



Baldock Road, Royston
Permission in Principle, Stage 1
Concept Document

Credits

Butcher Bayley Architects (BBA), acting in their role as Architect for this project, have prepared the following document on behalf of the client.

Client	
Project Name	Baldock Road, Royston
Project Address	Land to Rear of 29 Baldock Road, Royston
Document Title	Permission in Principle, Stage 1 Concept Document
Document No.	307-BBA-00-XX-RP-A-02905-P3
Purpose of Issue	For Planning
Author	VS
Checked	LB

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Contents

1.0	Introduction	2
1.1	Summary	2
1.2	Butcher Bayley Architects	2
2.0	Client Brief	3
2.1	Briefing process	3
2.2	Initial Brief	3
2.3	Schedule of Accommodation	3
3.0	Schematic Design	4
3.1	Land Ownership	4
3.2	Site Analysis	5
3.3	Schematic Design Options	8
3.4	Precedent Studies	14

1.0 Introduction

1.1 Summary

This Permission in Principle, Stage 1 Concept Document has been prepared to support an application for a new family home in the garden of 29 Baldock Road, Royston. The client approached BBA to assist with the design of their new family home; BBA were previously employed to design an extension to the existing property at 29 Baldock Road.

1.2 Butcher Bayley Architects

BBA is a small practice with big experience. We offer a full service for projects of all sizes, from site master planning right through to interior design. We’re passionate about the importance of building relationships with clients as well as their projects; ensuring that our work meets their needs, expectations and budget. BBA is a fresh, confident and capable architecture practice; whose personal approach is informed by a depth of experience that ensures we get the most out of our projects. BBA offers local knowledge combined with national experience to provide an end to end service for clients and ensure that every project fulfils the potential of the site.

2.0 Client Brief

2.1 Briefing process

A detailed briefing process has been undertaken to establish the client's requirements for their proposed new family home.

2.2 Initial Brief

After an initial enquiry, the client's outlined their brief as follows:

To create a single-storey, modern family home for them to move into, with a footprint of approximately 200-250m². The design will follow Passivhaus principles and feature a roof overhang to create a shaded veranda space that’s accessed via the kitchen and master bedroom. Internally the space will have a modern design with an open-plan kitchen / living / and dining space, with large glazing and high ceilings with a mono-pitch roof. Externally the space will feature a workshop/ garage and parking for 3-4 cars. The property will be made from low-maintenance material.

2.3 Schedule of Accommodation

The following spaces are to be accommodated in the proposed design.

- Porch / Entrance
- Cloaks / WC
- Kitchen / Dining / Living
- Utility
- Snug
- Study
- 2no. Reception Rooms
- Master Bedroom
- Wardrobe/ Dressing Room
- 2no. En-Suites
- 3no. Bedrooms
- Jack and Jill Bathroom
- Workshop/ Garage
- Plant Room

