

north road, hale

October 2018



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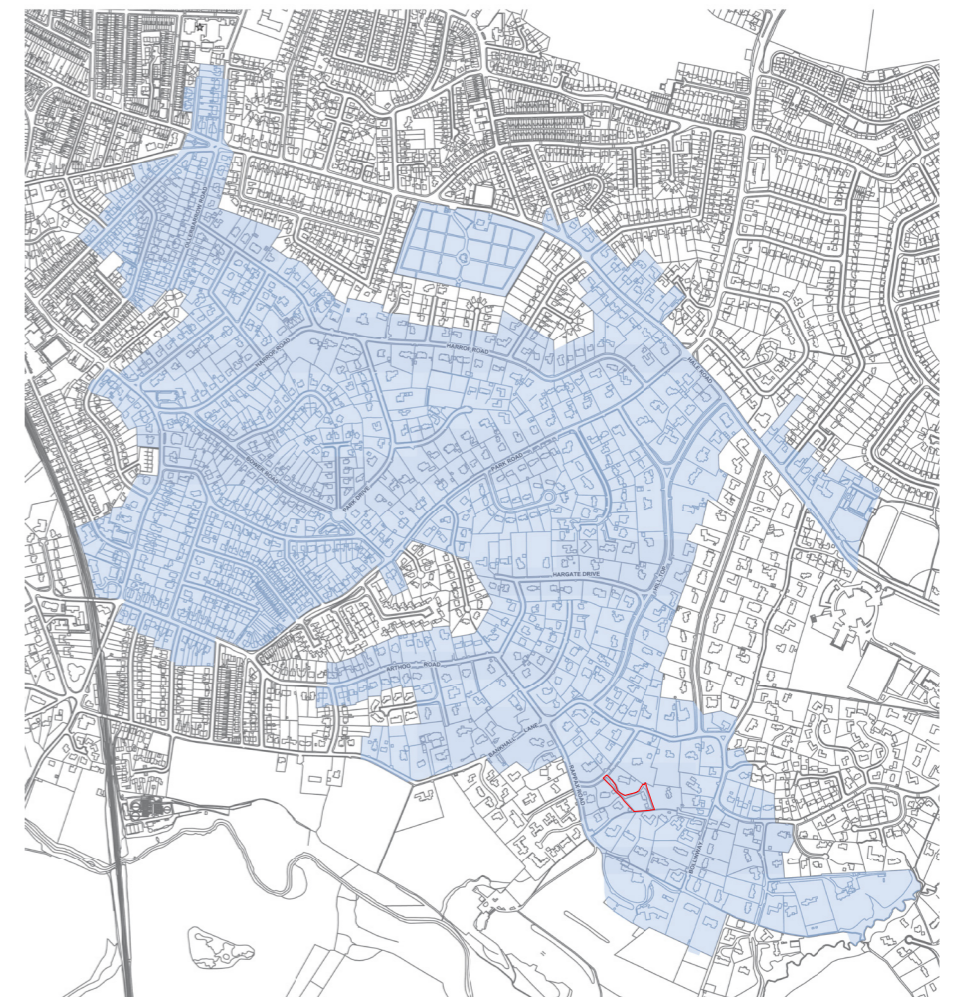
1.0 introduction



Site boundary. south facing aerial view

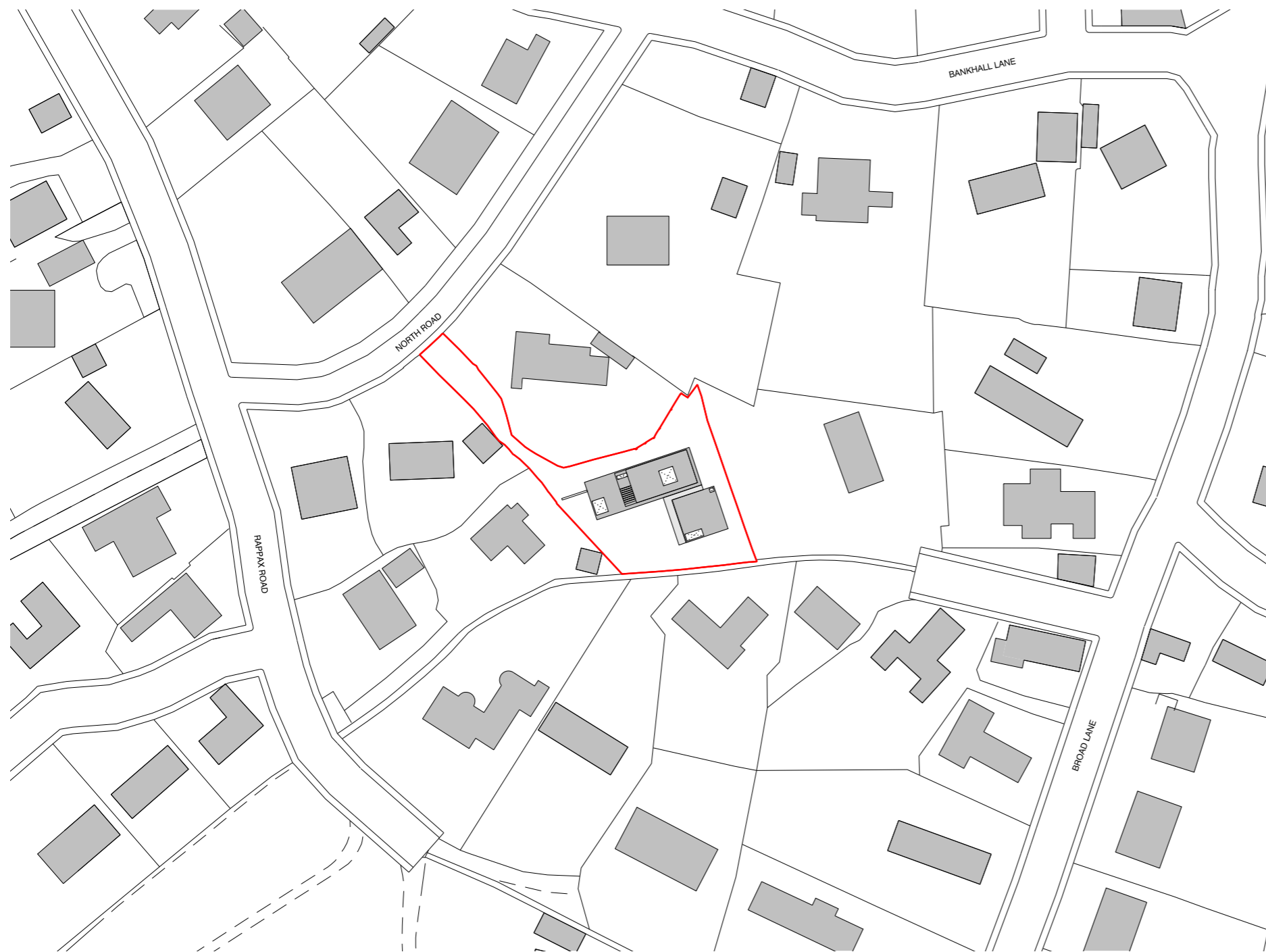
1.1 Statement

The proposal involves the erection of single building containing four self-contained apartments on a concealed plot within the South Hale conservation area in Hale Barns, Cheshire. The report presents a case to redevelop the site in line with the aspirations of the client and in accordance with the criteria of Trafford Metropolitan Borough Council.



