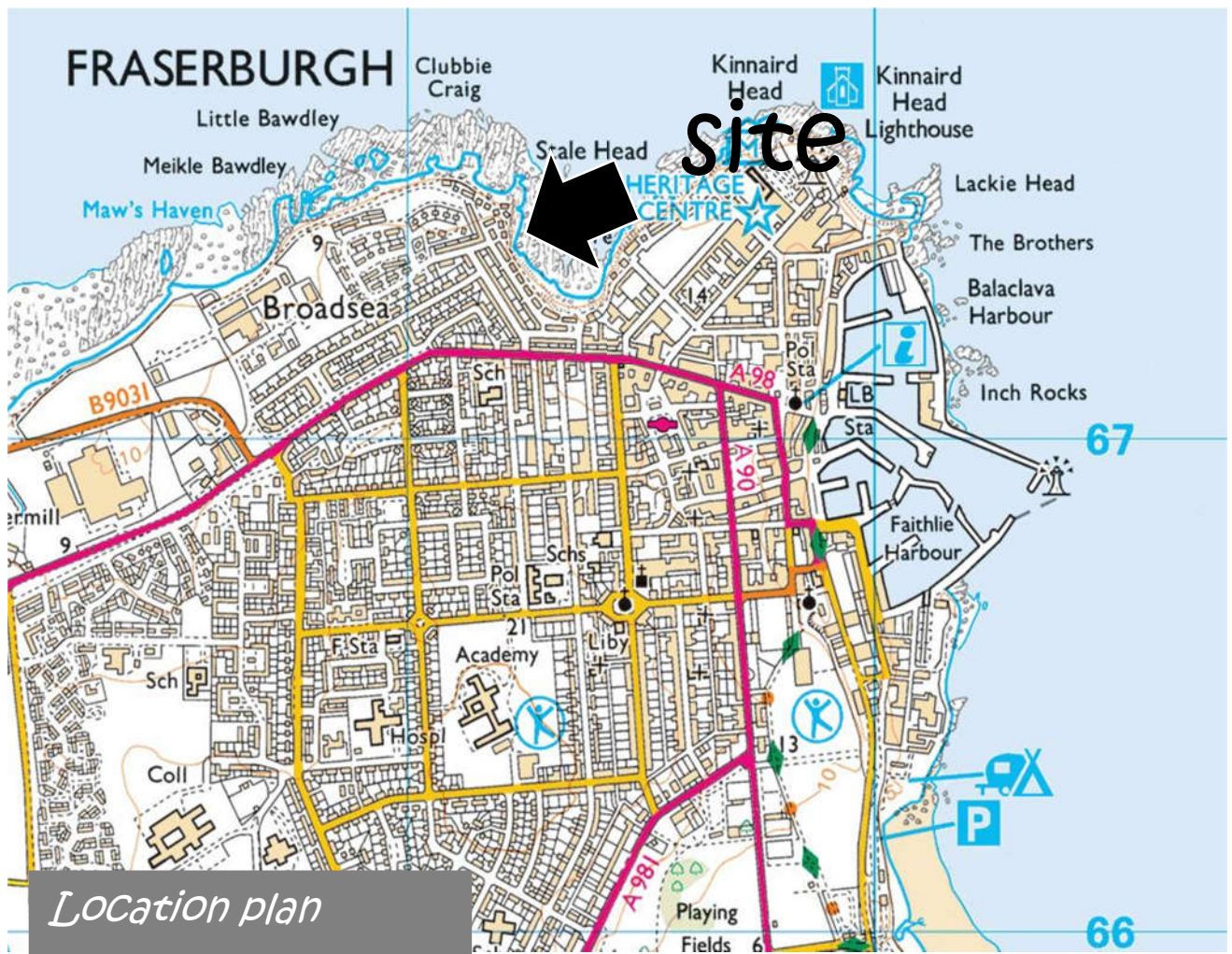




Design Statement for
extension to 39, Main Street,
FRASERBURGH, Aberdeenshire
AB43 9RT



The house is located to the north edge of Fraserburgh in an area called Broadsea which is a former old fishing village dating back to the 17th Century and beyond . Broadsea, also known as ‘The Seatown’ was originally a separate village which is now integrated into the town of Fraserburgh. The first houses were erected at the point of the headland and later the village extended further inland. The area has been designated as a conservation area and many of the buildings within are listed, as is our house.



Surrounding build

Broadsea village is formed in a grid type layout with many small traditional cottages directly fronting the street. The houses being either attached or separated with small access lanes. Most have little or no rear garden areas. The houses are a mix of single storey or storey and a half with the odd random mansard roof extension / or flat roof extension. External materials vary from granite & slate to wet dash render & clay tiles. Numerous outbuilding exist predominantly built in blockwork with sheet clad roofs. Many houses have had alterations with the addition of new windows and rooflights.





Adjacent houses



Adjacent houses



Adjacent houses



Surrounding houses to rear

Extg House & Listed Status

The house is listed with a ref LB 31921.

It is a category C single storey 2 windowed and centre door, heathen rubble build with a 70's flat roof extension to the rear.



