Pre-Application Consultations

Due to the nature of the site and the fact that it located within the Countryside Zone we approached the local planning department for a pre-application consultation during the initial design stage. We submitted sketch proposals for an extension to the front elevation with a floor area of 125m² and a side extension with a floor area of 83m². Each element with a contemporary design for the elevations.

Our initial sketch proposals were approved by our client in the first instance which allowed us to submit the pre app enquiry early on in the design process. While the pre app was being assessed we progressed with a more detailed design in relation to the proposed external materials for the building.

The pre app was fairly positive however it raised a couple of concerns about the scale of the foyer extension and the fact that it projected beyond the building line of the existing building.

We revisited the proposals following the issue of the pre app however we are of strong opinion that the existing building can cope with the scale and design of the extensions and the fact that the foyer extension projects beyond the building line is a positive matter so that I can been seen as the prominent element of the building, which an entrance should be.

The final building design proposals for the Feasibility Stage of the project were approved by the client.

Final building design

Design Proposals

The design proposals for the feasibility study consist of the following accommodation:

- **Entrance / Foyer Area**
- **Ticket Office / Reception**
- **Kitchenette / Servery**
- **Workshops**
- **Storage**

The proposed extensions cover 208m² internally and are planned to allow the design wrap around the existing building footprint without affecting the internal layout of the original building. The utility or private spaces are located to the North East of the building enabling the public spaces to have a view and access into the garden area. The public spaces are provided with large north westerly glazed areas to achieve solar gain and to provide a visual link between the foyer and landscape which is currently not achievable. These large glazed areas will allow the outside environment to become part of the foyer's interior. The external walls of the foyer are to be a curtain wall system by Danpatherm. It is a cassette panel system that is pre-fabricated off-site. It is quick and easy to install, reducing labour costs and construction times. The system prevents moisture and dirt penetrating between the panels.

External panels can be removed, if necessary, without affecting the building envelope. Danpatherm double glazing features Softlite, a special finish inherently manufactured into the panels that ensures even transmission of light and eliminates glare. With Soflite, interiors are evenly lit with a gentle and diffused light.

Internally the foyer is designed with an open full height ceiling with the roof and wall structure being exposed. The structure is proposed as timber glulam beams and columns. While the utility areas are all provided with a standard 2.4m ceiling height. The roof structure has been designed with minimal interaction with the existing building fabric. It will be lined with a single ply membrane finish to limit maintenance.

The single storey design containing the workshops is contemporary in nature and clad in living natural materials which will have an insignificant impact on the context of the site. The workshop extension will have a flat roof structure with a proprietary roof window system to allow natural north light into the deep floor plan and into each of the proposed workshops.

The proposed materials are:

- Single ply membrane roofing
- Aluminium doors
- Green Living external walls to workshop extension
- Danpal Danpatherm rainscreen cladding system & glazing to foyer external walls