3.0 Schematic Design

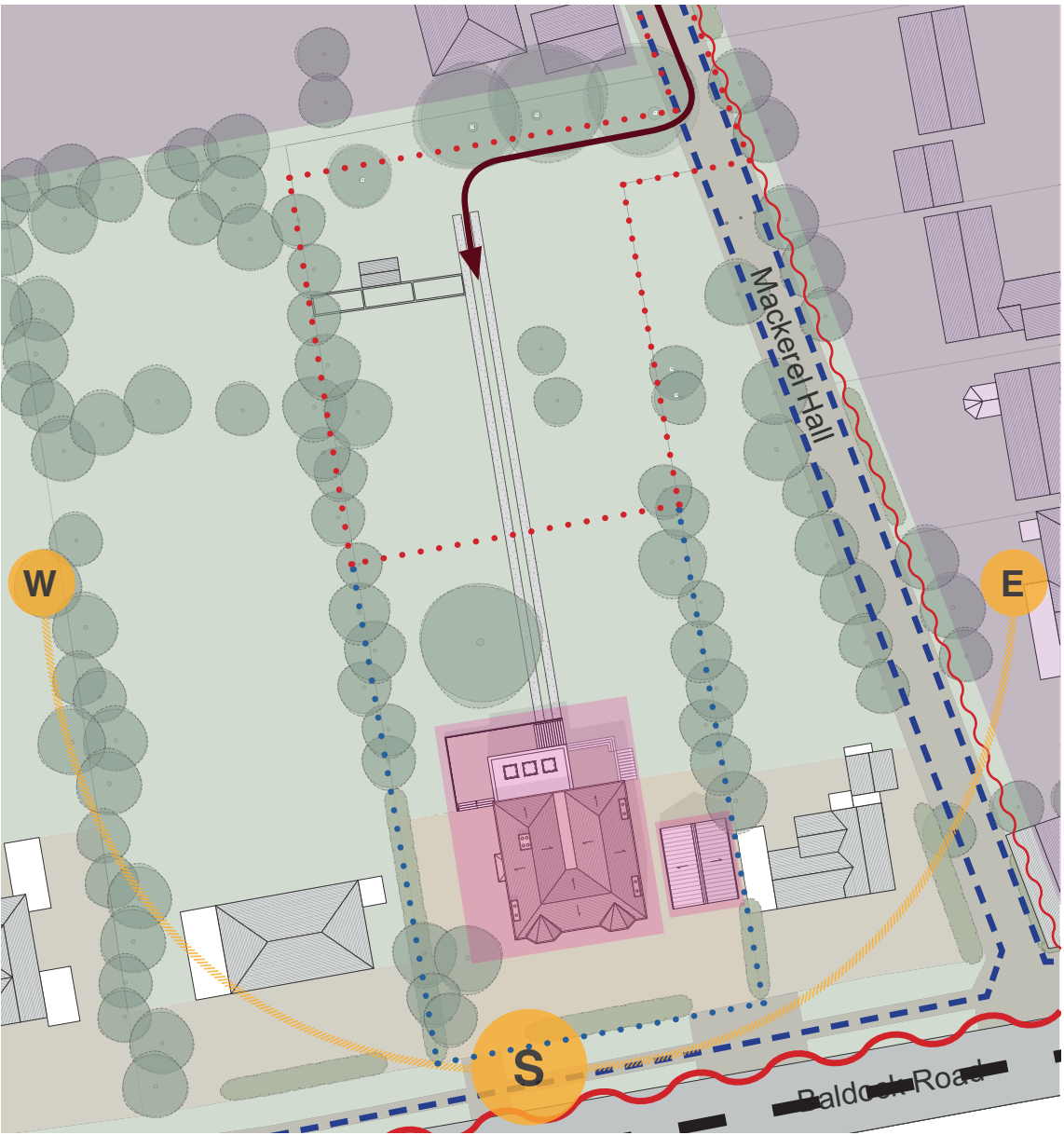
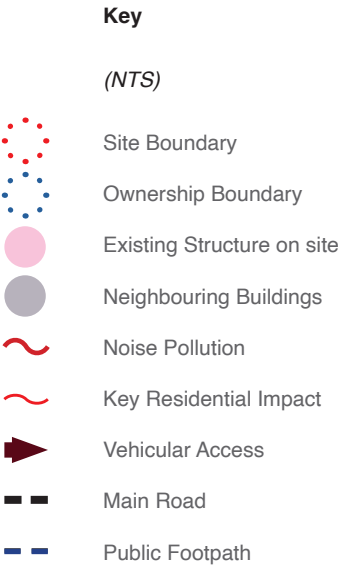
3.1 Land Ownership

The following diagram outlines the different ownerships of the proposed site. This includes land which may not be in the applicant's direct control but which they have access rights over.



