

- 19 JOHN STREET -

MAY 2023 - PLANNING

# - CONTEXT -

LOCATION IN THE EBBW VALLEY IN CWMCARN



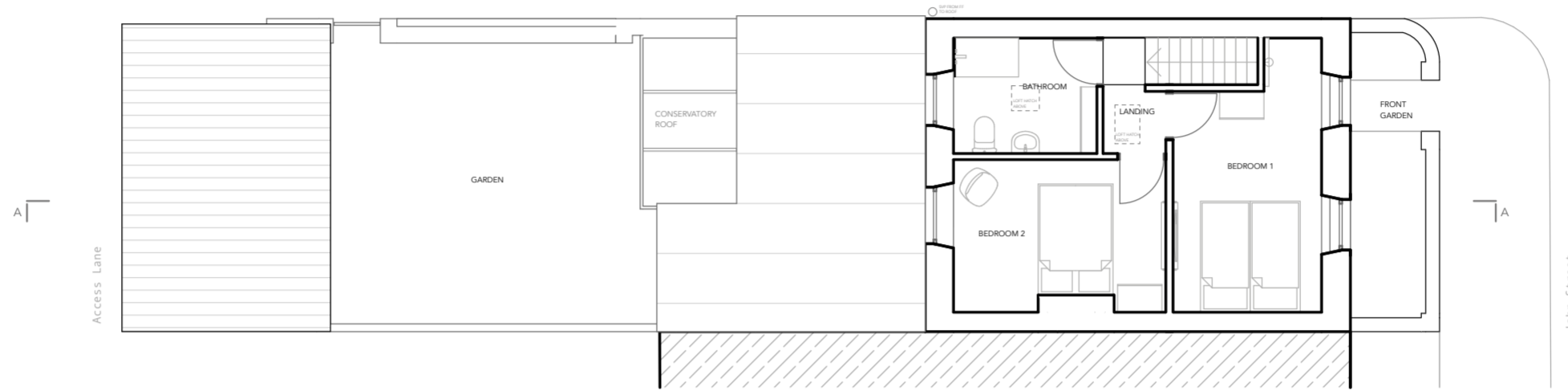
## LOCATION

The house is located in a historic miners' development from the 1920s typical for the area and time, with 2-storey terraced housing made of stone and buff brick detailing.

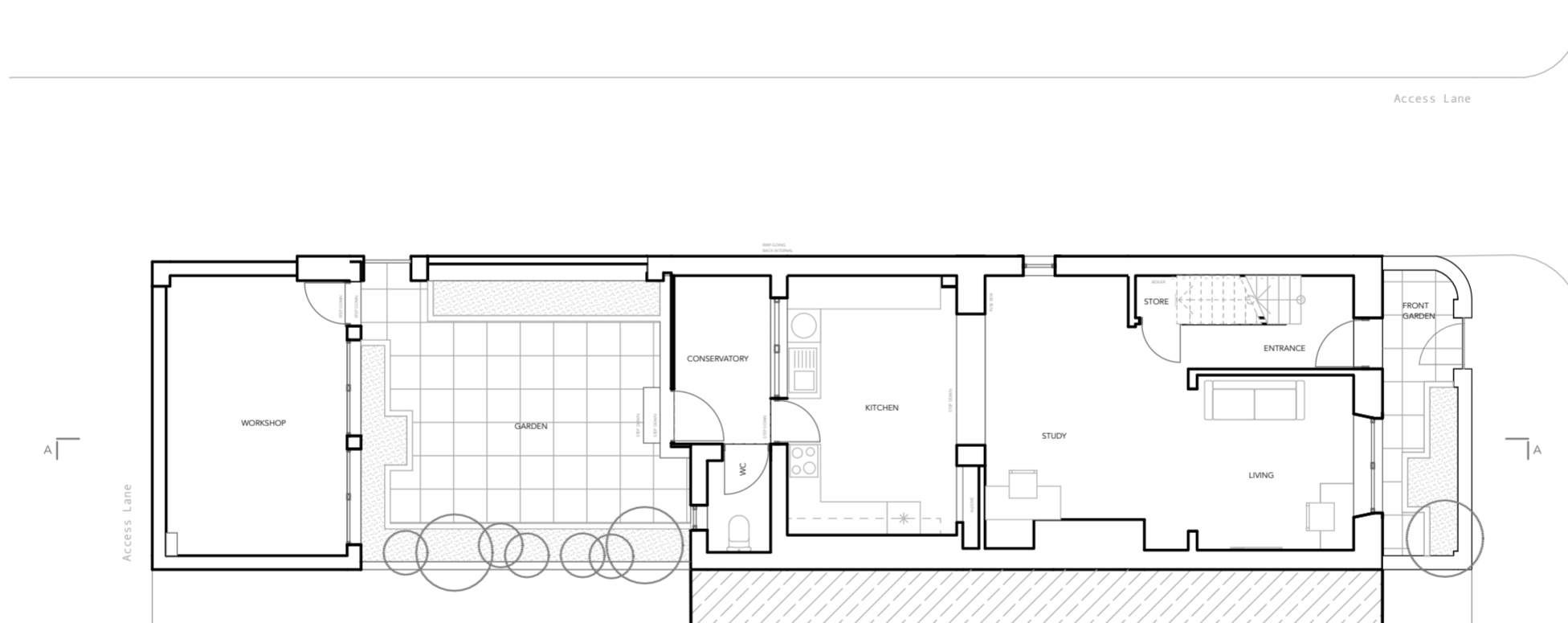
It is an end of terrace property with access down the side, existing rear extensions and workshop at the back.

