

17 June 2013

STATEMENT OF DESIGN FOR A NEW END-TERRACED HOUSE DESIGNED TO PASSIVE HOUSE STANDARDS TO REPLACE AN EXISTING END-TERRACED HOUSE

91 Annandale Street

Edinburgh

EH7 4BB



Image 1: Aerial view of Annandale Street at the intersection of Belleview Rd looking south. White arrow indicates existing house at north east end of block (91 Annandale Street). Yellow arrow indicates existing shed dormer at 87 Annandale Street.



Image 2: Street view of housing block comprising 83 to 91 Annandale Street. Red outline indicates approximate area of proposed new development. Yellow arrow indicates shed dormer at number 87 Annandale Street.

Joseph Thurrott Architects

24a Drummond Place, Edinburgh, EH3 6PN

jthurrott@btinternet.com

www.josephthurrottarchitects.com

07817-517-364

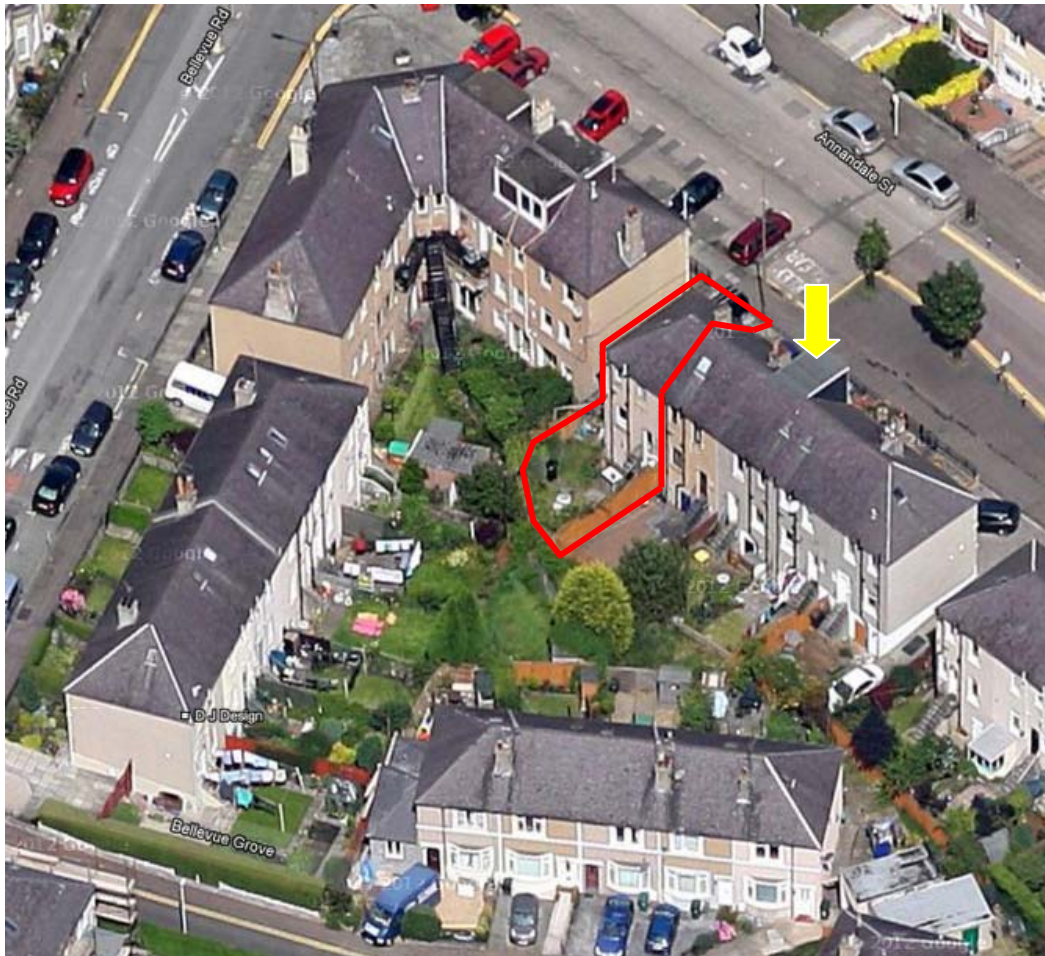


Image 3: Aerial view of south garden aspect of housing block comprising 83 to 91 Annadale Street in context. Red line indicates approximate area of proposed new development.