South Hale Conservation Area

2.0 historical and architectural context



The site is located within the Conservation Area of South Hale. Access to the site is via a long, private drive from North Road, via Rappax Road. The site is well concealed from the road and adjacent properties due to its seclusion and the mature trees that border the property. There is a public footpath to the south of the site. The topography of the site is flat and offers no views to the wider context. The orientation of the site is due south.

The site comprises a 'backland' location, having previously formed part of the grounds to the property immediately to the north, known as Greenacres. Planning permission was granted in February 1984 (local planning authority ref: H19082) for the redevelopment of the site to provide the dwelling known as Pepper House.

Surrounding buildings are two - three storeys, modern houses, of mixed styles and a mixture of brick, render and stone cladding.



3.0 description of proposal

3.1 Design Proposal

The design proposal aims to satisfy the design objectives and issues contained within the National Planning Policy Framework, the Trafford Core Strategy and the South Hale Character Appraisal.

The proposal is for a building that follows a L-shaped footprint composition towards the north eastern side of the plot to maximise the south facing garden. The external form has been divided in 2No elements to reduce the visual impact of the proposed development.

The four apartments are arranged within the building to provide the maximum privacy from neighbouring dwellings and each of the four self-contained apartments, whilst the building reads as one large house.

3.2 Principles of the Design

Layout

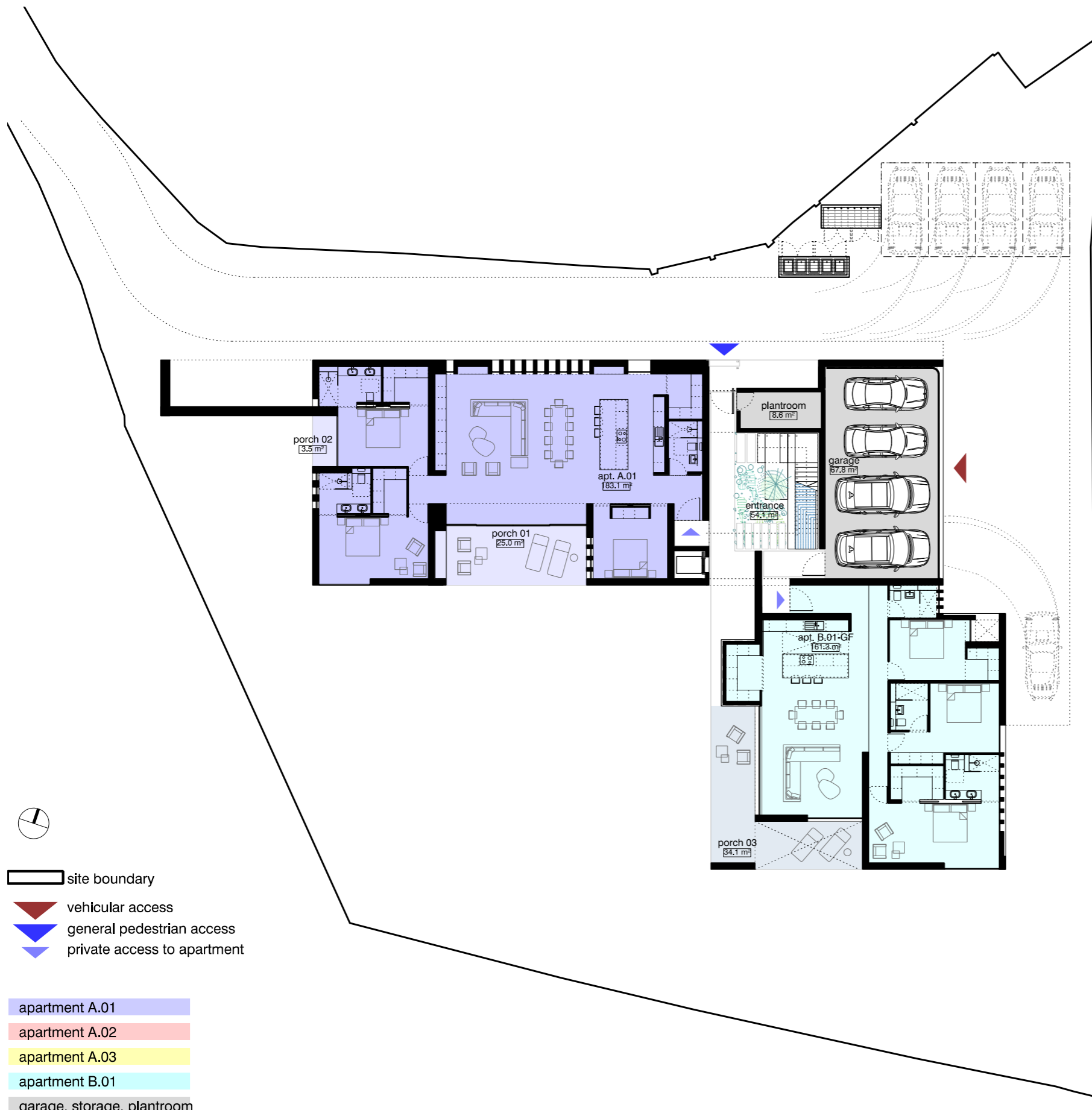
A circa 8500sqft building, the layout has been developed to both enhance and increase the external space available to the proposed apartments. The building location and aspect utilises the external space.

The form is split into a one storey element to the South and a rectangular shaped two storey element with a rooftop pavillion to the North. The rooftop pavillion is situated to the north of the plot to avoid overlooking any neighbouring dwellings and to respect the predominant two storey plus roof of the immediate vicinity.

The entrance to the apartment building is from the north elevation and is via an external courtyard.

Each apartment has a dedicated external porch or terrace which is concealed from any overlooking of each of the other apartments and the neighbouring dwellings.

The landscape scheme provides a lawned shared garden with planted borders and retention of the heavily planted and tree lined boundaries.



proposed ground floor plan

3.0 description of proposal

Use

The proposed building is for four self-contained apartments within a single building in an established conservation area.