# - THE EXISTING HOUSE -

## SURVEY DRAWINGS AND DESIGN OPPORTUNITIES



Existing First Floor



Existing Ground Floor

## SITE ANALYSIS

- Opportunity to open the house up to the south-facing garden
- Level difference across the site with multiple steps as part of the individual extensions
- Very open-plan ground floor, but central circulation makes spaces not very functional
- Limited opportunity to extend on first floor due to constrained width
- Poor relationship with the garden due to existing extensions and conservatory
- Generous loft space

# - THE EXISTING HOUSE -

SURVEY DRAWINGS AND DESIGN OPPORTUNITIES



Existing Front Elevation



Existing Rear Elevation



Front View



View down the Side



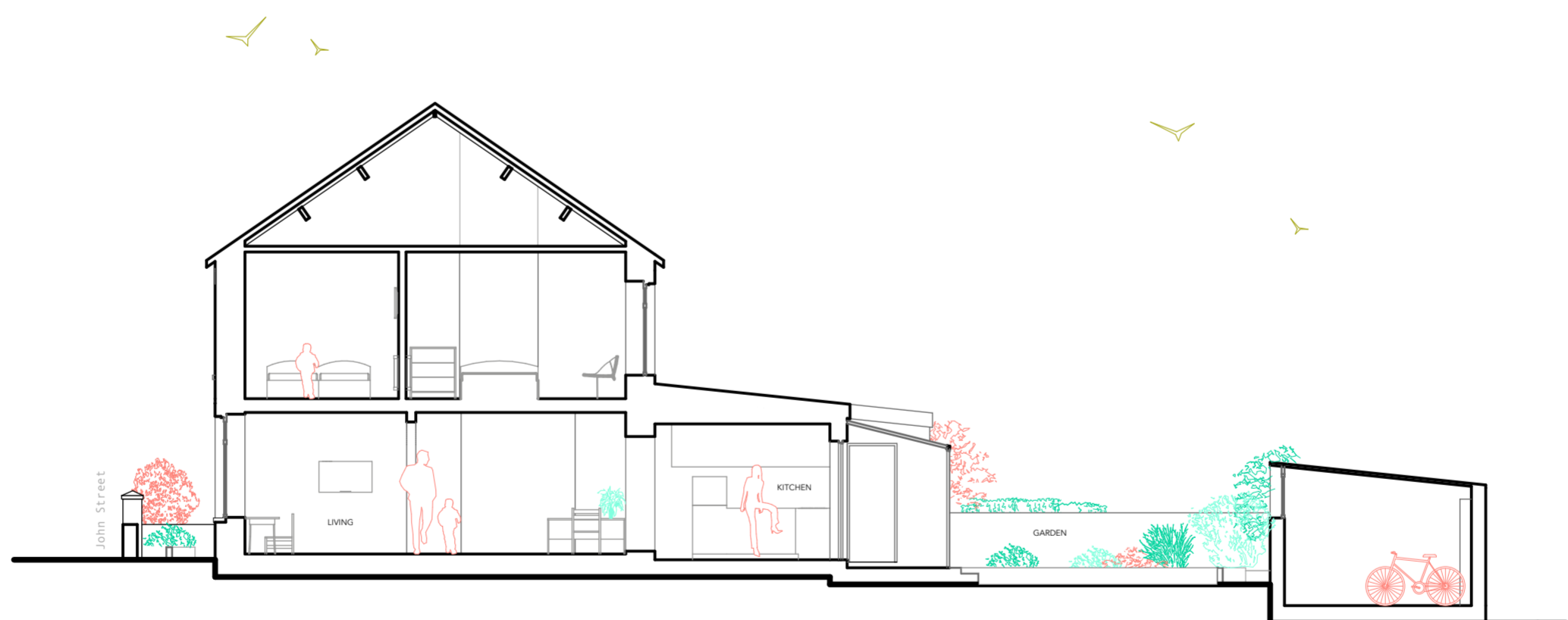
Rear View

# - BRIEF AND OBJECTIVES -

## SETTING DESIGN GOALS

### BRIEF

- Increase sense of space in small 2-bedroom terrace
- Provide better flow and circulation within the house
- Make the existing spaces more functional and usable
- Loft conversion to provide an additional master bedroom so each son can have their own room
- Rationalise storage and utility spaces
- New kitchen and dining area
- Create a better connection to the garden and outside space
- Retain the workshop as studio/office space
- Integrate easily accessible bike storage
- Multi-functional use of the space and clever integration of uses with limited budget