Image 4: Street view of 87 Annadale Street indicating shed dormer. 91 Annadale Street is at the extreme right hand of the photo. The black painted, continuous eaves gutter and associated fascia board are clearly evident.

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Image 5: Photo (street view) of existing dwellings at 89 (left), 91 (centre) and 93 (right) Annadale Street.



Image 6: Photo (street view) of existing dwellings at 89 (left) and 93 (right) Annadale Street with proposed dwelling at 91 Annadale Street (centre).



Image 7: Street elevation drawing (9am, June) of existing house at 91 Annadale Street in context.



Image 8: Street elevation drawing (9am, June) of proposed new house at 91 Annadale Street in context. Shed dormer at 91 is approximately the same volume as the existing shed dormer at 87 Annadale Street. The existing black painted, continuous eaves gutter to numbers 83 through 89 Annadale Street is continued across the elevation of the proposed new house at 91 Annadale Street.

Design summary:

The proposal is to replace an existing end-terrace house with a new end-terrace house designed and built to a zero-carbon, passive house standard. 91 Annadale Street is not situated in a conservation area nor is the existing house listed as having any architectural merit. The existing accommodation comprises a basement level with a door leading out to the south-facing sunken garden, a ground floor level with the main entrance off Annadale Street and a first floor level containing bedrooms. The existing attic space is currently unoccupied. The new house will comprise the same floor levels with the addition of an occupied attic level as per the neighbouring house at 87 Annadale Street. Additional floor area on all levels will be achieved by increasing the width of the new house to the full extent of the property boundary. The floor area of the basement and ground floor level will also be increased by means of an extension to the rear. The existing sunken garden will be re-landscaped with a new stone boundary retaining wall.

In order to integrate the new house within the existing block of terraced houses, the following design strategies were considered. The level of the existing ridge which runs along the entire length of the

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terraced block will be preserved. Adequate head height within the attic space of the new house will be achieved through the use of front and rear shed dormers. The volume, height and position of the front (street) dormer takes its cue from the existing shed dormer of the neighbouring house at 87 Annandale Street. Apart from functional head height considerations, the design intention of the dormer on the new house is to compliment the volume of the existing dormer in order to create a more balanced composition for the entire row/block of terraced houses. The datum of the black painted metal eaves gutter and associated fascia board will be maintained in the new house by extending the aforementioned across the street elevation, around the north side elevation and around the rear south elevation to tie back to the existing neighbouring house. The composition of the street elevation below the eaves line has been kept simple and balanced with traditional golden section proportioned window openings. The material strategy for the external envelope is a mixture of contemporary and traditional elements. The elevations will be cement rendered as per the neighbouring houses. The roof will be a slate coloured zinc standing seam. The intention is to match the pitch, ridge height and colour of the neighbouring roof whilst utilising the properties of the zinc to create crisp, long-lasting flashing detailing, particularly for the dormers. The windows and doors will be triple glazed, clear glass housed in painted timber frames with aluminium facing to the external faces. Accents of Scottish larch timber cladding are situated below the windows. The following 3D images show the new house in context from different perspectives during the summer solstice at 9am, 12pm and 3pm.



Image 9: 9am - aerial view from north-east of proposed new house at 91 Annadale Street in context.



Image 10: 12pm - aerial view from north-east of proposed new house at 91 Annadale Street in context.

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Image 11: 9am - aerial view from north-west of proposed new house at 91 Annadale Street in context.



Image 12: 12pm - aerial view from north-west of proposed new house at 91 Annadale Street in context.



Image 13: 3pm - aerial view from north-west of proposed new house at 91 Annadale Street in context.

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Image 14: 9am - aerial view from south-east of proposed new house at 91 Annadale Street in context.



Image 15: 12pm - aerial view from south-east of proposed new house at 91 Annadale Street in context.



Image 16: 3pm - aerial view from south-east of proposed new house at 91 Annadale Street in context.

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Image 17: 9am - aerial view from south-wst of proposed new house at 91 Annadale Street in context.



Image 18: 12pm - aerial view from south-wst of proposed new house at 91 Annadale Street in context.



Image 19: 3pm - aerial view from south-wst of proposed new house at 91 Annadale Street in context.