Architects Statement

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Rear of existing

1.0 Design Brief

In simple terms our brief was to replace a rather run down 1960's style split level bungalow with a contemporary 2 storey dwelling to take full advantage of the views down the valley.

The existing dwelling is a brick skinned timber frame construction and although our client considered adapting the existing it soon became clear that this would not be a practical solution



front of existing



2.0 Site Analysis

The site is at the head of the cul de sac which is Tivy Dale Close and is surrounded on all sides by mature planting. This affords privacy.

The plot is 1195m2 giving extensive rear private space while offering excellent views from the front public face of the building down across the valley.

The site slopes from road level 4.2m to the highest point which is the rear seating area at the very back of the plot. We have therefore utilised this slope to sit the building within it.

The new dwelling follows the footprint of the existing to the front but is reduced in length to afford views from the rear amenity sitting space down the valley to the west.

There will be no change to vehicular or pedestrian access.

Rear boundary showing sitting area





No 8 Tivydale Close



No 34 neighbouring property

Context

The site approach and surrounding architecture is not very inspiring, it being a mix of speculative 2 storey dwellings and bungalows.

A precedent being set is for bungalows to be replaced by 2 storey contemporary dwellings, evidence of this can be seen at N0 8 Tivydale Close.

The immediate neighbour No 36 is also two storey dwelling, with this in mind we feel comfortable that the scale and form of the proposal aligns with the direction of development within the area.

Materials have been chosen to meet the local vernacular, namely coursed stone, render and conc interlocking tiled roof

Conclusion

The existing property has a ground floor footprint of 153m2, the proposal will be 182m2 on footprint. The extra space is created to the rear to avoid any impact on the public frontage.

The scale, form and materials have all been taken form the surrounding vernacular, we consider the proposal to be appropriate for the site.