3.2 Site Analysis

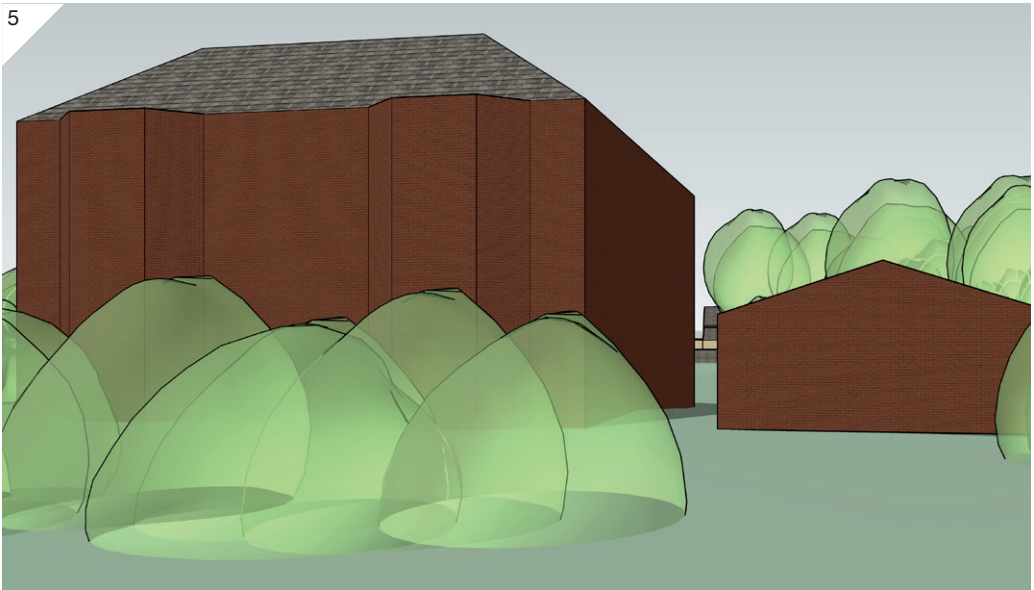
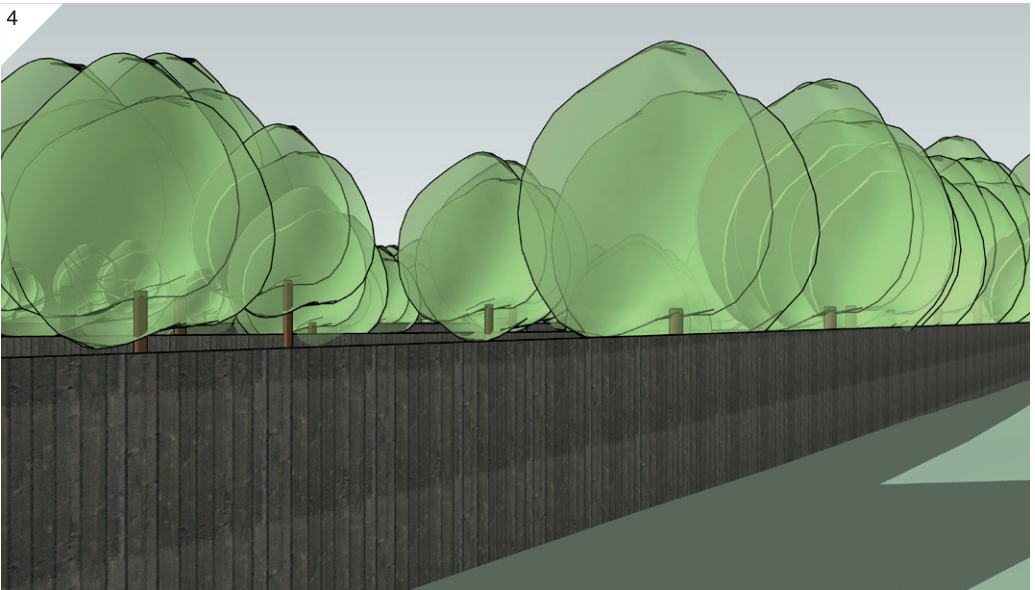
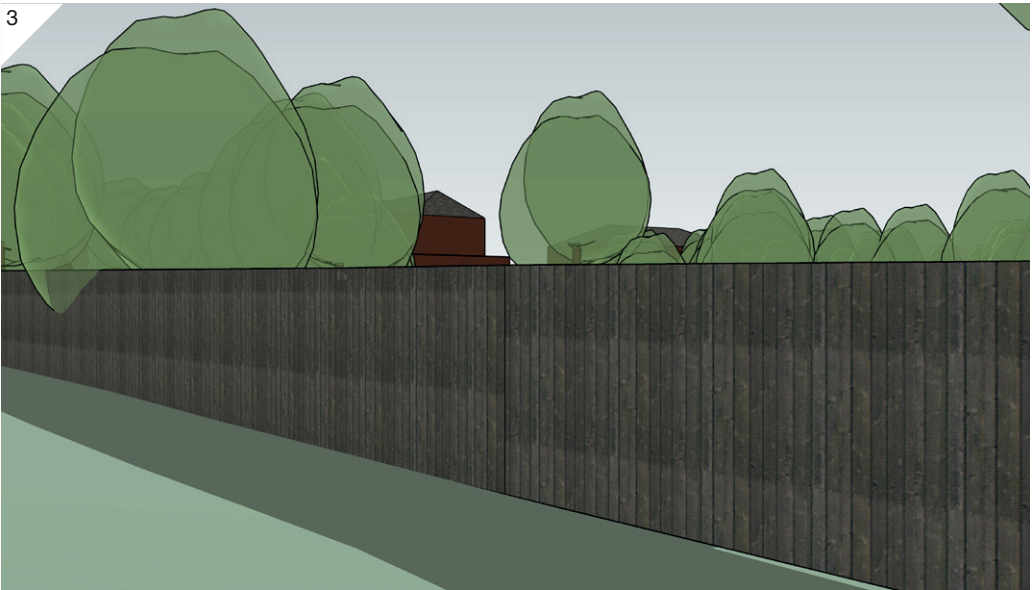
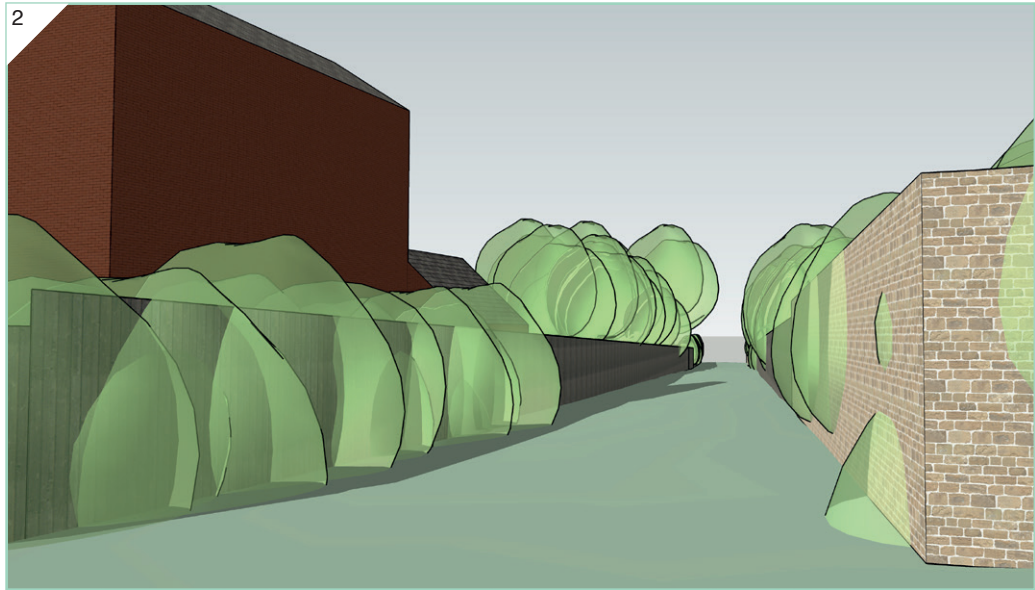
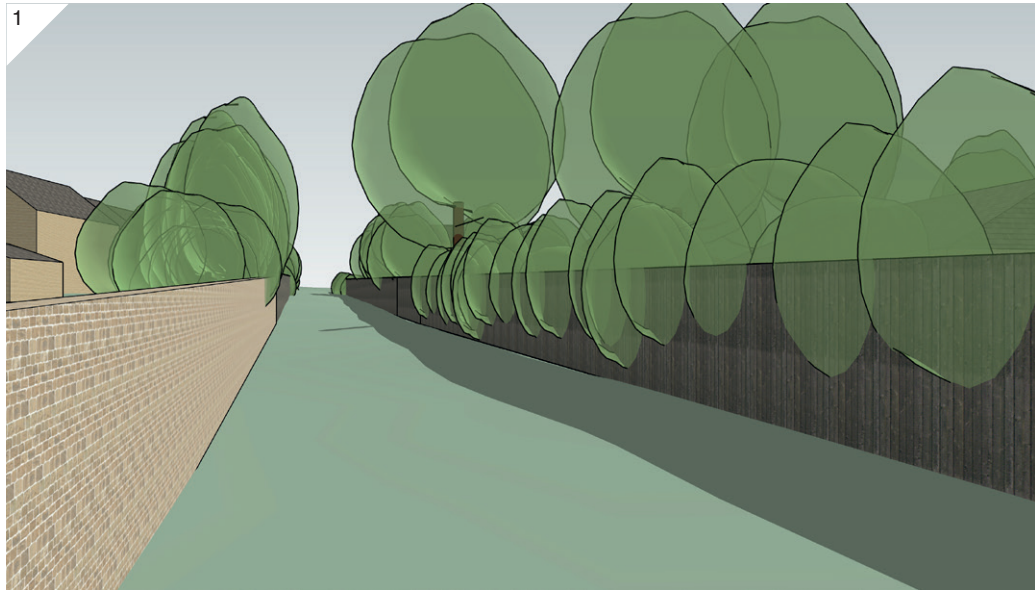