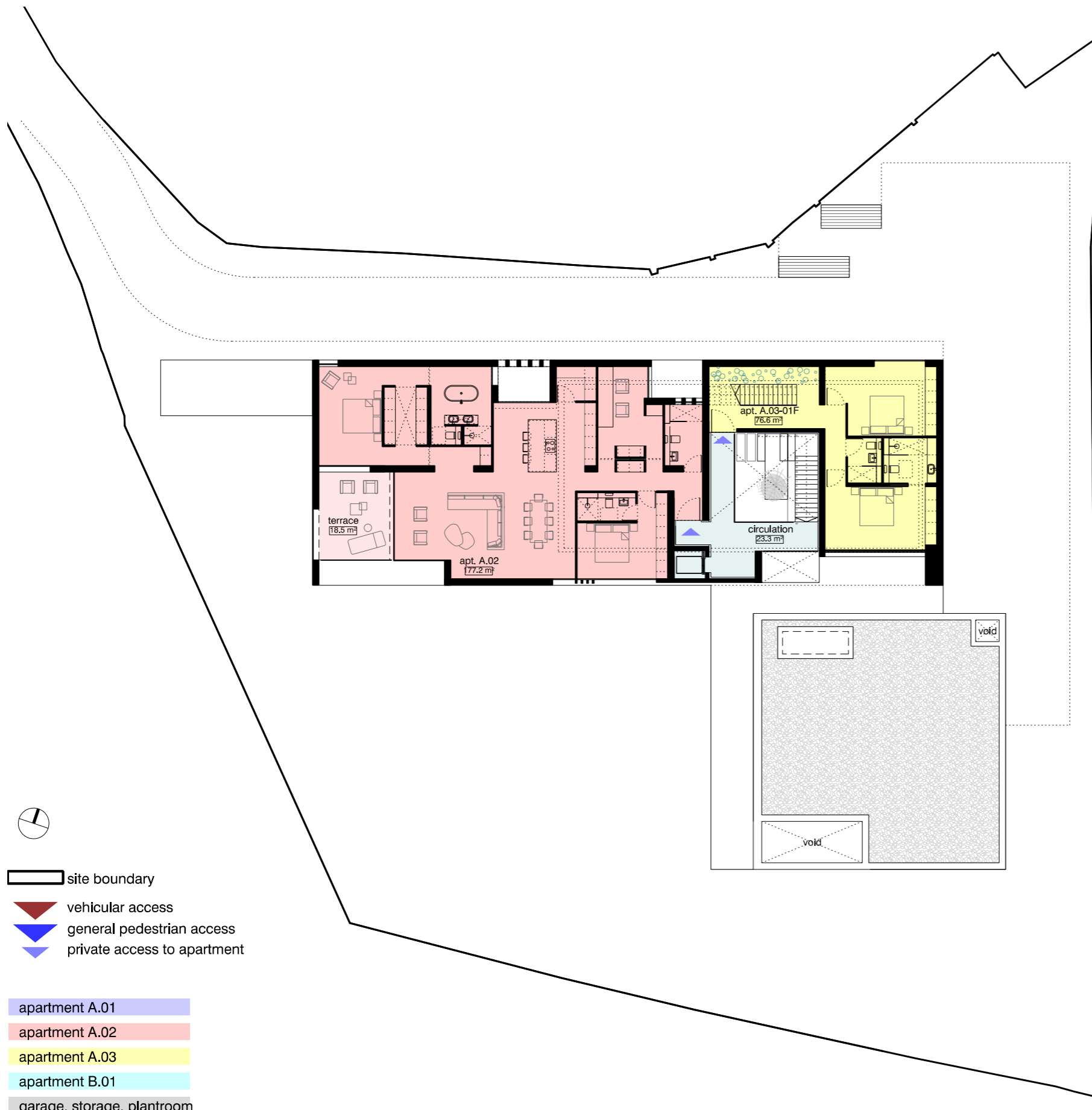
Amount of development

The proposed apartment building is a replacement of an existing dwelling. The granted planning consent was for a contemporary replacement dwelling that was within the overall height of the existing building.

The proposed building perimeter extends beyond the existing built footprint. This is necessary to provide the size, layout and scale of the living spaces appropriate to the quality and size of the building plot.

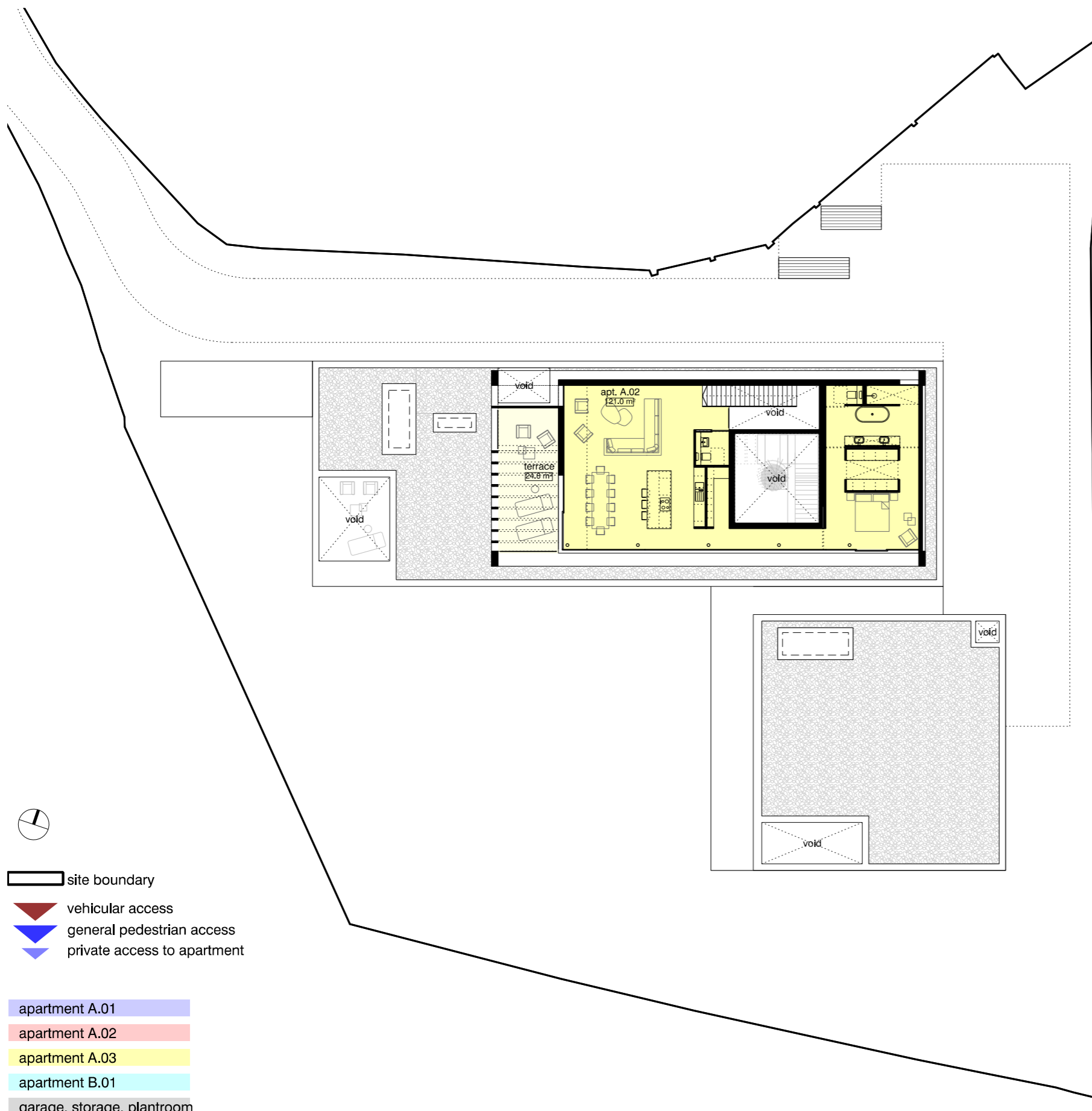
Scale

The design has been developed to ensure that the proposed new parapet heights are only marginally higher than the ridge height of the previous property's pitched roof. The proposal therefore matches the ridge heights of the majority of dwellings in the immediate locality.



proposed first floor plan

3.0 description of proposal



Appearance

The appearance and the design of the building has been informed by modernism not minimalism, and embraces a contemporary lifestyle without imposing an impossible code of conduct for living. The house incorporates robust spaces that suit all aspects of the domestic spectrum.

Exterior merges with interior, building merges with landscaping, spaces are studied exercises in volumetric interplay and light is manipulated by transparency and reflection.

The structured plan form and controlled simple elevational treatment does not compete with the ornate features of historic buildings in the area but creates a simple, understated calm building that maximises the assets of the site, its surrounding landscape and views.

The proposed materials are chosen to compliment each other, creating a contemporary expression whilst being harmonious with the location and the surrounding buildings without resorting to pastiche.

The proposed predominant external material is a lightly coloured, textured masonry/render to give a domestic feel to the building whilst not destroying the modernist aesthetic. The rooftop pavillion is a lightweight form constructed from shuttered concrete and glass. The pavillion sits back from the parapet to erode the appearance and form of the building.

The entrance gate, garage door and entrance door are all hardwood timber. The materials that one touches are rich and natural.

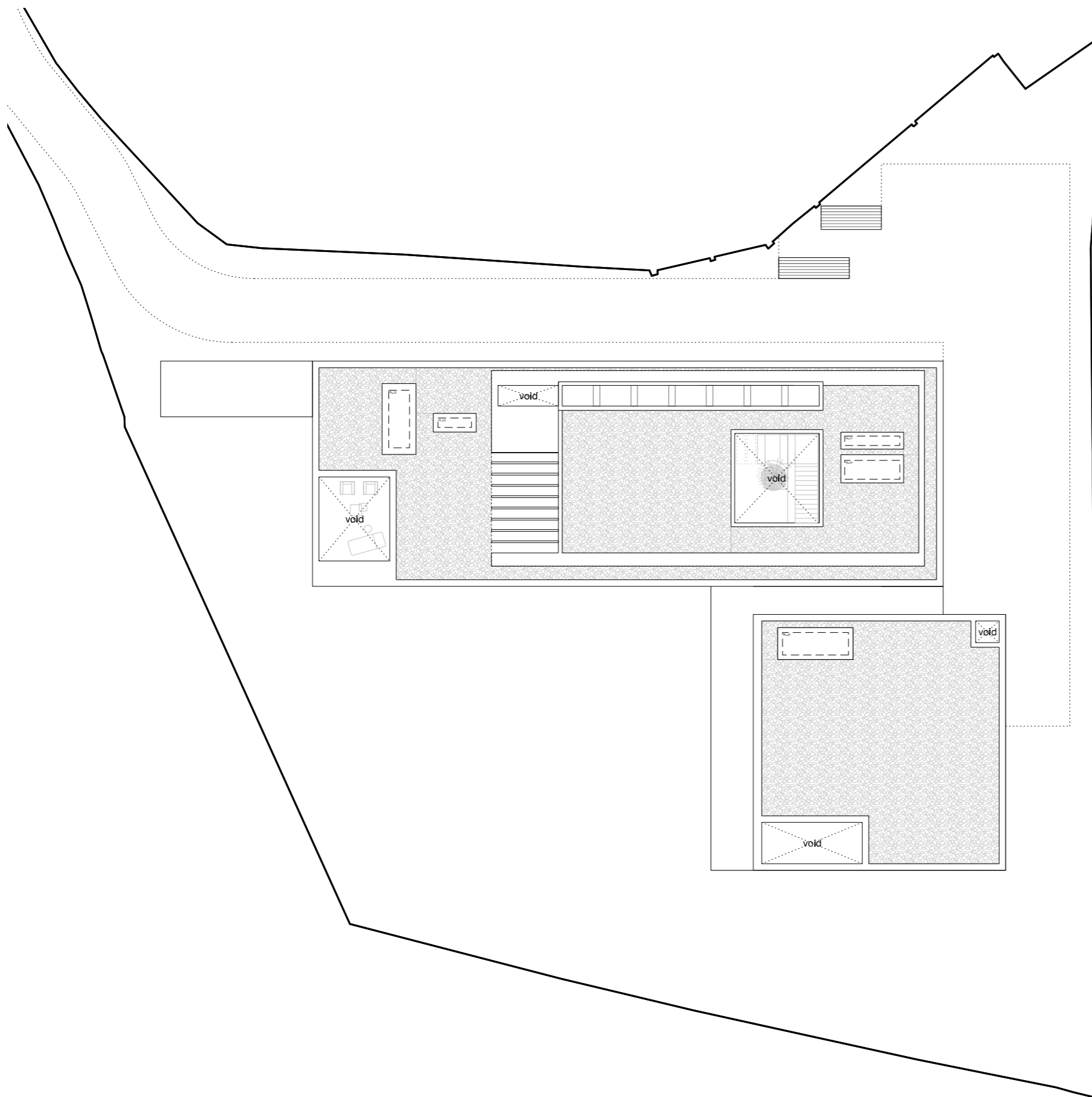
All habitable rooms have full height windows (and associated ppc aluminium frames), maximising the views into the garden.

It is felt that this limited palette of materials, with contrasting textures and colours, will create an elegant scheme with a distinctive presence within the site, whilst being discreet from North Road.

The proposed dwelling will enhance both the quality and eclectic styles of architecture recognised within the conservation area of South Hale.

proposed second floor plan

3.0 description of proposal



Access

The existing vehicular access from the highway is to be maintained and remodelled to match the quality of the proposed dwelling. (refer to appendix 2: architectural drawings).

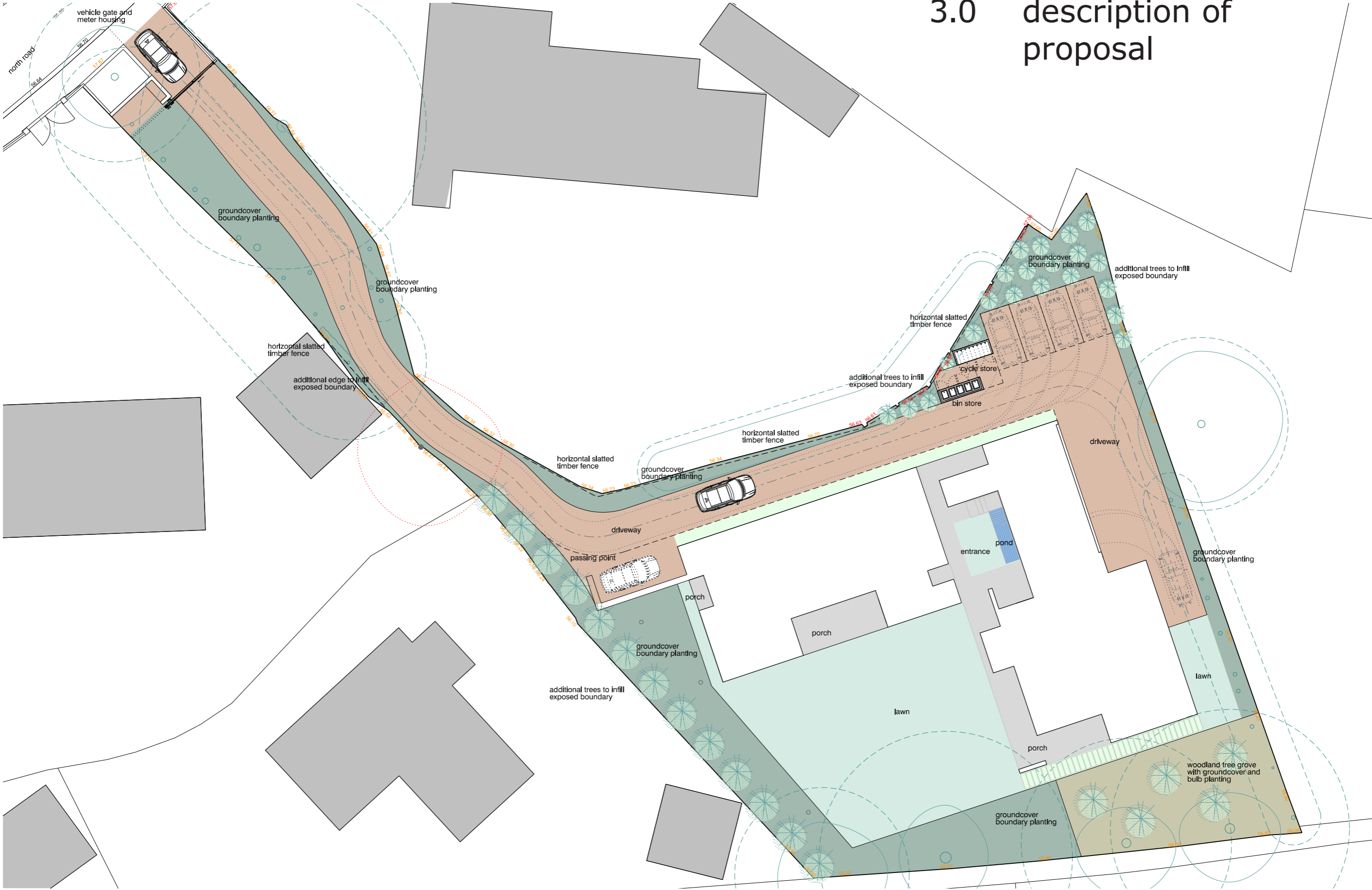
To the front of the property there is a proposed new gate, with associated intercom, this allows the car to pull off the road whilst using the intercom service.

