

Project: Popples, Barrells Road, Thurston

# Design Proposal Document

Proposal: Single storey rear extension and single storey porch to front of property

Date: June 2023



## Introduction

The proposal seeks to replace/amend a current permission that is in place for the property. The existing permission ref: DC/21/05554 was for a large double height contemporary addition to the rear of the host dwelling with minor additions to the front of the property.

Unfortunately, the original design was highly complex and has proven to be unviable due to significant increases in material costs.

Fabric First Architects have therefore been commissioned to design a scheme that is reduced in scale but still provides a contemporary addition to the existing property. We have undertaken a Pre-Application for the proposal and received positive comment as part of that process.

## Requirement

The client's aspirations for the project is to create a home with improved flow and connection. The original building is a series of small spaces with various level changes leading to a larger living room space. The ambition is to add an open plan living space which connects to the existing rooms and improves the potential use of each space and the overall use of the house in general.

In addition to this they also wanted to provide a focal point to the front of the house for visitors. Previous adjustments to the house have left the front of the property without a clear primary entrance point. The client, having lived at the property for a few years now, identified that the entrance by the driveway is the most natural point of entry but as an entrance space is underwhelming. Therefore, the proposal seeks to amend this but creating a porch of a scale and style that is identified as the main entrance and provides some visual interest to the front of the property.

## Design Approach

The ethos applied to the new proposals is one of an evolutionary step from the permitted scheme. It has to provide the applicant with a building that achieved the original schemes room provision, provides a design aesthetic that is cohesive and complimentary addition to the existing building and most importantly will be cost viable.

In its most simple form the extension is a linking volume that sits just beneath the main roof. This volume and mass is more forgiving to the existing building and provides a cleaner connection between the proposed and existing.

The simple mass, lends itself to simple fenestration and a more modernist design language as a result. The applicant is very keen to have strong visual and physical connection between the inside and outside spaces. This is delivered via the 3 bay sliding door and the window that wrap around the kitchen zone.

Materials have also been kept simple. The use of timber cladding to make the building a softer more tactile addition but with elements of fair face brick to help tie the proposed to the existing. The roof will be a sedum roof in order to reduce water run off but also improve biodiversity and the view out of the first floor windows – the roof scape becoming as extension of the landscape when viewed from the first floor.

The new entrance has been designed in a more traditional style to give the streetscape some visual coherence and to be more in keeping generally with the front elevation of the property with the dormer windows. Materials for this addition are likely to use the same brick as the rear extension and will employ tiles to match the existing or potentially a zinc roof to clearly identify it as more recent addition.

### **Proposed Porch**



Porch viewed from north west



Porch viewed from north east

**Proposed Rear Extension**



Concept view from south east



Concept view of the south elevation and sedum roof



View of glazed corner of kitchen



Oblique view of rear façade showing extent of glazing and overhangs

### **Summary**

Given the outline support from the Pre-Application process the hope is that this detailed application will receive support and achieve a Planning Approval.

The scheme is significantly lower than the previous permitted scheme and there is still a focus on good quality contemporary design that it will continue to be supported by the Planning Department.

The client has been very careful to develop a design that meets their specific aspirations for their home which produces a design that is still striking and contemporary yet less avant-garde than the permitted scheme.

We hope that this detailed application confirms that the proposals, as illustrated above and illustrated on the supporting drawings, meet with the planning departments support and that you are able to determine the scheme accordingly.