

Ref: 19032/SUP01 14-03-24 Rev A

Supporting Statement: Proposed New House, Garden Ground of 76 Mitre Road

My client would like to construct a newbuild house within the garden of their property at number 76 Mitre Road. They hope to live in this house during their retirement.

Building Line, Massing and Streetscape:

The proposed house would form a 2 storey end terraced dwelling, the overall massing would line through with and match the existing terrace (including a pitched roof to the main section continuous with the existing roofs), the proposed rear area would be single storey and subservient to the main 2 storey part, the footprint size of this would match the similar extension to number 76, although we propose a more modern flat roofed extension to this part.

The proposed new house would replicate the recently constructed house at 39 abbey drive with regard to massing and the general relationship to the surrounding streetscape (this house was constructed in similar circumstances within the side garden of the existing house at number 37 abbey drive).

We would argue that the proposals at number 76 Mitre Road positively contribute to the surrounding area as it would balance the house at abbey drive and form a matching arrangement.

The 2 images below shown the new house at Abbey Drive at the end of the terrace.



Number 39 Abbey Drive from the front



Number 39 Abbey Drive from the rear

The images below show the side garden to number 76 Mitre Road. We feel that the existing side garden is too large and not balanced with its surroundings, is out of context with the area, and does not positively contribute to the streetscape. It currently feels like a gap in the streetscape. We feel that a new end terraced house would be an improvement and would also match the massing of the new house at number 39 Abbey Drive and the extension to 62 Mitre Road.



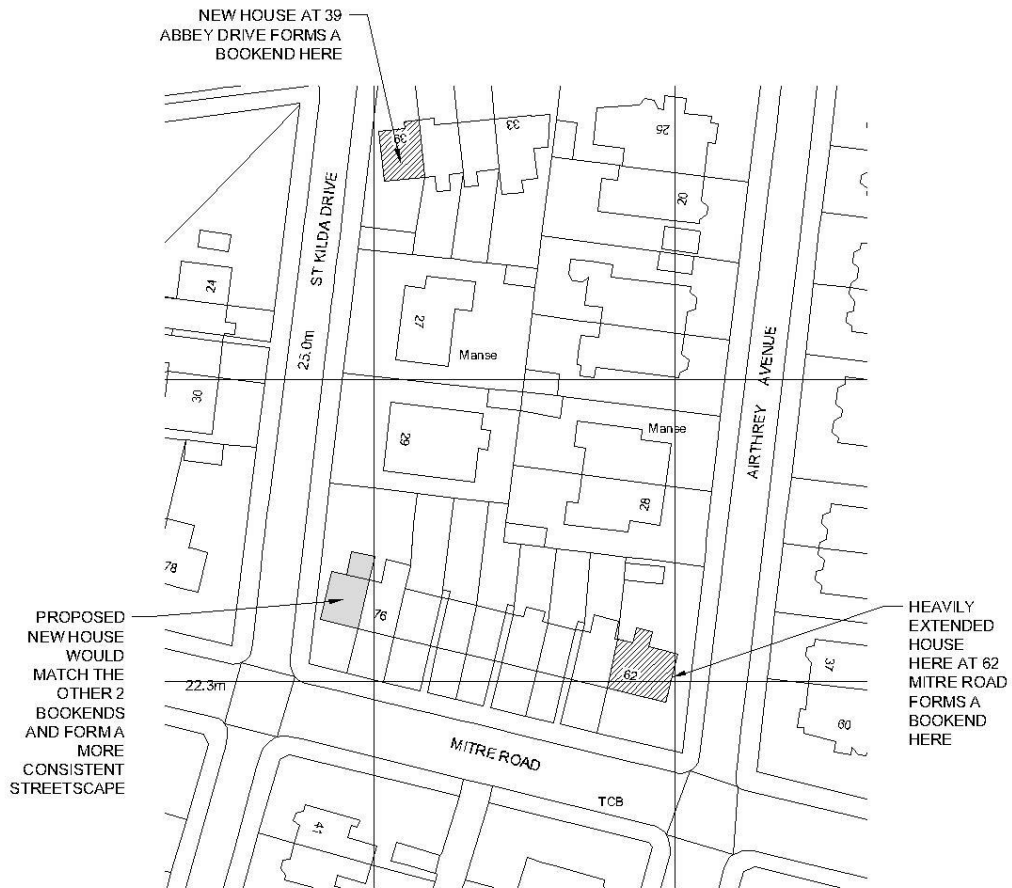
76 Mitre Road side garden



76 Mitre Road side garden



76 Mitre Road side garden



The Existing Terrace at Mitre Road:

Below are some images of the existing terrace. We feel that the existing buildings have little architectural merit, and we hope to create something which is contextual and relates to the existing houses, but which does not fully replicate these. Effectively we wish to create something better than the existing houses but takes these into account.



The terrace of 76 Mitre Road from the rear



The terrace of 76 Mitre Road from the front

Aesthetics:

My client would ideally like to construct a house of better design quality than the adjacent houses. In order to do this we would require to break from the surrounding aesthetic and not exactly match the existing house (although we do propose to keep to the same massing which should contextualise this).

We also propose to form a relationship between the existing house windows and the proposed windows to the front which should further contextualise the new house. The rear of the existing terrace is less coherent therefore differing windows and doors seem appropriate in this location.

Smooth white render is proposed to the front of the new house (and to paint the existing house white) in order to form a material transition between the existing terrace and the new building, which would change to grey timber to the side and rear.

Please see images below which shows an example of a side extension to an existing house in Whittinghame Drive which does not seek to match the surrounding houses but which, in our opinion, provides something of better quality while remaining contextual. this is the type of approach we would like to take when designing the new house.

The new house at number 39 Abbey Drive matches the existing houses and we feel that we can provide something of better design quality than this . The approach shown at 39 Abbey Drive is something we would like to avoid.



A recent extension in Whittinghame Drive



A recent extension in Whittinghame Drive

Amenity Space:

We would argue that the garden to the new dwelling and the remaining garden to number 76 mitre road are commensurate with typical plot sizes in the area and similar to the newly constructed house at 39 abbey drive.

Proposed Sketches:

