



DESIGN DOCUMENT

NO 3. ALEXANDER DRIVE, MILNROW, ROCHDALE, OL16 3LY

APPLICATION NO:

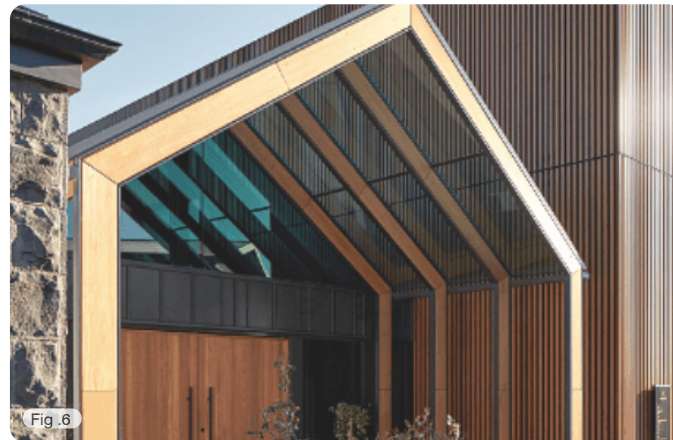
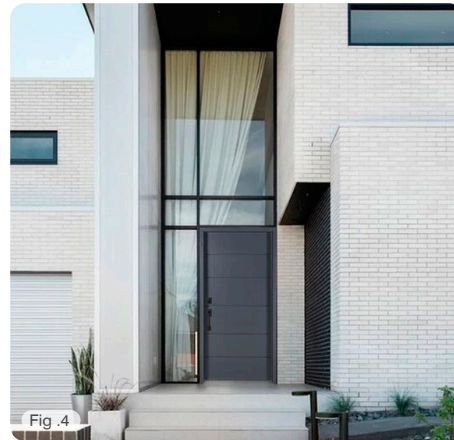
24/00999/HOUS

PROPOSAL DESCRIPTION:

Single-storey front porch extension including projecting metal clad profile

This document has been produced by JHA Pulmann on behalf of Peter Fancy as additional information in support of a householder Planning Application submitted under reference no: 24/00999/HOUS

The purpose of the document is to outline the design principals behind the proposal.



The site is located at No 3 Alexander Drive, an existing 3 bedroomed mid century bungalow with front and rear garden. The building is of traditional construction featuring brown brickwork with areas of random stone along a gable ended frontage, with a dual pitched tiled roof and intersecting low level feature canopy. The existing buildings features are typical of 1960's design with the application seeking to introduce a modern contemporary style through the addition of a dual pitch porch with projecting metal clad profile.

Constructed during the same period the existing street scene is made up of a wide array of styles and finishes following a steady stream of modifications over the previous 15 years. The sites immediate context consists of single and two story properties of different styles, sizes and orientations all fronting onto Alexander Drive.

The elevation treatment also varies along the existing street scene featuring red brick, brown brick, stone, render and a mixture of anthracite grey and white window frames, fascia's etc.

The proposal within the application has been driven based upon a brief that provides the end user with a functional porch incorporating a modern contemporary design with a dual purpose of providing additional privacy and security to the property. Fig 1 highlights No. 3 Alexander Drive as existing with Fig 2-6 of images which helped drive the proposal from concept through to a developed design.



As previously mentioned, the properties along Alexander Drive were originally constructed in the 1960s. Many of the properties have undergone significant modifications since the initial development with most leaning towards a contemporary aesthetic utilising varying methods from knock down rebuilds, additions to the existing, to a more sympathetic approach in renovations to the existing facade. These changes can be seen across multiple properties along Alexander Drive over the previous 15 years.

The proposal looks to incorporate many of the design elements featured within these properties such as the dual pitched roofs with active glazed facade as seen in Fig. 10, the introduction of render to the buildings elevation as seen in Fig. 8 & 12. and the use of black/ grey glazing units and fascia's as seen in many of the properties along Alexander Drive and highlighted in Fig. 8, 12 & 14.

The proposal takes into consideration the proportions of the existing property by mimicking the pitch of the existing roof which enforces the pitch of the roof and metal clad profile to the proposed porch. The colour scheme has been driven by a modern contemporary style which is also evident within the existing street scene.

To avoid the possibility of our proposal dominating the existing street scene the proposed porch will not go beyond the existing building line of No. 2 & 4 Alexander Drive as shown in JHA's drawing M24-034-104 PROPOSED SITE PLAN.

A key aspect of the design was to introduce an element that would provide a degree of security to the front elevation with the internal layout accommodating the properties bedrooms towards the front of the property. This has been achieved by creating a projected clad profile with flank wall to limit access to the window with the addition of a planters either side of the porch to further restrict unauthorised access.



To conclude, the proposal aims to enhance the existing facade by adding a new porch that complements the developments along Alexander Drive. A CGI has been created to provide a 3D representation of the proposed changes in relation to the current setting.

Fig1 & 2 Highlighting No. 3 Alexander Drive as existing.
Fig 3 & 4 CGI highlighting No. 3 Alexander Drive as proposed.