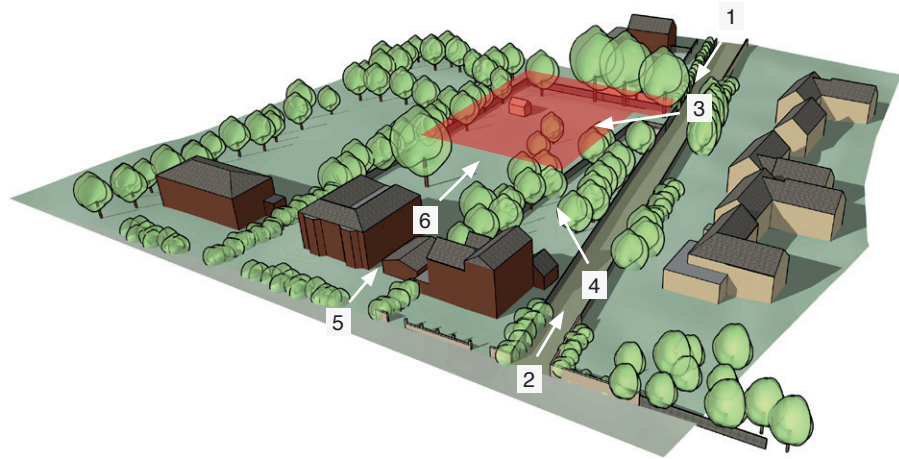
The following site analysis has been used to inform the initial concept designs, allowing considerations of the external impact on the proposed site and the potential impact the development will have on the wider site.



