

Design Statement

No2 FOXHOLES LANE OLD DOWN SOUTH GLOUCESTERSHIRE BS32 4PQ

Background to the Design

No 2 Foxholes Lane forms part of a pair of cottages built around 1920, which sit at the end of Foxholes Lane, close to the junction with the B416.

No 1 Foxholes lane has had an extension to the front of the the main dwelling and a timber clad annex building also added to the front of the property.

No2 Foxholes Lane has had an extended living area through permitted development. However, the existing kitchen is small and badly laid out for a family home, and now forms the subject of the design.



No 2 Foxholes Lane

Design Intention

The design intention is to provide a new kitchen area to the existing building to provide more worktop space, storage space all within a cohesive design.

The existing kitchen, although a reasonable size space, is hampered by the existing layout, most of which is which is 'sterilised' by the position of three doors leading into the space and by the opening into the garden room. This leaves very little space for kitchen units or worktop. Hence, the applicant has looked to provide a re-arrangement of the kitchen and garden room to provide a new kitchen/family area.

One of the best shapes for a kitchen, is a u-shaped form, with a 'working triangle' arrangement for preparation, storage and cooking (sink, refrigerator and cooker).

Given that the existing doors lead to other rooms, which cannot be altered, the garden room provides the best opportunity to form a new kitchen commensurate with the size of the house and a better working area.

Design

The existing garden room provides a good area in which to form a new u-shaped kitchen, with a new access from the kitchen area to the garden being formed by altering the existing garden window to form a new bi-fold door.

The existing garden room and its type of construction is not easily adaptable without demolition of the structure, to form a new kitchen. For this reason the new structure is extended by 1.2m, to give a kitchen that suits the normal 600mm cupboard module of most modern kitchens.

The design of the new extension is intended to be contemporary, with a flat roof and clad in timber cladding. The deep eaves of the roof is deliberately linked back to the original house and provide south shading to windows/door that access and overlook the south facing garden.

The new extension is contemporary and sympathetically contrasts against the white rendered original building. The low roof allows the two storey original building to be read and distinguish between old and new.

Conclusion

The application design relates to the west end of the existing building and is not visible from either the front parking area to the entrance, or from the entrance to the drive at Foxholes Lane.

For a relatively minor extension of the the existing garden building, a new and usable kitchen can be formed, of a size commensurate with the size of the existing building and fit for a family home.