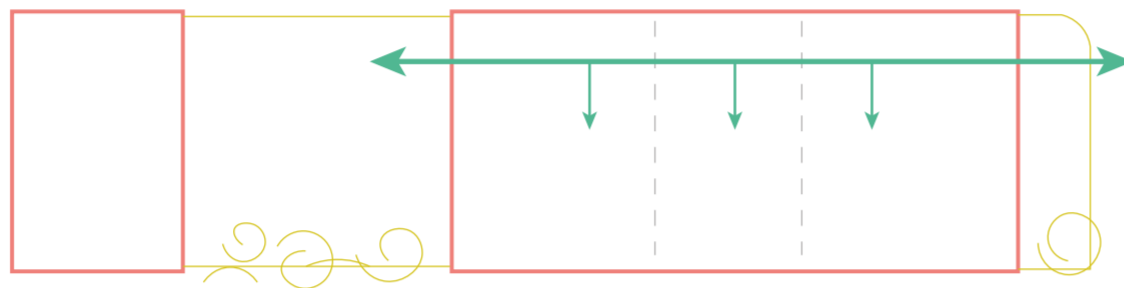


EXISTING SECTION

0 1 2.5 5

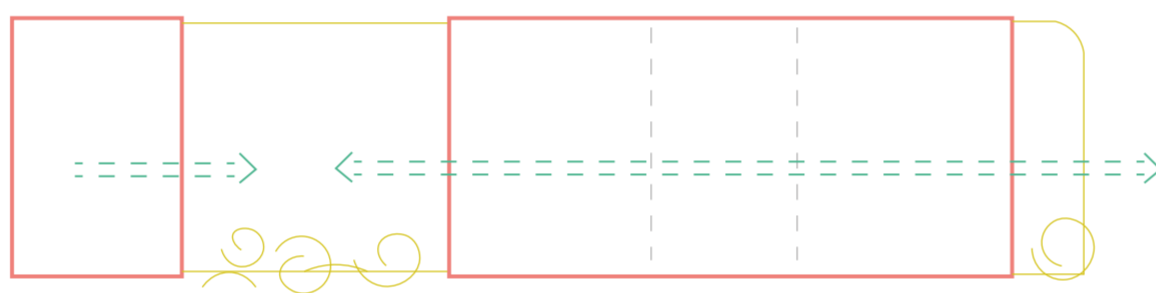
# - DEVELOPING CONCEPT IDEAS -

## KEY DESIGN PRINCIPLES



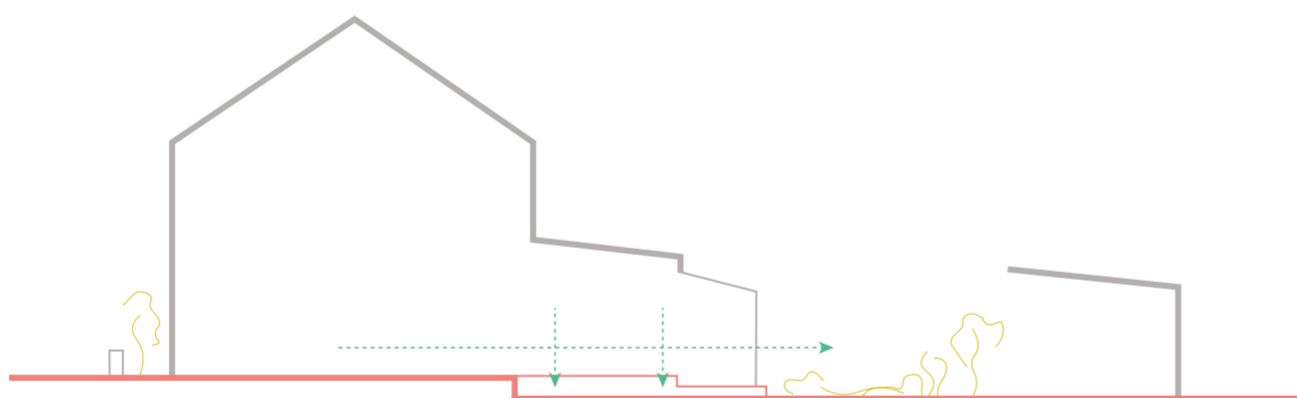