An extensive front driveway and entrance allows plenty of off road parking and provides a setting to the dwelling.

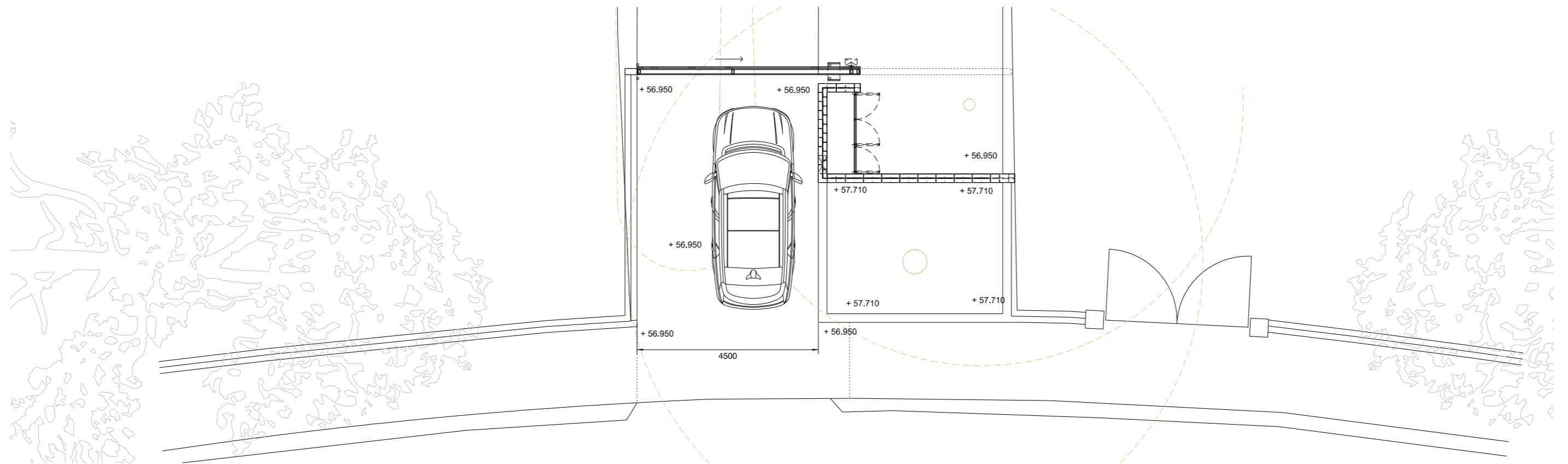
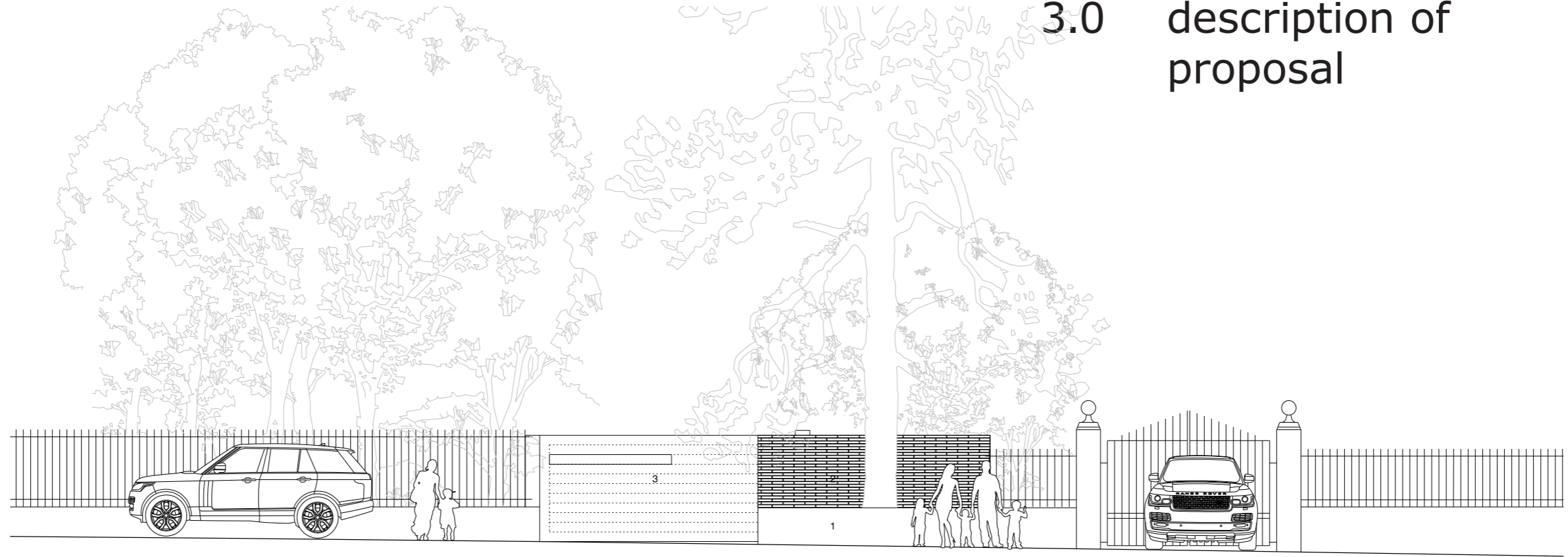
Within the ground floor there is a four car garage behind a high quality hardwood timber door, with a further 4 car parking spaces permitted on the driveway as necessary.



3.0 description of proposal



3.0 description of proposal



proposed front gate

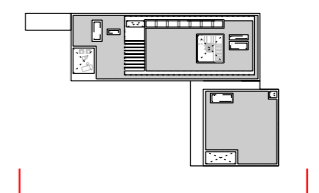
3.0 description of proposal

The south elevation illustrates the main design concept of the development, a carved element being perforated by concrete planes.



