

18 Branksome Avenue

Planning justification document

designPush



18 Branksome Avenue

The property has a very distinct character due its large 'cat-slide' roof and the proposed design for the extension of the house tries to maintain this character, whilst still providing the required accommodation for the family.



Form

We would argue that the use of gable roofs with a 'cat-slip' roof is equally traditional to a hipped roof and actually feels more natural.



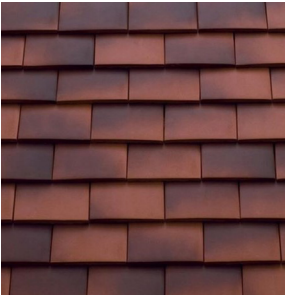
Massing

The extensions provide a broken down mass so as not to overpower the existing form and all of the volumes are set back from the edges of the roof so from a street view will have much less impact. The central mass mimics the roof-line to make the addition harmonious



Materials

The scheme purposefully uses Rosemary tiles to match the roof of the house, on both the roof and walls of the additions, to blend in with the main house and fee natural.



Branksome Avenue Context

The houses on Branksome Avenue have been altered in many ways already, there is no consistent method and there are various additions, even to the front roofs. I believe our proposal retains the original character of the house more successfully than previous developments on the street.



The immediate neighbour to No 18 has a much more eclectic design but similar treatment at ridge level on the side elevation to our proposal.



Other treatments on the street are much more detrimental to the original roof character.



Development

It is obvious that people in this area want to expand their properties to get more use of the space.

We would suggest other examples are less complimentary to the original design of the house than our proposal.



The example above with the two storey replaced element completely loses the 'cat-slip' roof and any original character.

Other examples result in lots of small additions and no overall harmony.

We have tried to provide an extension more in keeping with the original house and believe our design does this.