3.2.1 3D Massing Exploration

A 3D massing of the existing site has been developed to understand the views from different approach points. This allowed for a greater understanding of the impact the proposed new dwelling would have on the neighbouring context.

Selected views are later used to demonstrate the impact the schematic design options would have on the landscape, showing before and after the proposal was applied.



3.3 Schematic Design Options

The following 3 schematic options were presented to the client, with an initial floor plan to show the location of the building on the site as well as conceptual ideas for the division of sleeping, living and support spaces. The plans also tested vehicle tracking to show how cars could access and park on the site. Further to this, a 3D massing of the early designs provided an initial understanding of how the proposal would sit on the site.

In all of the designs, a planted boundary separates the plot from the existing home at No.29.

- Living Space
- Support Space
- Sleeping Space
- Parking Location
- Garden
- Planted Boundary

3.3.1 Option 1

- The L-shaped design allows for a central garden space with physical and visual access through the house and a channel defined by the detached, three-car garage.
- The house has been designed as two blocks, a sleeping and living block - with the opportunity for a games room / snug at the bottom of the space, with its own private garden space.

3.3.2 Option 2

- This design has been considered in three blocks connected by a sweeping roof. A sleeping block, a living block and the three-car garage, transitioning from privacy to activity - with the canopied roof creating a sheltered walk-through to the garden.
- All blocks maintain visual access toward the rear garden and can be physically opened up where possible through a patio/ decking.
- Green roofs can minimise the visual impact the structure has on the site by camouflaging it within the surrounding nature.

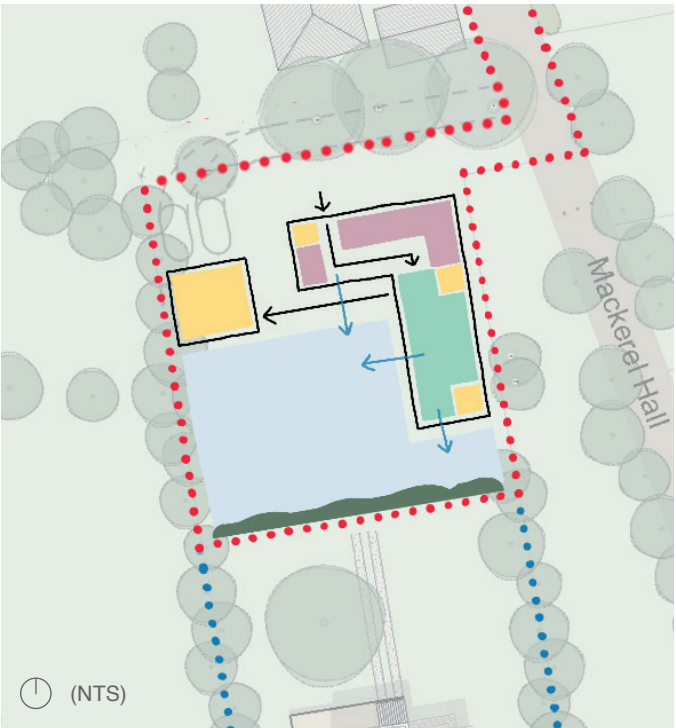
3.3.3 Option 3

- Planted vegetation between the main house and the garage space increases the privacy within the rear garden whilst also defining the front of the property.
- The T-shaped design offers a dedicated entrance

