

Design Statement and Existing photographs

HA23020

Four Winds
Ruardean

REV -



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The UK Passive House Organisation

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PROPOSALS

Four Winds is a brick and stone built dwelling located on Pettycroft on the southern edge of Ruardean.

The proposal is to refurbish the existing house to bring it up to modern standards. Primarily, this will be looking at internal improvements and reconfiguration but will also include a dormer roof to the rear elevation (which deals with varied first floor levels, stair access and head heights), replacement and changes to some external windows, removal of a lean-to type conservatory to the rear elevation, removal of the side garage to provide better parking and removal of the front porch which no longer functions as the front door to the house.

Externally, the proposals include three new parking spaces. The existing house has only a single garage as its only off-road parking space and there is limited space on the street for parking. To create the new spaces, the existing garage will be removed and a section of the front stone wall will be removed to allow two new spaces to the other side of the house.

The proposal incorporates modest interventions to improve the accessibility and quality of the internal spaces. This statement accompanies a set of drawings which describe these changes. The following pages contain some images of the existing property including eaves and roof spaces.



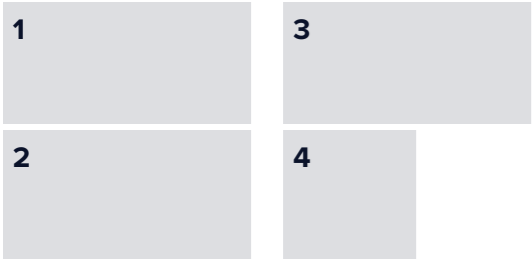
EXTERNAL PHOTOGRAPHS

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1. View of rear elevation illustrating lower eaves at the back of the house and lean-to conservatory to be removed.
2. View of front elevation along Pettycroft looking west.
3. View of east elevation from garden.
4. View of existing garage from Pettycroft. The garage is proposed to be removed to allow for a off-road parking space.
5. View of front elevation along Pettycroft looking east.



EXTERNAL PHOTOGRAPHS

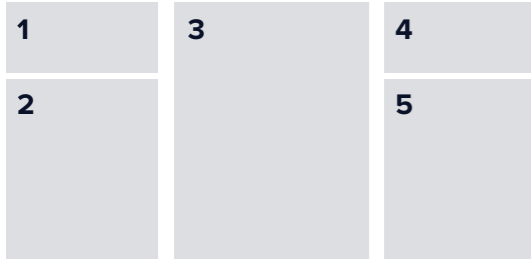


- 1. View of front elevation illustrating main roof and kitchen roof eaves.
- 2. View of front elevation illustrating main roof eaves to the front elevation
- 3. Rear elevation showing lower eaves to main roof and flat roof eaves.
- 4. View of side elevation illustrating garage eaves.

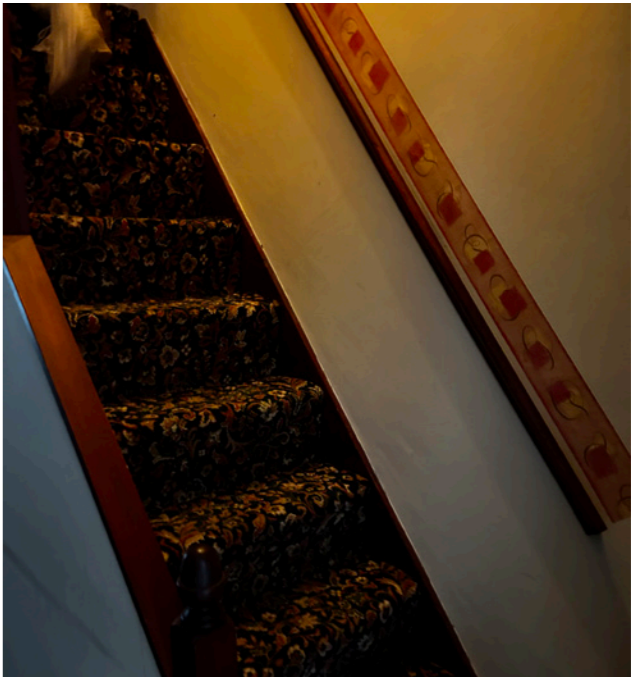


INTERNAL PHOTOGRAPHS

GROUND FLOOR

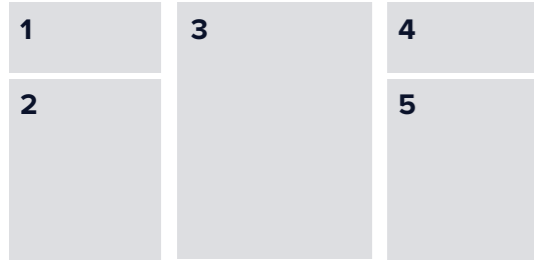


- 1. Existing Garden room illustrating low ceilings.
- 2. Existing conservatory.
- 3. Reception room at front of house.
- 4. Garden room with archway to kitchen.
- 5. Existing steep staircase.

