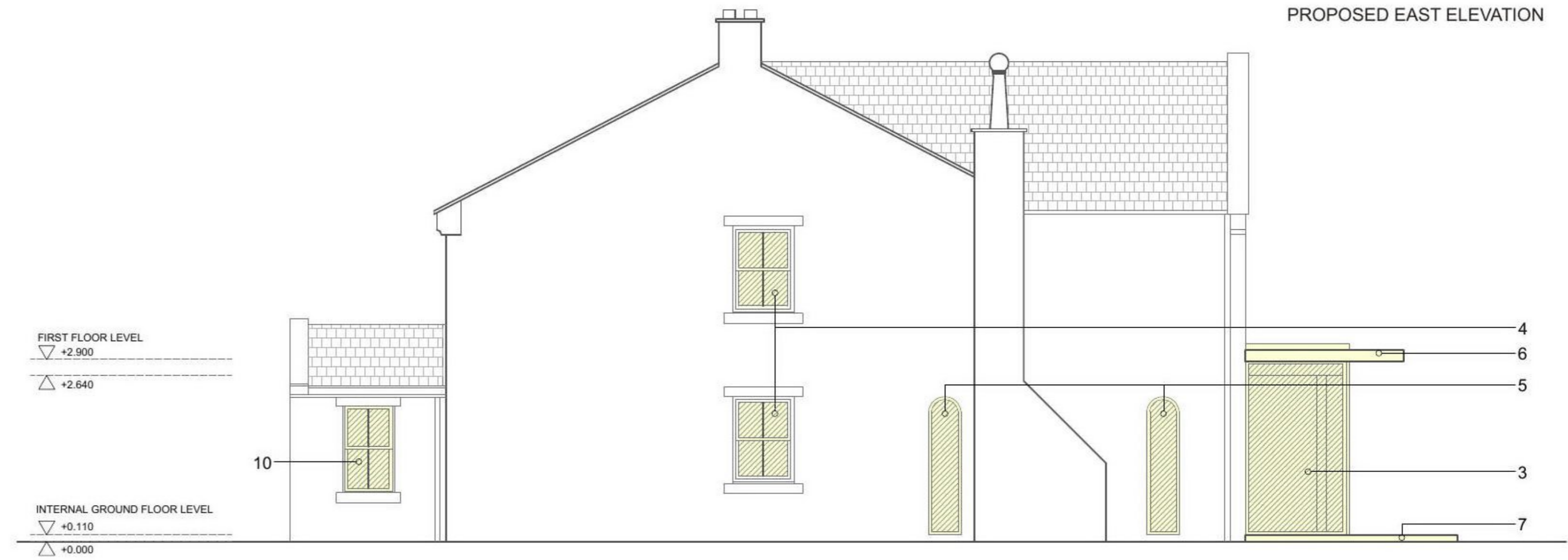
Frameless inset Juliet balcony



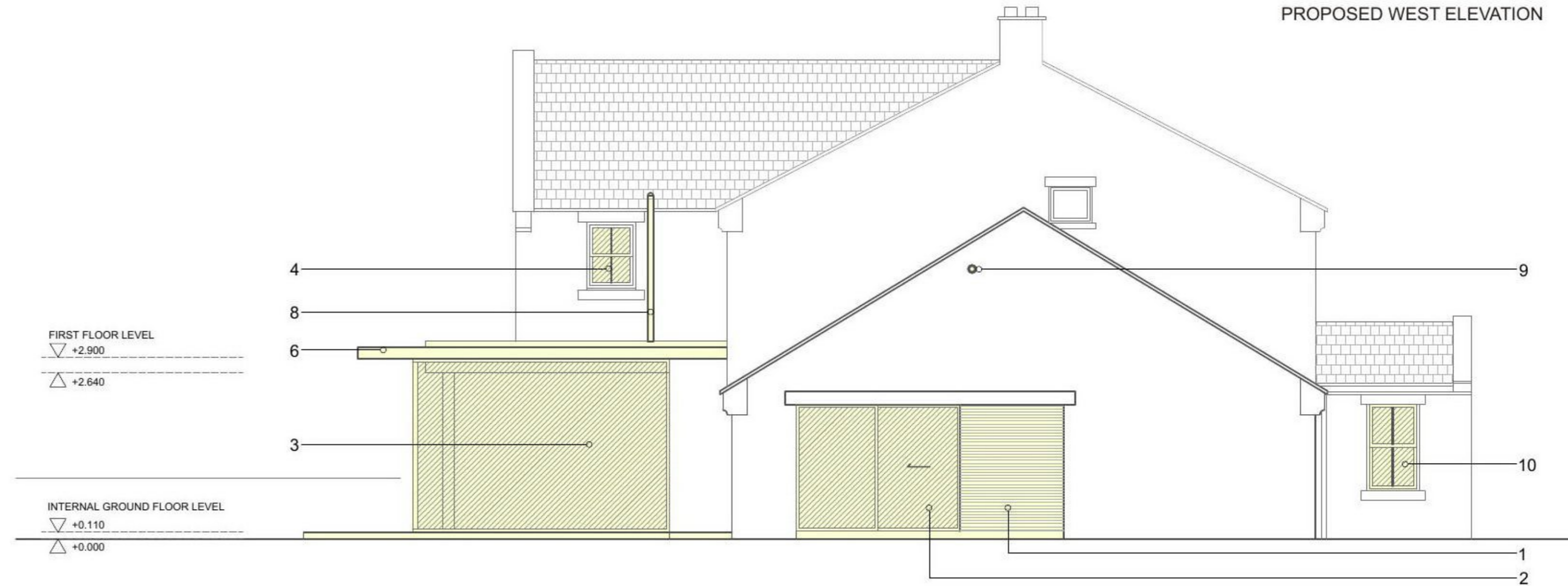
# MATERIALITY

The area of infill to the garage door on the west elevation will be in-filled with horizontal timber cladding similar to the image below.


The existing windows are to be refurbished to change from a six over six astragal pattern, to a two over two pattern. This is more in keeping with the typical fenestration pattern on the street.



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION

 New works highlighted in yellow

## DRAWING NOTES

- 1 Horizontal Accoya timber clad infill to existing opening. Medium Oak treatment with secret fixings in a rainscreen profile
- 2 Aluminum glazed unit - anthracite grey
- 3 New Glazed extension - aluminum framing, anthracite grey
- 4 Existing windows refurbished to create two over two astragal pattern.
- 5 Existing opening to be cut down to floor level and existing cill re-fitted at low level with new timber frame window installed, paint finish
- 6 Projecting aluminum roof edge - anthracite grey
- 7 New stone external paving, natural stone
- 8 New vertical flue - anthracite grey
- 9 Existing elevation to have a new core hole and proposed boiler flue pipe
- 10 Existing porch windows to be replaced with windows from master bedroom and refurbished to create two over two astragal pattern



Typical two over two window pattern of the streetscape



Horizontal timber cladding



## DESIGN PRECEDENTS

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We have included some precedent images with a similar design ethos to what we are aiming to achieve.

These provide inspiration for the detail and types of spaces proposed.





## VISUALISATION

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Shown adjacent is a before and after image demonstrating proposed amendments.

You will see the alterations create an improved connection between the house and the garden. One that clearly delineates between the new form and the existing house in a sympathetic manner.



EXISTING



PROPOSED



## CONTACT DETAILS

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We are a driven, young, creative practice that strives to design ecological and award-winning architecture in Scotland. We pride ourselves on the strong design team relationships we build throughout every project. A transparent close working design team often lead to the best projects with personal attention paid to every stage of the process. We are excited to develop proposals for your home, adding to our growing portfolio of highly crafted domestic architecture.

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