

Perspective from rear garden

Design Statement

The existing dwelling, constructed in the 1960s, is 2 storey and semidetached. The main building form is constructed in brick and has a dual pitch roof whilst the subservient single storey add ons like the porch and garage have flat roofs with a rainscreen cladding.

The client's initial brief was to convert the garage into a utility room and workshop as well as providing an additional bedroom and bathroom above the garage conversion. In drawing up this option and due to the new access to the side extension it became apparent that the sizes of all the bedrooms would be small and there wouldn't be one good sized master bedroom. To overcome this we came up with the current proposal where the side extension wraps around the rear of the existing dwelling at first floor level. This provides additional space, making the main bedroom a good size with it's own ensuite bathroom.

The architectural language of the extension is a development of the original with the subserviant extension having a flat roof and cladding. Western red cedar is used for the cladding which is a better quality material than the original white plastic and provides a natural finish which compliments the brick.

At the rear the extension takes on a more dramatic form where the first floor extension flies over the existing rear patio doors, supported on and cantilevering over a single steel column. This provides a covered external area as well as some solar shading to the living room window. .

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Date	Rev	Revision / author/ checker
16.12.13	A	Updated following client comments. JNBP

NOTES
The contractor is responsible for checking dimensions, tolerances and references. Verify any discrepancies with the architect before proceeding with the work.
Where an item is covered by drawings of different scales the larger scale drawing is to be worked to.
Do not scale from drawing. Figured dimensions to be worked to in all cases.

Purpose of Issue	Planning	**Drwg. no**	082/230	**Rev**	A
Project	13 Peveril Avenue	**Drawn**	JNBP	**Checked**	
Drawing	Perspective and Design Statement	**Scale**	NTS @A3	**Date**	12/14/13

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