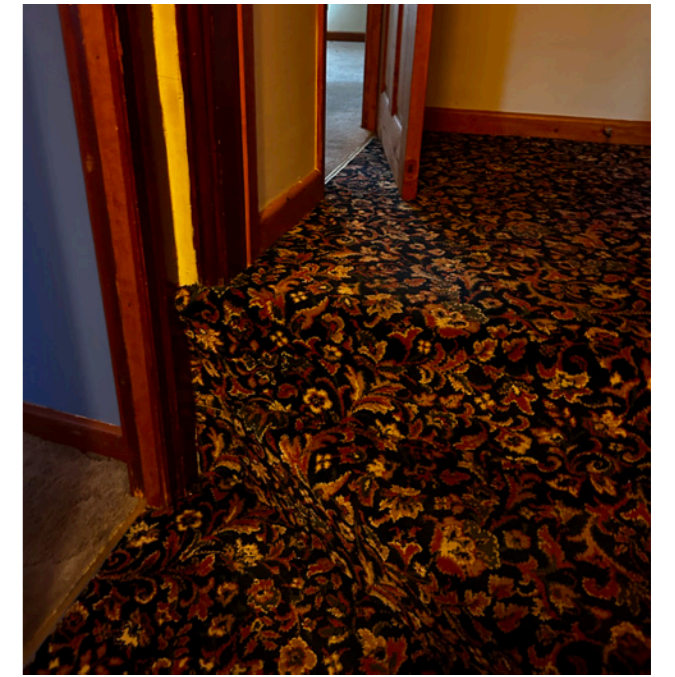


INTERNAL PHOTOGRAPHS

FIRST FLOOR










1. Hallway into bedroom to rear via steps down.
2. Roof space above front bedrooms
3. Low head height in rear bedroom.
4. Generous head height in front bedrooms.
5. Change in level between front and rear of house.



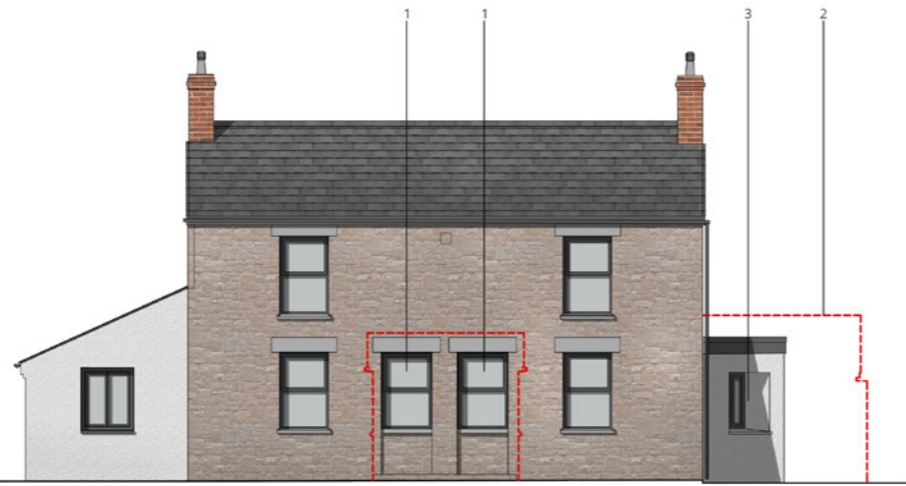
PROPOSED ELEVATIONS

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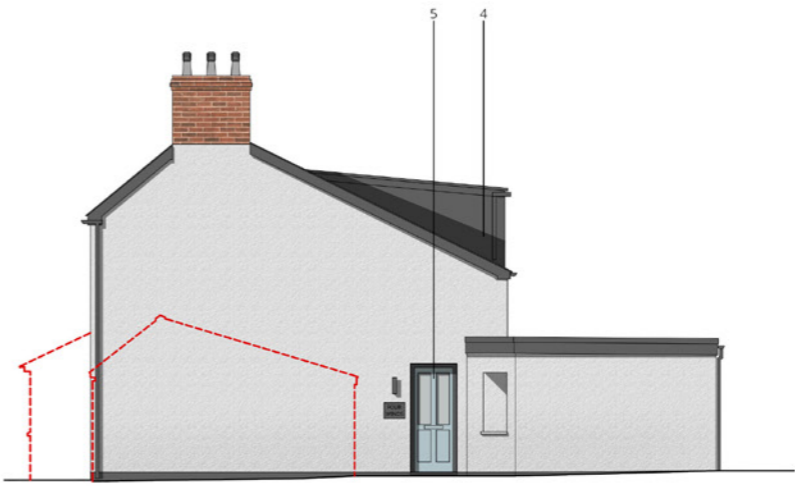
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- KEY
-  STONE (EXISTING)
 -  RENDER
 -  TIMBER CLADDING
 -  TILED ROOF (EXISTING)
 -  BRICK (EXISTING)
 -  DARK GREY WINDOWS
 -  DEMOLITION

1. Existing front doors replaced with windows.
2. Garage removed
3. Rear access door removed and replaced with window
4. New dormer roof to rear elevation
5. New entrance door replacing side window
6. Wider opening to living room
7. New opening to kitchen
8. Window replaced with full height window
9. Garden side of extension re-clad in timber



Front Elevation



Side Elevation (West)



Rear Elevation



Side Elevation (East)

THANK YOU

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