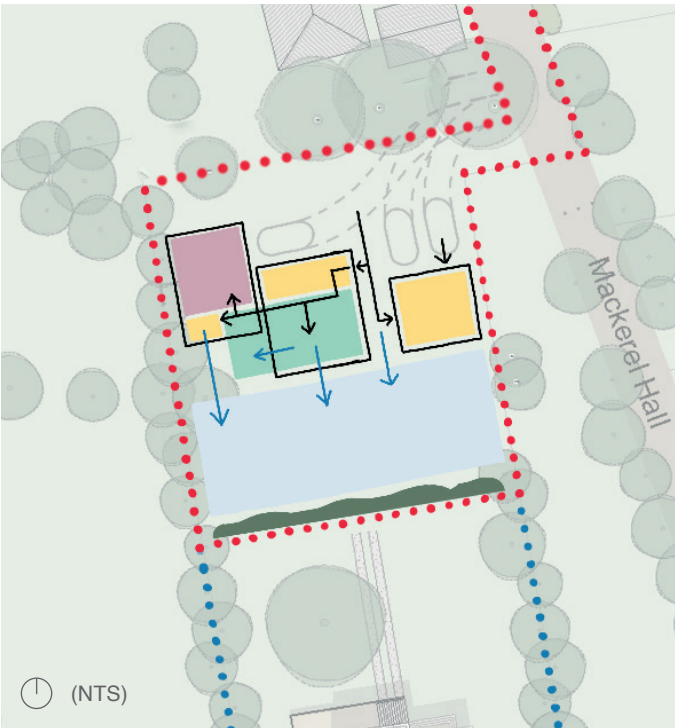
space. The support spaces act as a divide between sleeping and living areas, creating a buffer between activity and privacy.

- The large open-planned living space has total visual and physical access to the rear garden.