Rationalising utility spaces by introducing a service corridor with built in storage.

FLOW & FUNCTIONALITY



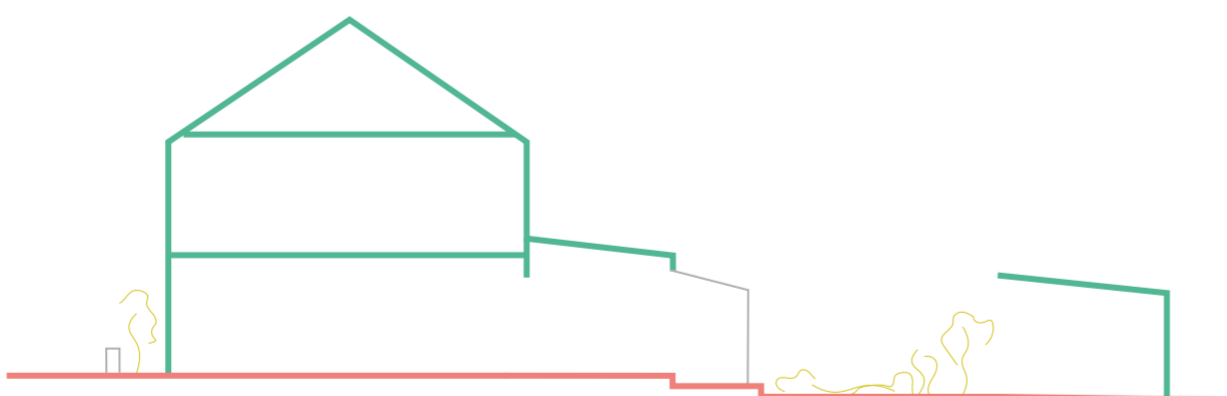
Opening up and connecting views to the rear garden from all internal spaces.