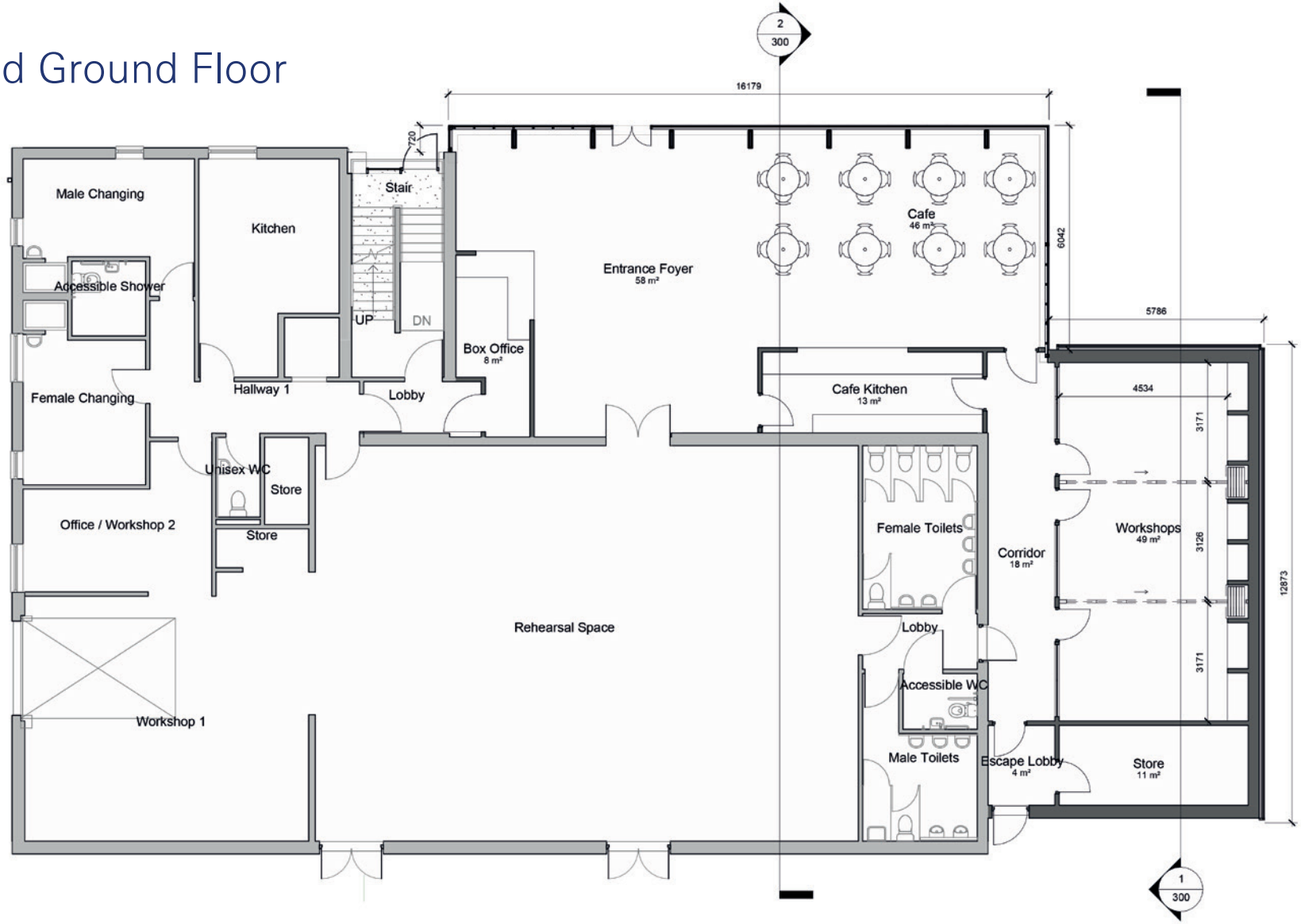
The structure of the extension has been chosen to provide the most cost effective building system. It is proposed that elements of the building be timber frame construction with timber rafters and a concrete slab floor and foundation. (Subject to in depth study by a structural engineer)

The extensions will be fully insulated and air tight to achieve current building standards and will potentially be provided with the following renewables:

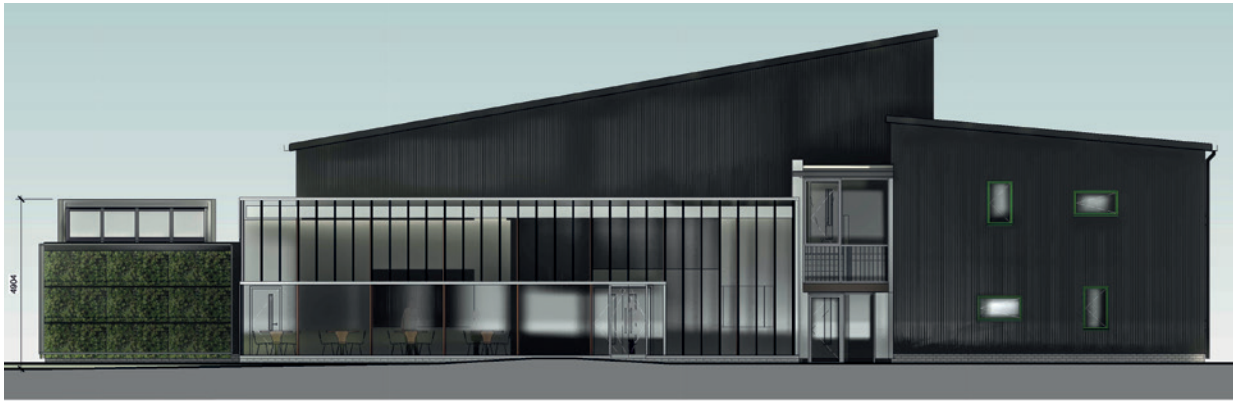
- Air Source Heat Pump.
- Mechanical Ventilation Heat Recovery System. (MVHR)
- Natural Ventilation System

Design Proposals

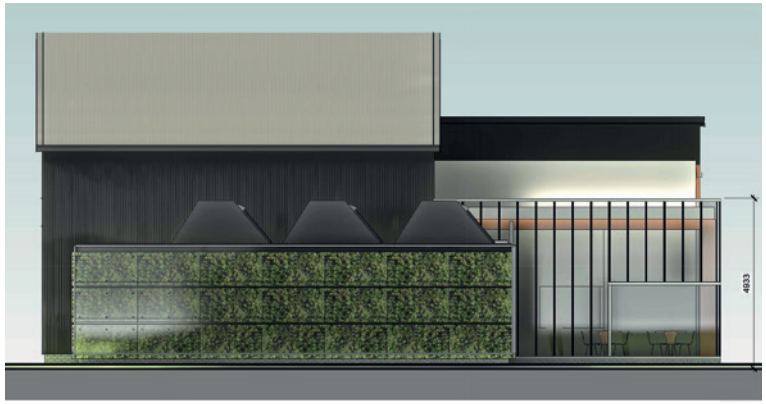
Proposed Ground Floor



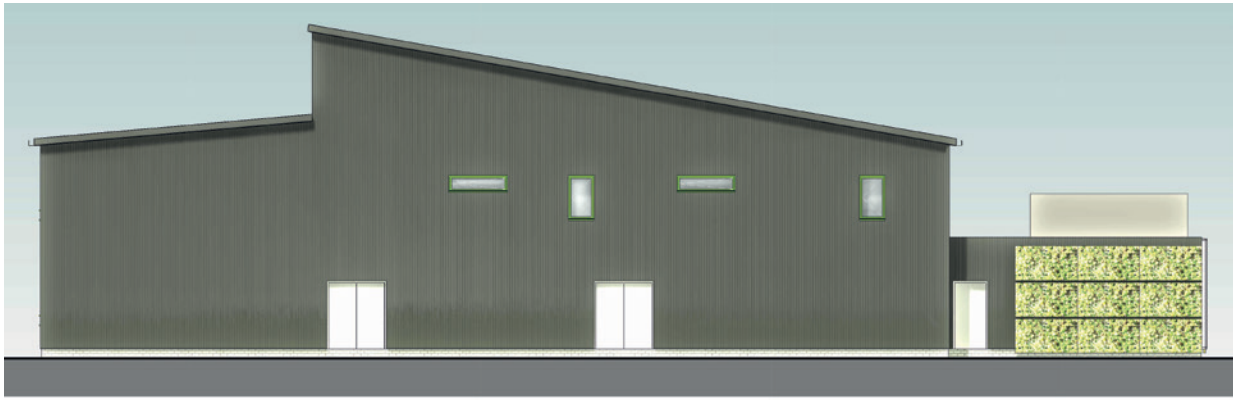
Design Proposals



Proposed North West Elevation



Proposed North East Elevation



Proposed South East

Proposed South West