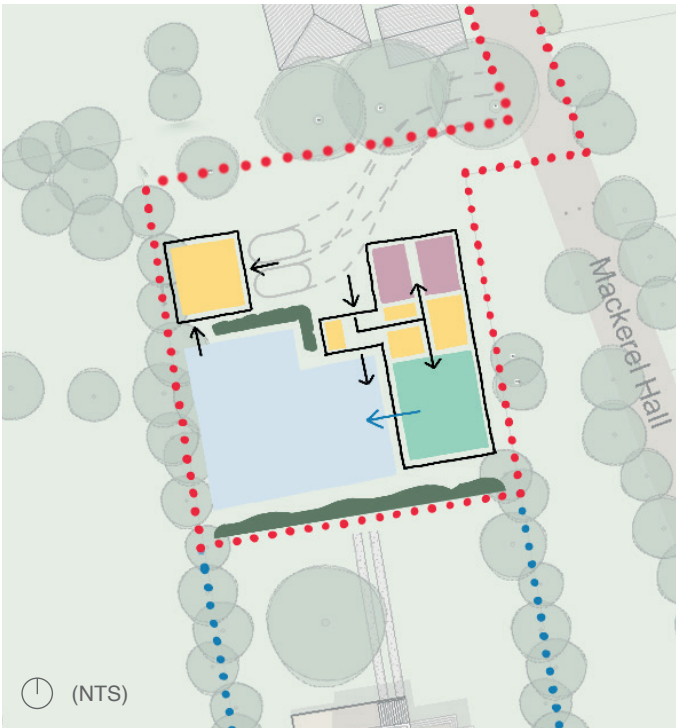
Option 1



Option 2



Option 3



3.3.4 Option 4

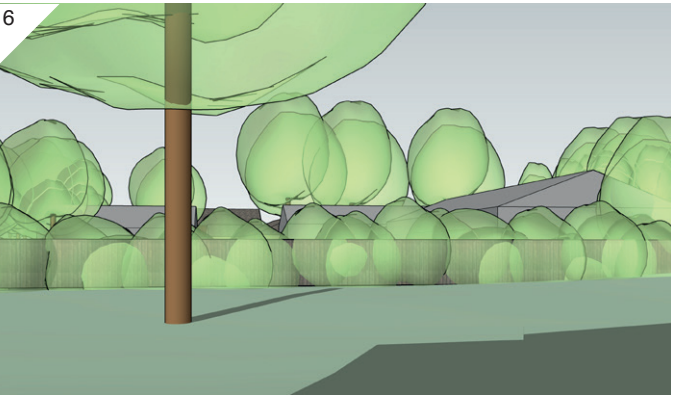
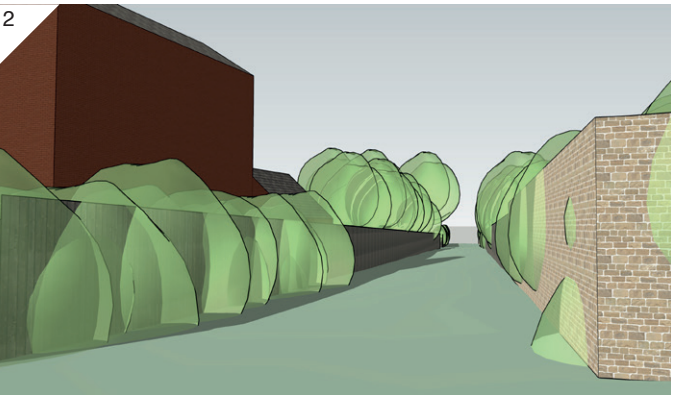
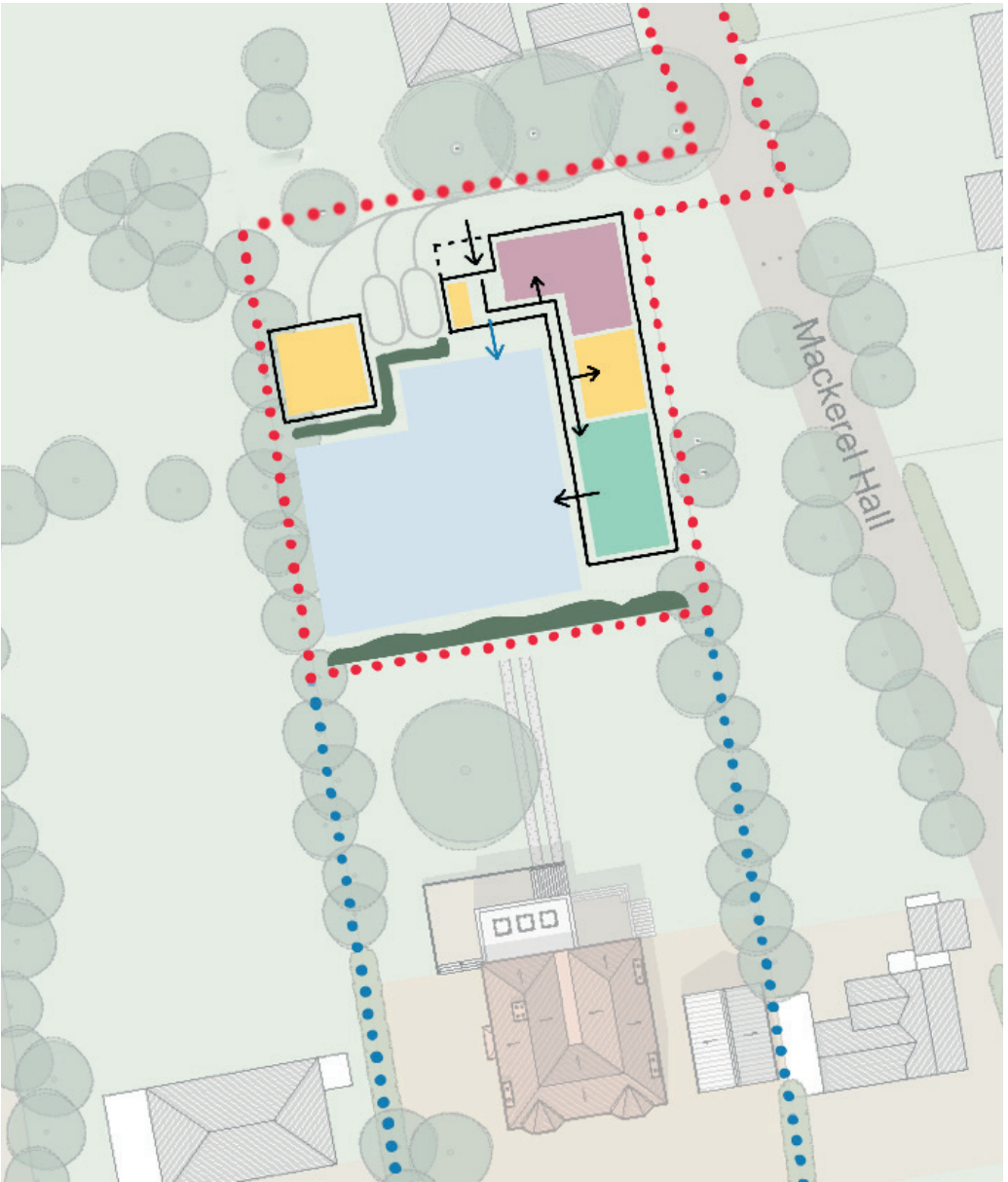
Following client feedback, the following Option 4 was generated.

- This option features two detached structures, a 3-car garage (with space for 2-car parking externally) and the main house.
- The main house has been located toward the northern boundary as much as possible, with the garage set-back, to create an out-building appearance and to allow for car manoeuvring that does not come into contact with the existing trees.
- The living space takes the L-shape explored in Option A but with the internal configuration of Option 3.
- The interior layout is split into three blocks that transition from private to public; sleeping, support and then a large open-planned living block to the rear. This block separation is also reflected externally through elevation details.
- The plot features a large garden area visually and physically accessed through the entrance space and the open planned living space.
- The entrance to the building is hidden from the road.