CONNECTION TO GARDEN



Improving circulation and flow by lowering the threshold between the garden and kitchen.

SIMPLIFYING FLOOR LEVELS

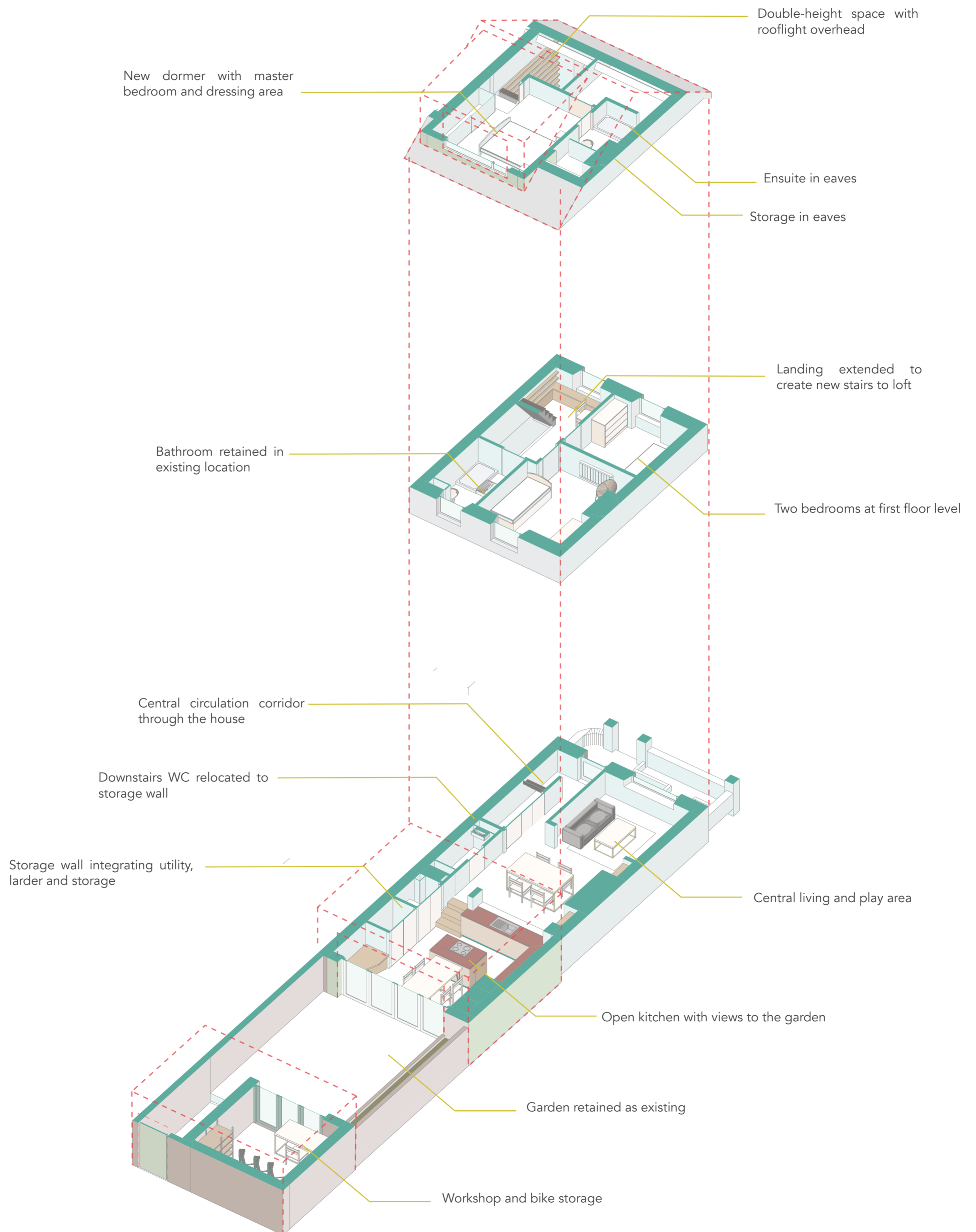


Utilising the existing structures where possible to make the build cost-efficient and multi-functional.

