

CLIENT : Dr McCormick

PROJECT : Redevelopment of Existing remote garage to form single dwelling unit

LOCATION : Site adjacent to 3 Montgomery Road

DATE : October 2013

1.0 Introduction

PWP Architects have been engaged by our clients to formulate a design proposal redevelopment of an existing remote garage. The Garage is currently owned by our client who resides at 31 Bellair Road which is just across Montgomery Road. Our client wishes to use convert the building for the storage of his books and occasional sleeping. We have advised that as the building is not in his current curtilage then it must be considered as a new single dwelling. The existing garage was built in circa 1930.



Figure 1: View of existing building from Montgomery Road

2.0 Context

Montgomery Road is a wholly residential street. The garage in question, we understand has always been associated with 31 Bellaire Road. To the west of the site is the Hayling Billy line footpath. At this point the footpath is at the bottom of a cutting with the garage built at original ground level. The top of the bank of the cutting (west of the site) has been inhabited by haphazard self-seeded planting with no maintenance being carried out for many years. It is also noted that from the lower footpath up to Montgomery Road an unofficial path has been formed up the steep slope. My client has experienced a degree of vandalism to his property over the years, particularly on the un-overlooked West side. This may be a product of the building being for the most part unoccupied and remote.

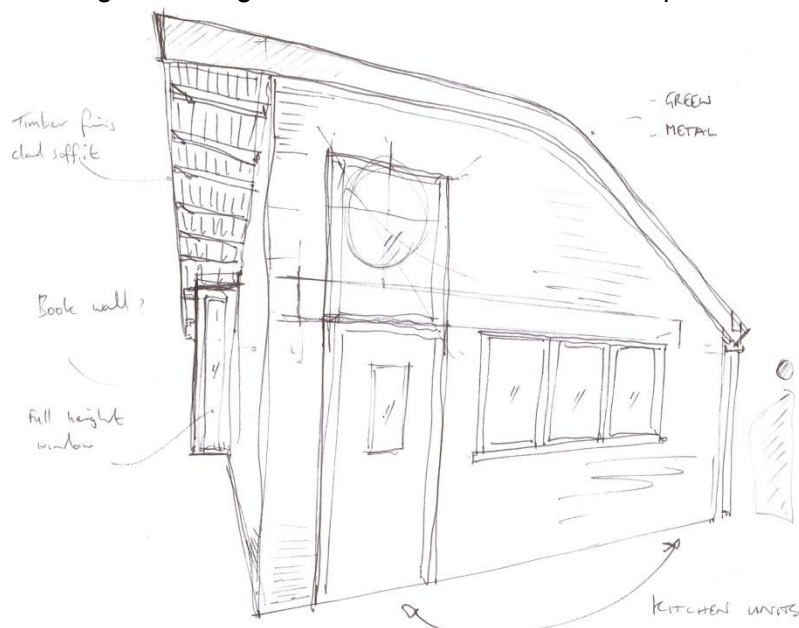


Figure 2: Initial sketch option exterior

1.0 Proposed Alternations

The proposals are to convert the existing garage into good quality accommodation. A scheme to demolish and rebuild was initially considered but it is the clients choice to use the existing fabric to create the accommodation required. The benefit of this is that apart from the modest new interventions the building has its aged and fitting look retained in the street scene. The existing building is set well back from the pavement and this area is to be used for off street parking. The garage door is to be replace with a screen assembly including front door and windows with solid panels around these elements. The current roof is weak and it is proposed to re-roof the building with a slightly steeper pitch but still clad the roof in tradition slate as existing. To the North West rear corner of the building there is proposed a modest 2 storey element which will contain the sleeping accommodation on its first floor with a study area below. This element has little effect on the street scene and we have also drawn up existing and proposed views form the neighbouring house at No. 3 Montgomery Road so that our client can fully pre-consult these residents.



Figure 3: Initial sketch option interior

The main driving factors behind the design are to:

- Improve the building fabric to increase thermal efficiency
- Improve the overall appearance of the property
- Occupy the building to deter vandalism

1.1 Amount

North West extension – The 2 storey timber clad addition is based upon the existing building footprint and only extends by 1.5m southwards. The floor to floor height has been reduced to a minimum to create as little impact as possible. However careful thought has been put into the its appearance to create some architectural delight.

Roof – The existing building is to be re-roofed the building with a slightly steeper pitch but still clad the roof in tradition slate as existing. Internally we have designed stronger versions



Figure 4: Proposed exterior perspective

of the truss frames which currently support the existing roof

1.2 Scale

The appearance of the scale of the existing building is on the whole is retained, with only modest increase in roof height and small feature 2 storey element.

1.3 Landscaping

The only land to the property is to the south. This contains a hardstanding for vehicles and an area of ground which could be landscaped up to the boundary with Hampshire County Council's footpath. We would expect any permission to be permitted subject to a condition about landscape design which our client would be happy to comply with.

1.4 Appearance

As a conversion, the building's existing materials palette will be retained. The new feature 2 storey element is to be clad in vertical boarding which will naturally mature back into the woodland backdrop.

1.5 Parking and Bicycles

The site has provision for one parking space on the existing hardstanding. As car using the garage reverse onto the street we have maintained this situation however as at this part of Montgomery Road it is a dead end street, serving no other properties we feel that this is acceptable. Bicycle storage will be accommodated within the dwelling as shown on the drawings.

1.6 Boundary Treatments

All boundary treatments are to remain as existing and repairs if necessary. Boundary types and materials are noted on the application drawings.

1.7 Refuse and Recycling

Refuse and recycling bins are shown on the application drawings. Each is shown as 120litres.

1.8 Consultation

The applicant has been sent perspective views taken from the rear of No. 3 Montgomery Road in both existing and proposed formats. We understand that this neighbour has been given a chance to see these images in advance of this planning application. These views also form part of the planning application on drawing 4998/1500B.

2.0 Conclusion

This application is the result of many months of consideration between client and architect. Many variations have been considered and the proposals here represent the most beneficial scheme for our client and we believe for the wider community.