⌚ (NTS)

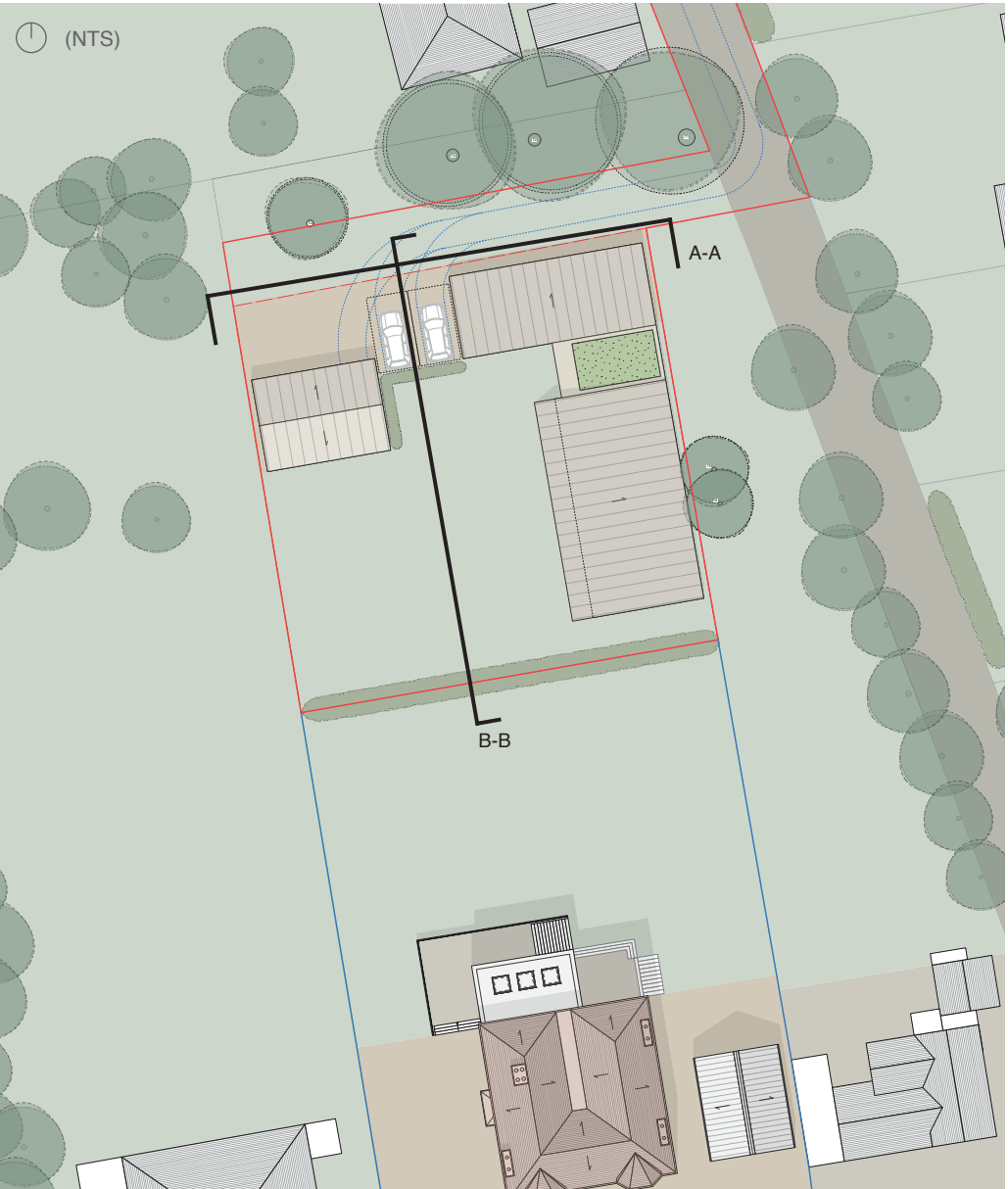
- Living Space
- Support Space
- Sleeping Space
- Parking Location
- Garden
- Planted Boundary



3.3.5 Preferred Illustrative Option

Following client feedback received during a meeting, Option 4 was further developed.

- A mono-pitched roof system was incorporated to frame the central garden space and to also give the mass a more contemporary look.
- The mono-pitched roof has been orientated to slope toward Mackerel Hall as to reduce its visual impact from the road.
- Further elevation details were developed to indicate where window placement could be to both capture the desired external look but also respond to the initial internal space delegation.



3.4 Precedent Studies

Precedent studies have been provided alongside the plan options as part of the Feasibility Study. It is intended that the images are read alongside all options at this point in the project. Precedent studies provide a useful tool from which to draw ideas and inspiration and their full potential would be explored in more detail as part of subsequent stages of work.

In curating the selected images, due consideration has been given to the images provide by the client as part of the briefing process.

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