Legend

- 1 render
- 2 shuttered concrete finish
- 3 painted shuttered concrete finish to match render colour
- 4 stone copping
- 5 PPC aluminium windows and doors
- 6 timber
- 7 glass balustrade
- 8 frosted glass

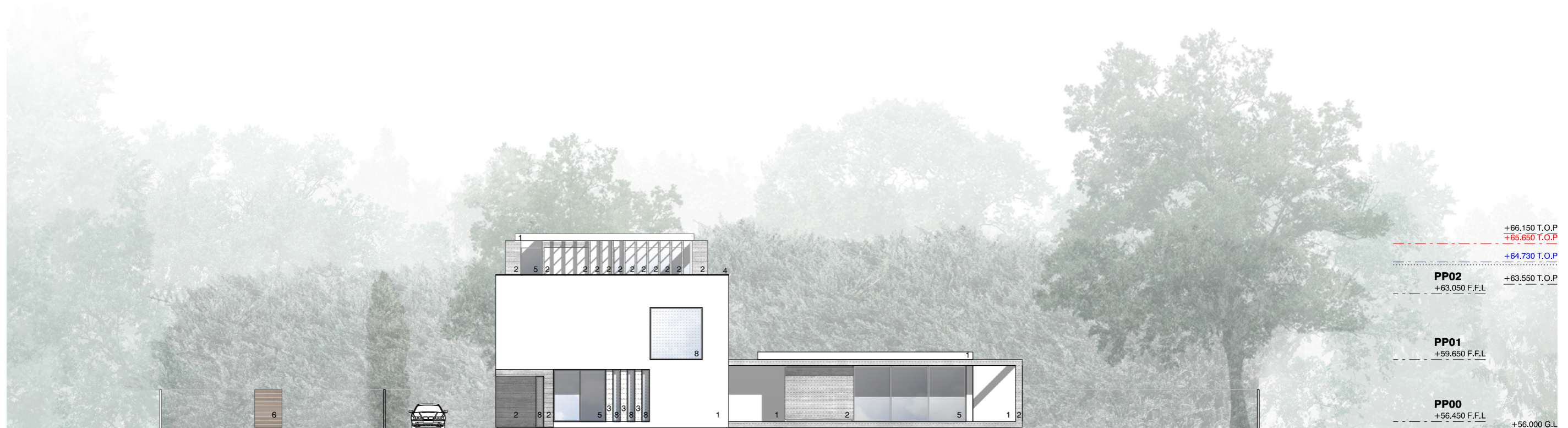


proposed south-east elevation

3.0 description of proposal

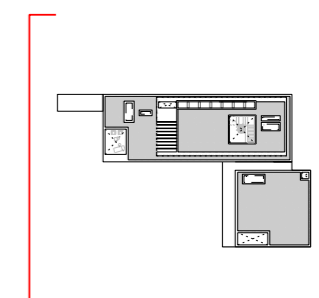
The west elevation best illustrates the proposed massing being located close to the north boundary to separate the driveway from the private garden, and benefit from the south facing orientation.

The rooftop pavillion creates a distinct roof form, and is a modern interpretation of the pitched roof, prevalent in the surrounding area. This form minimises the impact of the 2nd storey roof form of the adjacent dwellings.



Legend

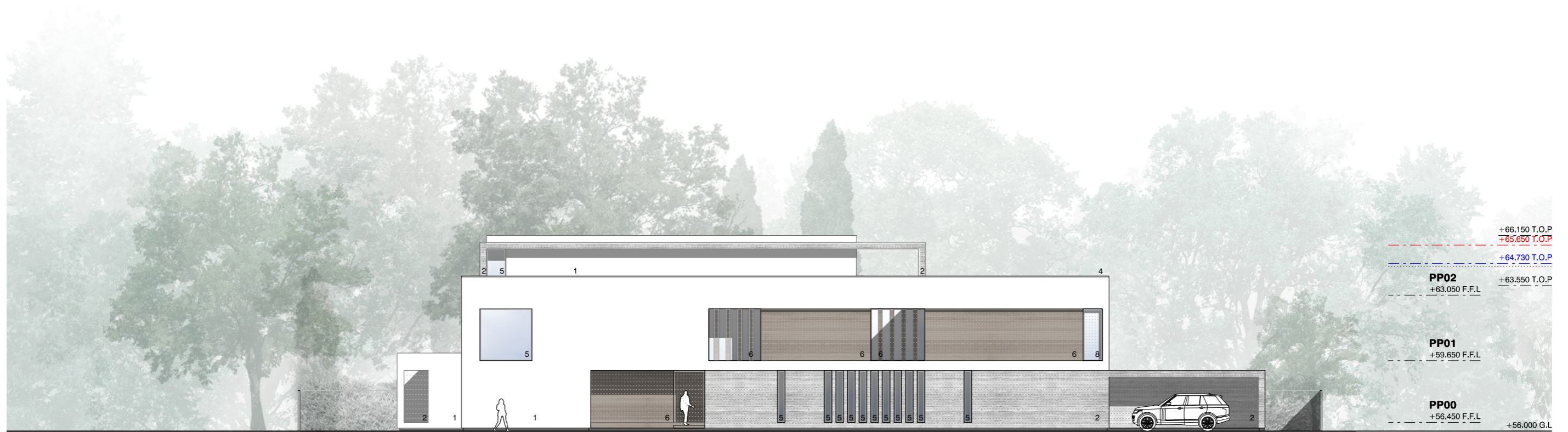
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proposed south-west elevation

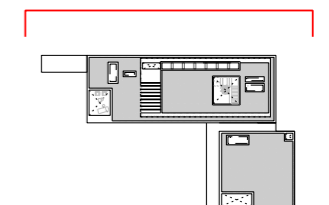
3.0 description of proposal

The north elevation presents a similarly robust facade to reflect the proximity to the adjacent boundary.



Legend

- 1 render
- 2 shuttered concrete finish
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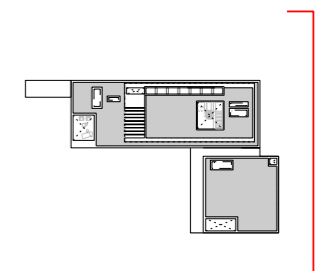
3.0 description of proposal

The driveway elevation has been composed carefully and with consideration to the expression and language of the architecture. This elevation will be seen at a very oblique angle from below due to the close proximity of the driveway. Due to the location of the adjacent boundary we have not placed any windows on this elevation to prevent overlooking. The elevation is conceived as a gable end to the building, traditionally gable ends to buildings are devoid of architectural decoration.



Legend

- 1 render
- 2 shuttered concrete finish
- 3 painted shuttered concrete finish to match render colour
- 4 stone copping
- 5 PPC aluminium windows and doors
- 6 timber
- 7 glass balustrade
- 8 frosted glass



proposed north-east elevation

3.0 description of proposal

3.3 3 dimensional form

Whilst the form and expression is unashamably contemporary, the quality and design is of the highest quality. This is entirely conducive to its time in history and its setting within the landscape. The bold, robust forms, with deep set reveals, help to express the carved solidity and sculptural quality of the architecture.

