

Design Statement

REMODELLING AND EXTENDING 35 THE RYDES, BODICOTE

INTRODUCTION

This design statement has been developed to assist in the determination of planning application ref: 11/00230/F, for the remodelling and extending of a 1980's detached property at 35 the Rydes, Bodicote, near Banbury.

Walker Graham LLP were appointed by the property owner to investigate the feasibility of remodelling and reinvigorating their property to create a modern-living family home in the ideal quiet cul-de-sac of the rydes.

THE DESIGN PRINCIPLES - CONCEPT:

The Rydes was built in 1982 and seen as good contemporary design at the time. With this in mind, and with some of the properties in the rydes today becoming a little tired with small extensions, it is inevitable the character of the area will gradually change and not necessarily produce an enhancement to the overall design image of the environment.

Our design concept seeks to provide a 5 bedroomed house, with a family orientated open plan kitchen/dining/ garden space at the core of the property. This hub is what is commonly becoming a key design element to modern homes, providing an area where social interaction is at the forefront. Externally the building size, orientation and choice of materials are assisting in the balance of old and new, whilst complementing the existing large plot sizes along the rydes. The design concept aims to address the tired, understated front entrance bay by using a sustainable horizontal timber cladding. This material choice is used in small areas on the rear of the dwelling, along with a rendered area to visually tie the architectural assets together rather than approach the development with a piecemeal design attitude.

During the feasibility stage of the project, regard to the effect on neighbouring properties daylight, sunlight, privacy and amenity have been investigated, along with the effect of the scale, massing and design on the surrounding area. A critical part of the design has been limiting the extension to the proximity of the rear boundary to lessen the impact on the non-habitable rooms of 34 the rydes, approximately some 18-20 metres away.

The Bodicote conservation area boundary stretches up East Street and Weeping cross, where a pedestrian link through to the rydes can be found. The property is relatively close to the conservation area boundary yet the impact of the property on the conservation area is minimal if not non-existent.

During the design development stage, much consideration has been made to the Cherwell District Council's Home Extensions & Alterations Design Guide March 2007. In previous drawings revisions, the extensions were designed with the more usual dropped ridge line and matching materials to show a subservient appearance. However, this design approach was rigorously tested to suggest that good contemporary design solutions were being overlooked and rarely delivered a final appearance that showed any true design intelligence.



THE DESIGN PRINCIPLES – APPEARANCE:

The client has always appreciated this project is ambitious when it comes the effect it will have on the status quo. The appearance however, appreciates the existing buildings and the existing materials, yet seeks the gentle balance of avoiding typical pastiche extension development with a modern approach to appearance.

All of the below are precedent images of residential modernisation schemes, included in this design statement to assist in the understanding of the type of contemporary design being applied for and approved by different local authority's.

Precedent 1



Developer: Jon and Melek Watkins
Region: South East England

Built in 1954 and remodelled in 2006, the three bedroom house has been clad in a combination of cedar boarding, render and brickwork, with a contemporary entrance porch and new grey painted timber windows. Open plan living was high on the agenda, and virtually the entire ground floor has been knocked together to form a spacious kitchen/dining/living room which overlooks the rear garden.

Precedent 2



House Type: Four-bed detached
Construction system Blockwork/brickwork
Region: South East England

Built in the 1970's, this large detached house had all the architectural references of proportion and scale, yet the mass of brickwork detracted from the design qualities. When vertical timber cladding and render were added in the late 90's, this house became a well-rounded home with the design detail that it deserved.



Precedent 3



Before



After

Designer: Space and Style Home design
Region: South England

This 1960s house was radically reworked by the introduction of shallow-pitched roofs at ground and first floor levels, and oversized eaves. The walls were re-clad in render and cedar boards. Inside, the layout was opened up to create a free-flowing plan, with the kitchen relocated to the centre of the house, freeing up the rear to create a full-width living room looking onto the garden.

Precedent 4



House Type: New build four-bed detached
Region: South West England



This new build house close to the centre of Bristol is an example of strong contemporary design between existing 1950's detached and semi-detached properties. The house is a new build, with excellent sustainability credentials, yet it is a project that demonstrates a modern design approach rather than dated architecture.



Architects Registration Board

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Registered in England and Wales, Partnership no. OC345192.
Registered Office: 16 Causeway, Banbury, Oxfordshire. OX16 4SL.

Richard John Walker Architect BA (Hons) DipArch RIBA.
Sean Graham Architect PGDip DipArch BA (Hons) RIBA.



THE DESIGN PRINCIPLES – MATERIALS:

Other than the attempt to match existing materials such as brickwork, roof tiles and gutter & downpipes, perhaps the only contentious issue of the material specification, is the intention the clad some parts of the dwelling in a Siberian larch timber.

As a sustainable product, with a natural appearance, the Siberian larch is seen as a key design element that helps to deliver a successful architectural scheme. It is a very strong and robust timber with aesthetic beauty, durability and longevity.



An example of natural horizontal Siberian larch cladding

THE DESIGN PRINCIPLES - SCALE:

During the design process, the scale and extension treatment has been carefully considered against the context of the surrounding houses, where the common sense rules of scale, alignment, massing and proportion all apply. A recent planning approval at 32 the rydes has demonstrated that by merely extending above the garage has caused design details that compromise the existing scale and develop dormer style windows (with Upvc horizontal boarding) as a result of dropped roof ridge lines.

A number of houses in and around the area have had small extensions/porches/garage conversions added which are changing the look of the houses but without an overall philosophy for the design aspirations as a whole, where-as our current proposal is attempting to bring the property up-to-date, without taking away the integrity of the original build. This thoughtful approach has led to our design proposal that is intended to deal with the scale of the entirety, whilst adequately protecting the sensitivity of nearby plots.