Job 23034 39 Main St Fraserburgh



Rear garden



Rear garden view to larger houses at rear



Site

Historic aerial photo



Sun orientation

The dwelling faces NE onto the street with the rear garden having a southerly aspect benefitting from potential southerly sunlight due to the geometry of streets (no houses directly to the south).

Design Solutions

- Terrain

As the dwelling is situated on the coast, terrain is flat so obstacles will be the height of adjacent buildings in obtaining views and sunlight.

- Orientation

The extension is planned at the rear of the existing house which will be on the SW side. Therefore the South and West elevations will gain the maximum solar gain.

- Nearby Buildings

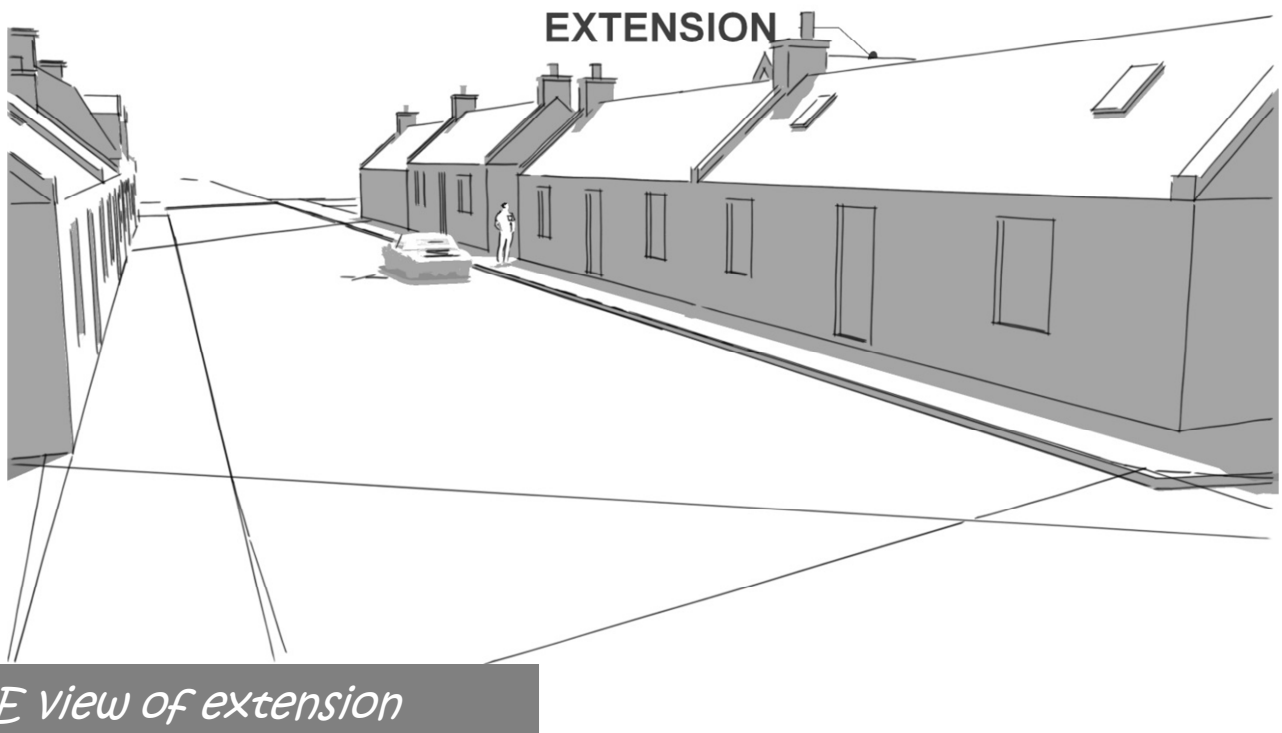
Spacing to nearby buildings has been taken into consideration with the extension spaced away from all boundaries. However any part of the extension sitting close to the boundary (North side) has been designed with reduced eaves height & no gables to minimise any overshadowing.

This is notwithstanding the presence of an existing tall blockwork Northern boundary wall which already has a significant overshadowing effect to no 41.

- Design

It was important to design the extension to maximise the accommodation with the minimum footprint so an open plan layout was adopted. This was because, as the existing house was small and the rear garden limited in area, achieving a reasonable layout for say a small family house meant creative use of all available sq.m's with no wasted space. The roof pitch was kept to a minimum to accommodate a small upstairs bedroom. This was constructed with no dormers just rooflights to reduce visual impact and privacy issues to neighbours. A high level window (approx. 1.6m to cill) was situated on both East & West gables to gain morning & evening sunlight upstairs without compromising neighbours privacy. Solar PV panels were incorporated to the South side for sustainable energy generation and Carbon reduction.

The height of the extension was kept to a minimum, the roof of the main extension steps down where it meets the rear of the old house to reduce any impact to the streetscape and avoiding any break in the original ridge line. Thus will retain the character of the old house from the street view as seen below.



Pallet of Finishes

A mix of traditional and modern traditional finishes are proposed, examples as shown below.

Cedral click linings



Cedral click linings



Slates



Alu Clad Windows