MAKING USE OF THE EXISTING

# - DESIGN PROPOSALS -

## AXONOMETRIC BREAKDOWN



# - THE PROPOSED ELEVATIONS -

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Proposed Front Elevation



Proposed Rear Elevation



Front View

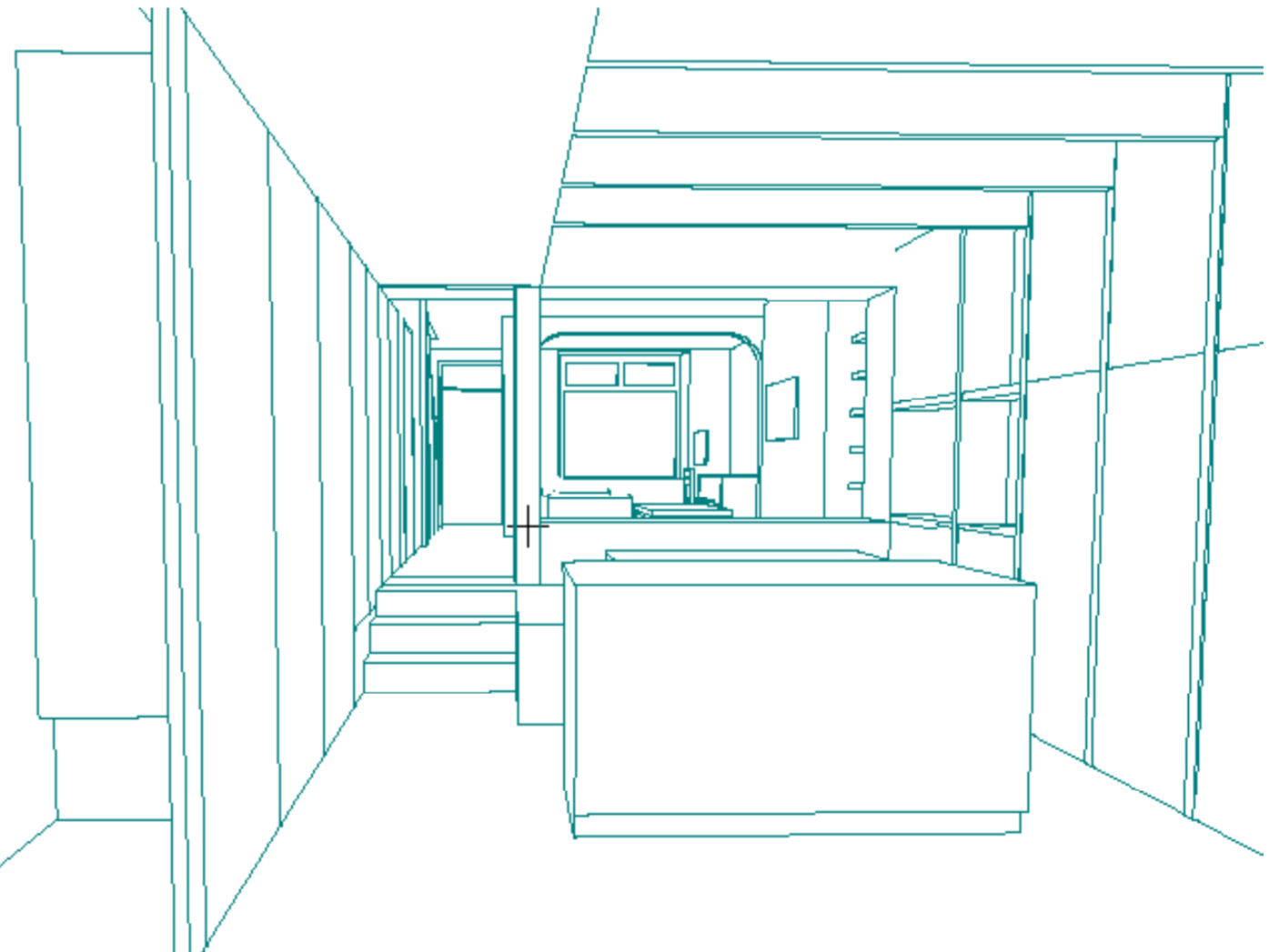


Rear View