Each space can be read on the elevation, the living spaces are expressed as deep set reveals with recessed balconies to create a sense of privacy and defensible space. The bedroom windows are all flush on the south and west elevations whilst the north elevations are deeply recessed and have solid privacy screens.



view of proposed scheme from north -west

3.0 description of proposal



view of proposed scheme from south-east

3.0 description of proposal



view of proposed scheme from south-west

4.0 precedent study



Courtyard House, Belgium, Areal Architecten



House In Quinta Patino, Portugal, Frederico Valsassina Arquitectos



Gaspar House, Spain, Alberto Campo Baeza



De Blas House, Madrid, Spain - Alberto Campo Baeza



Lakeside House, Yamanashi, Japan - Shinichi Ogawa & Associates



Villa VM te Dueurte by Vincent Van Duysen

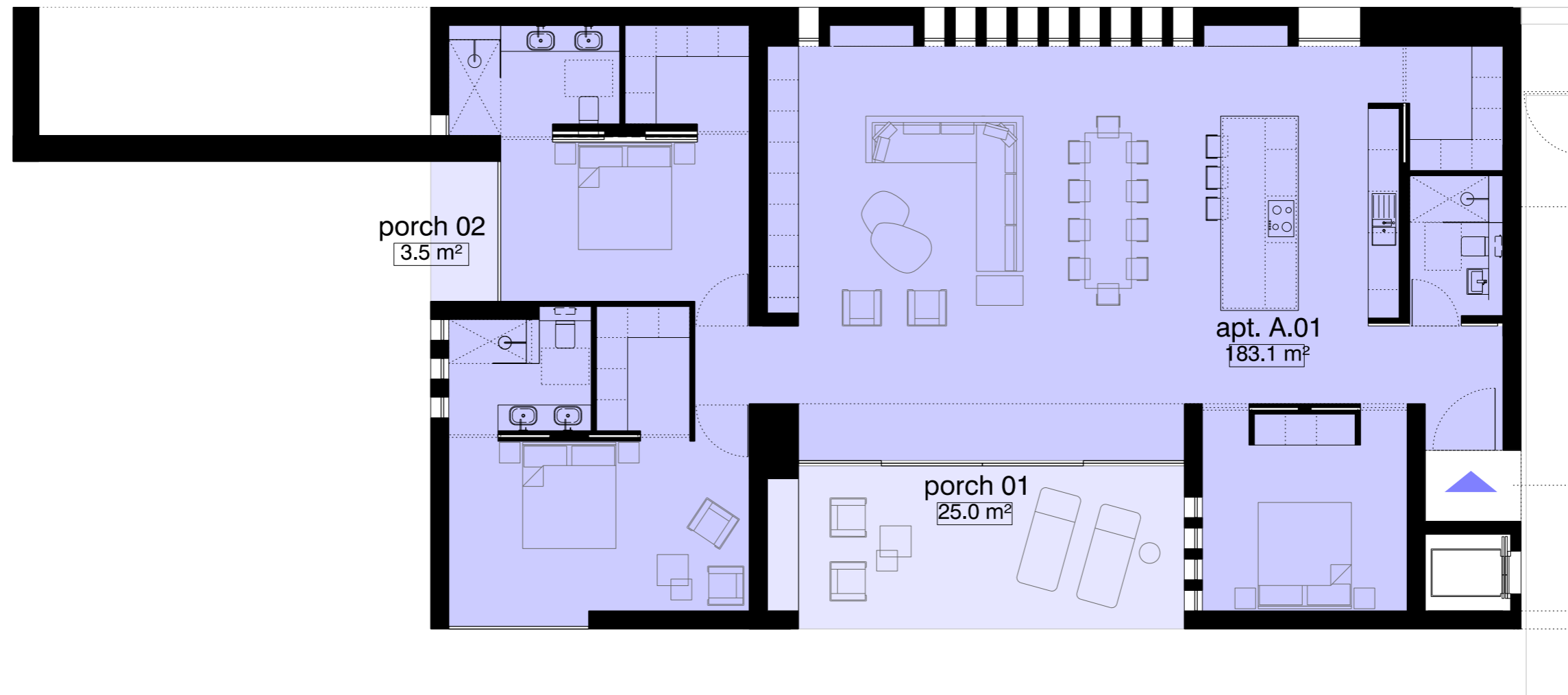
5.0 area schedule

7419- North Road-Hale- GIA schedule

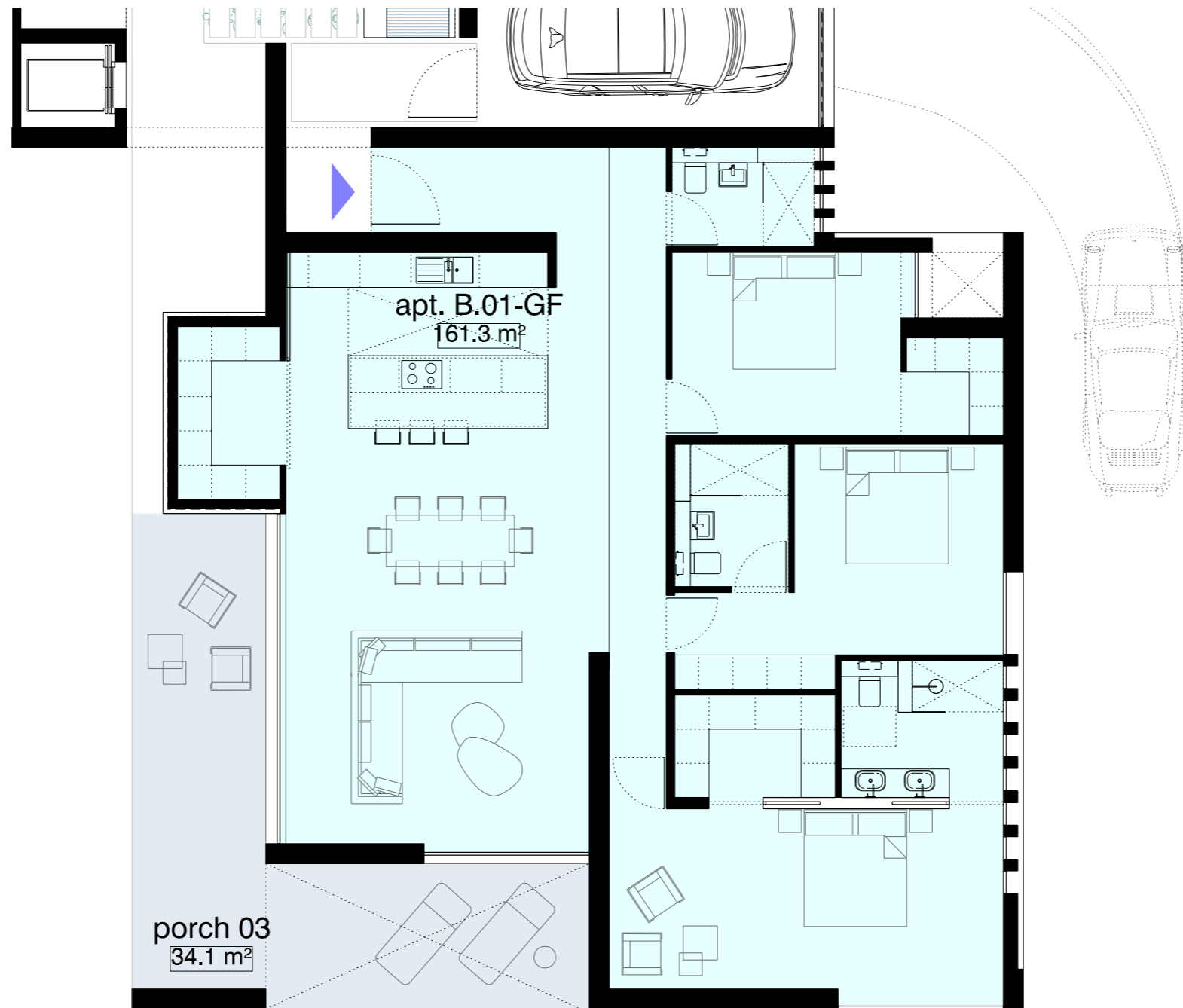
8th October 2018

LEVEL	USE	GIA (m2)	GIA (ft2)
	external entrance	54.10	582.33
PP-00	apartment A.01	190.28	2048.15
	apartment B.01	168.29	1811.46
	garage and plant room	76.40	822.36
PP-01	apartment A.02	184.60	1987.02
	apartment A.03 (B.02)	78.70	847.12
PP-02	apartment A.03 (B.02)	123.50	1329.34
TOTAL		821.77	8845.45

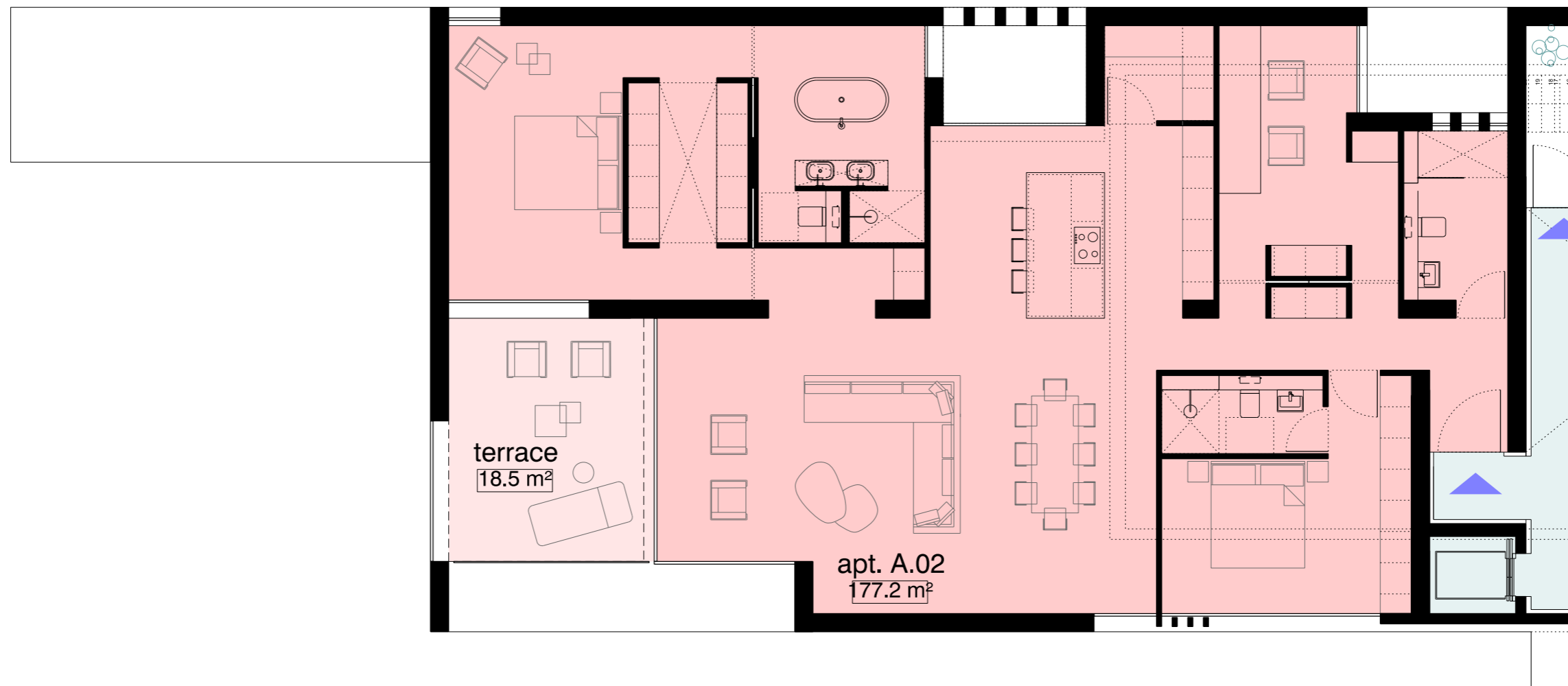
appendix 01
apartment A.01 layout



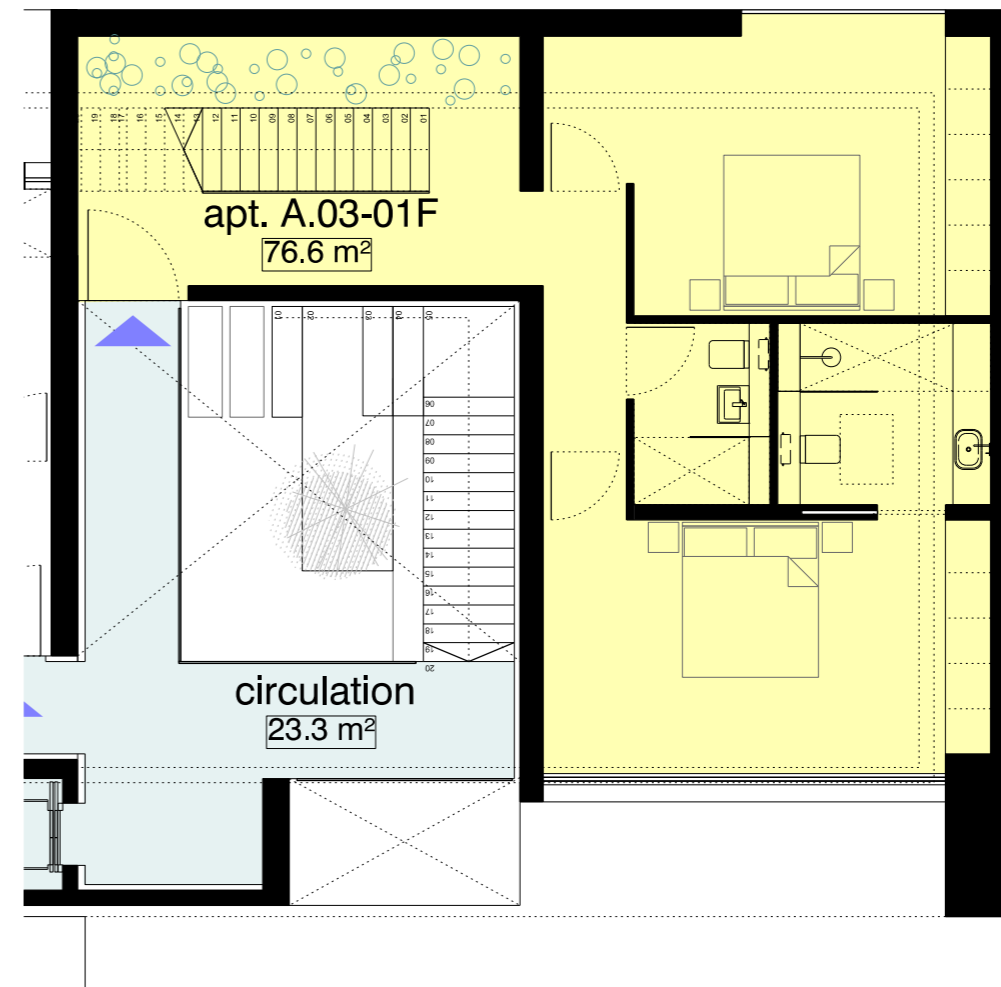
appendix 02
apartment B.01 layout



appendix 03
apartment A.02 layout



appendix 04
apartment A.03a layout



appendix 05
apartment A.03b layout