# - PRECEDENTS -

## OPEN KITCHEN AND DINING

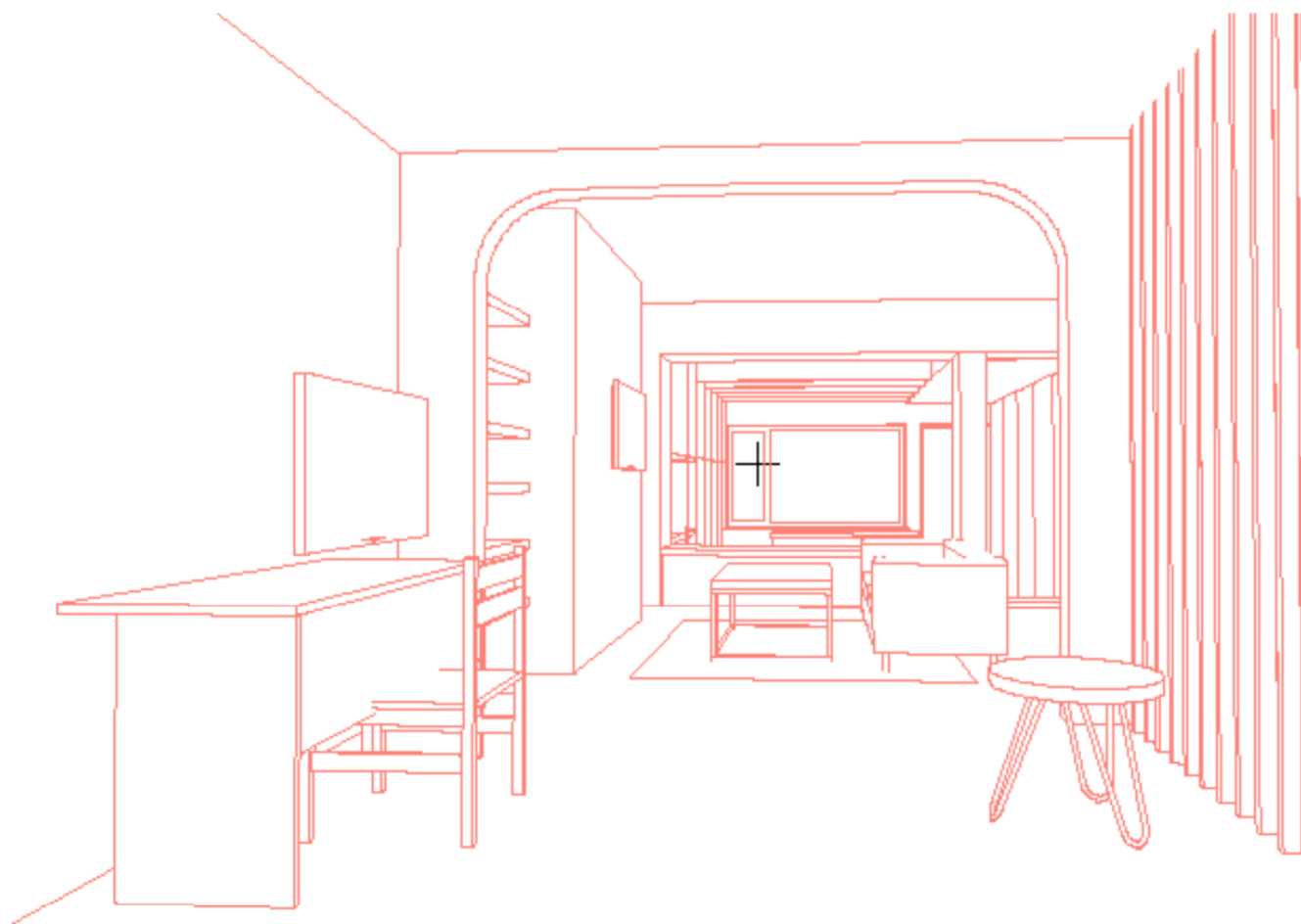


MAIN CIRCULATION CORRIDOR WITH INTEGRATED STORAGE WALL AND LEVEL DROP



# - PRECEDENTS -

COLOURS AND ACCENTS



VISUAL CONNECTIONS  
ACROSS ALL LIVING AREAS  
ON THE GROUND FLOOR



# - PRECEDENTS -

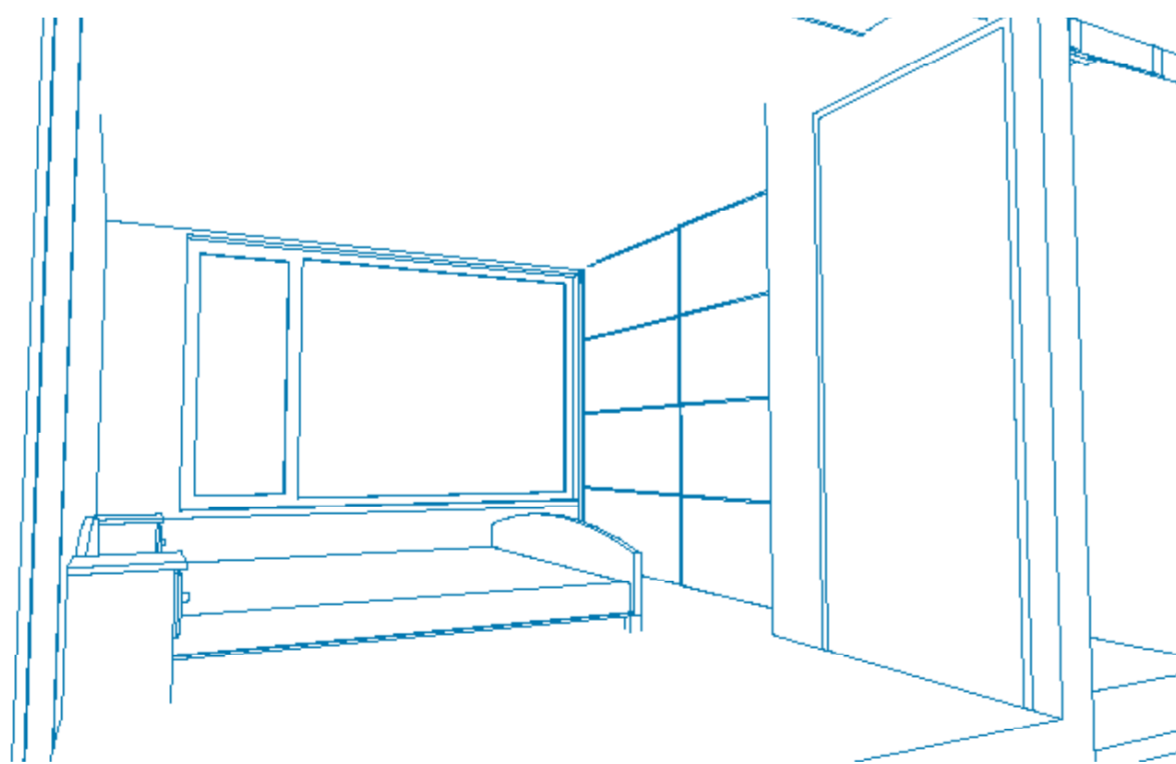
BRIGHT MATERIALS AND SIMPLE FURNITURE



USE OF SIMPLE MATERIALS  
AND GRAPHIC COLOURS TO  
SET ACCENTS

# - PRECEDENTS -

SUBDUED MATERIALS TO THE EXTERIOR



DORMER EXTENSION CREATING NEW MASTER BEDROOM

# - PRECEDENTS -

SUBDUED MATERIALS TO THE EXTERIOR

