

ARCHIRONDEL COTTAGE

ST. MARTIN

Client Brief:
To extend an existing listed cottage to create additional space for family life.

Project Location:
The site is located in the Costal National Park area of the island and is accessed via La Route De La Cote, St Martin. The property stands in Archirondel bay with a large JEC Substation building on the Western boundary and Archirondel Café parking facilities on the eastern side.

Existing premises appraisal:
Archirondel Cottage is a listed grade 3 building dating from the early 1820's. In the 1940's during the German occupation a series of complex reinforced concrete defence structures were added to gardens and adjacent land. This includes a 680 casemate with direct access via the cottage garden, a semi-circular searchlight platform and partially buried personnel shelters and stores. The cottage is 5-bay, two-storey building with a range of small-disjointed extensions. The walls are constructed of rubble granite, with rounded corners. The cottage was subject to major refurbishment works in 1920's, which included replacing the original windows with 4 pane timber sashes, and raising the roof to provide additional upper floor accommodation (distinguished by a band of roughcast render incorporation short brick piers above window heads). A later rendered two storey extension projects out from the west elevation. This contains a substandard house bathroom and small attic space.

Our Solution:
Our proposed site strategy addressed two key existing problems with the site: The listed cottage character is severely undermined by 4no. unsympathetic rear extensions (see photograph J) and a gravel car parking area also dominates the highly public cottage frontage.

The proposal aimed to 'declutter' the existing site by demolishing the rear extensions and out buildings and in-turn to 're-form' the elements moving them to a more appropriate location which respects both the Cottage and the wider context (see design evolution diagrams). The substandard extensions are poorly built and have no insulation, considering its exposed location. The three different roof types create a complex geometry that is very difficult to successfully waterproof against the existing cottage external wall.

BDK also proposed creating a new vehicle entrance together with a public passing place and to extinguish the existing entrance front and gravel car park. This proposal would allow the now defunct front parking area to be remodelled to replicate the previous 1905-1920 historic arrangement (Image E and F). The passing place created seeks to alleviate traffic congestion on approach to the public car park, beach café & Archirondel Tower and also enables the accompanying improvements to setting and ambience of the original Cottage frontage by recreating the historic vegetable garden.

'Garden Pavilion' Extension Concept
Our overall concept is to create an extremely modern, lightweight pavilion within the existing rear garden that is visually and materially contrasting to the original Cottage. The pavilion has been carefully designed to respect the existing cottage character and hierarchy.



CATEGORY

THE UNBUILT SCHEME AWARD

ARCHIRONDEL COTTAGE

IMAGE CAPTIONS

[A] VIEW OF GARDEN PAVILION

[B] JERSEY SITE LOCATION

[C] SITE & CONTEXT

[D] VIEW OF GARDEN PAVILION

[E] PROPOSED FRONT
VEGETABLE GARDEN TO
REPLICATE 1905-1920 LAYOUT

[F] HISTORIC 1905 - 1920
VIEW OF COTTAGE AND FRONT
GARDEN

[G] GERMAN SOLDIERS AT
COTTAGE FRONT DOOR



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This extension sits significantly lower than the existing dominant pitched roof 'West wing' extension and is subservient in mass, height and floor space / footprint to Archirondel Cottage itself. Further to this a lightweight glass 'tube' link will provide a clear but subservient threshold between the old and the new. This distinction is key to the success of the scheme. The glass link sits well below the existing eaves level and ensures the cottages character can be read separately.

The pavilion green sedum roof is to have profiled zinc overhangs with concealed gutters and rainwater hanging chains. The infill wall sections are to be vertical cedar cladding surrounded by a channel steel C-section frame articulating each bay. The Garden Pavilion will be a highly insulated structure with significant insulation below the sedum roof and high performance triple glazed / highly insulated solid walls. Space & water heating will be provided using spare capacity from an existing air-source heat pump serving Archirondel Cottage, eliminating reliance on fossil fuels. Together with the overall 'green' solution for the parking / landscaping the project comprises an "Eco-House" being environmentally green.

Jersey Architectural Commission (JAC): During the outline concept phase of the project BDK presented various options of the proposed scheme to JAC for review and comment. The process resulted in a highly constructive and positive open dialog. In general the panel concluded:

"The extensions and new build proposed needs to respect the hierarchy of pieces that will eventually make the cottage, its extension and outbuildings. To that extent the reduction in height and size of the pavilion is key in achieving that goal. The 'grounding' of the pavilion will set the new work in a more comfortable relationship with the original cottage and the glazed link also needs to make that same reduction in height to below the existing eaves line"

Post JAC design development: BDK adopted the panels preferred option and also fully took on board each of the panels recommendations which included:

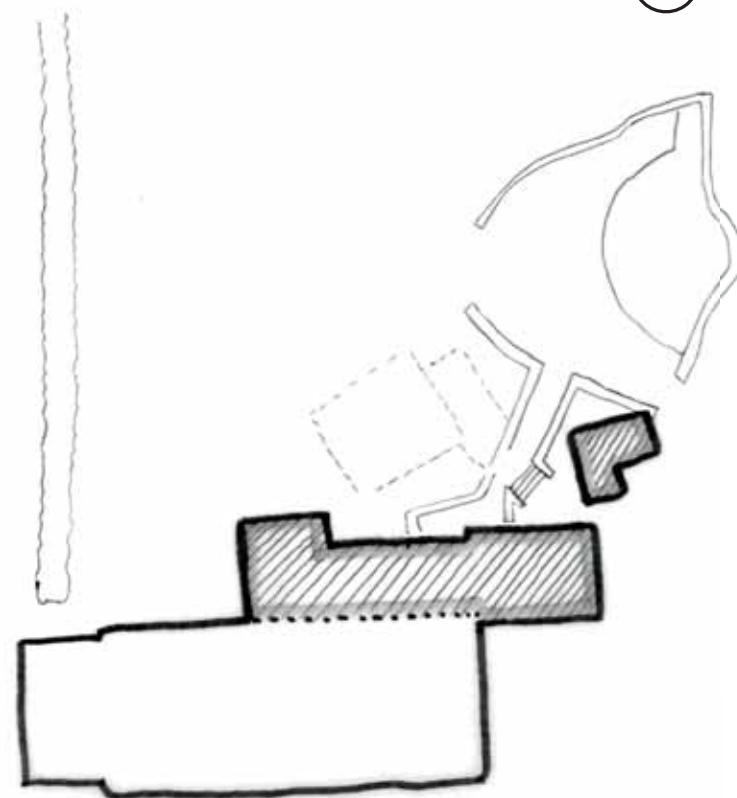
- The height of the proposed garden pavilion was dropped by 750mm to match the existing cottage eaves level and the length of the extension was reduced by 900mm
- The 'glass tube' link was lowered by 900mm and redesigned to abut the cottage 300mm below the existing eaves level
- In line with the recommendation from JAC and the advice received from the planning / historic department, the proposed scope of the demolition works were extended to include a WW2 German lean-to.
- The 'Boat house/ store' design was revised to shape a more subservient appearance to the pavilion and relocated closer to the boundary.

Members of the planning applications panel praised BDK Architects for the eco-friendly ultra-modern extension to Archirondel Cottage stating "Very clever approach and elegant solution, we should not be afraid of bold designs when it complements the context". Another citation was given in a States of Jersey Press Release on 29th May stated, "In approving the application, the panel praised the design of the extension, which members felt was a sensitive addition to an historic building". We believe the scheme comprises an intelligent and creative response to the challenges presented by a difficult site. BDK have used this unique opportunity to address previous unsympathetic works and to also add back lost historical context.



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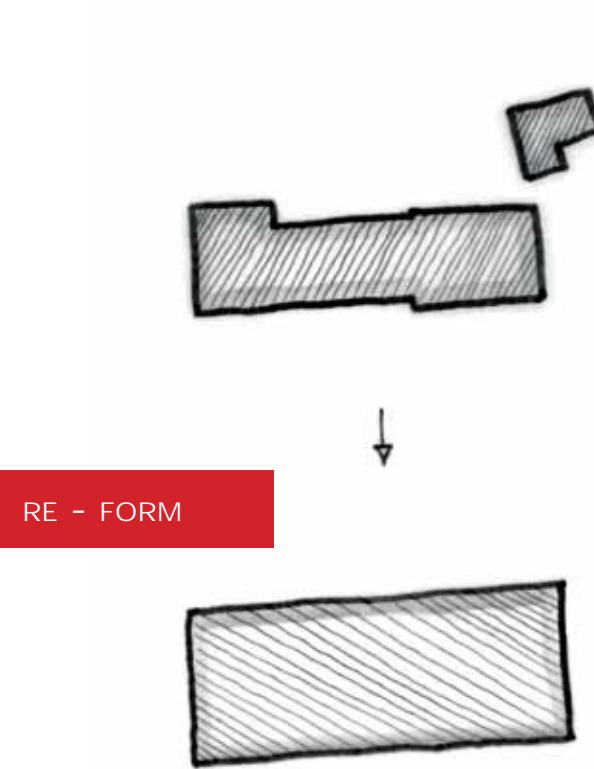
EXISTING



INDISTINCT BUILDING FORM

The existing building character is severely undermined by the existing 4 no. extensions at the rear of the cottage. As a result the cottage has a very poor connection to the rear garden and potential sea views are blocked (See photograph J).

DECLUTTER

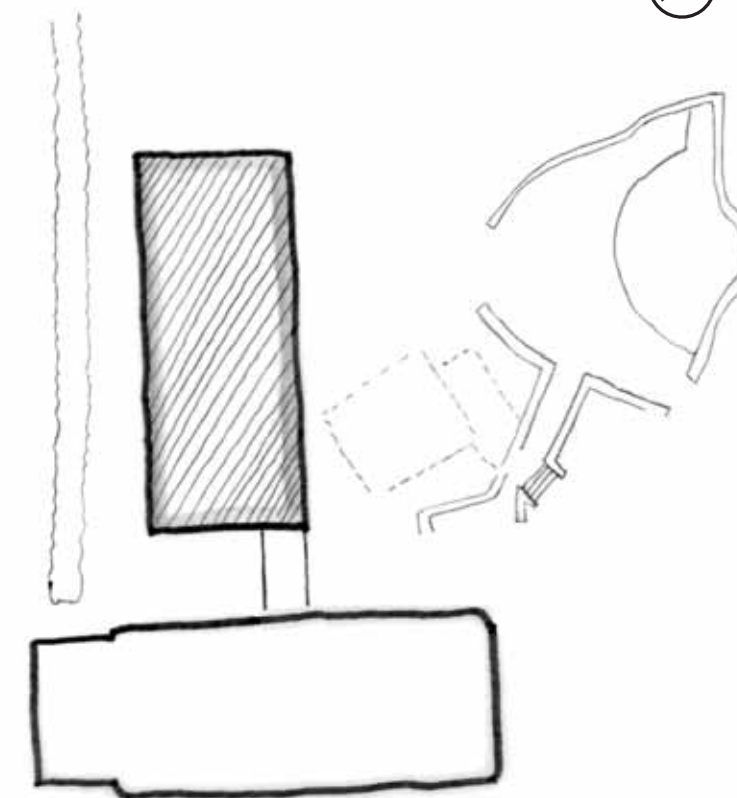


RE - FORM

THE SOLUTION

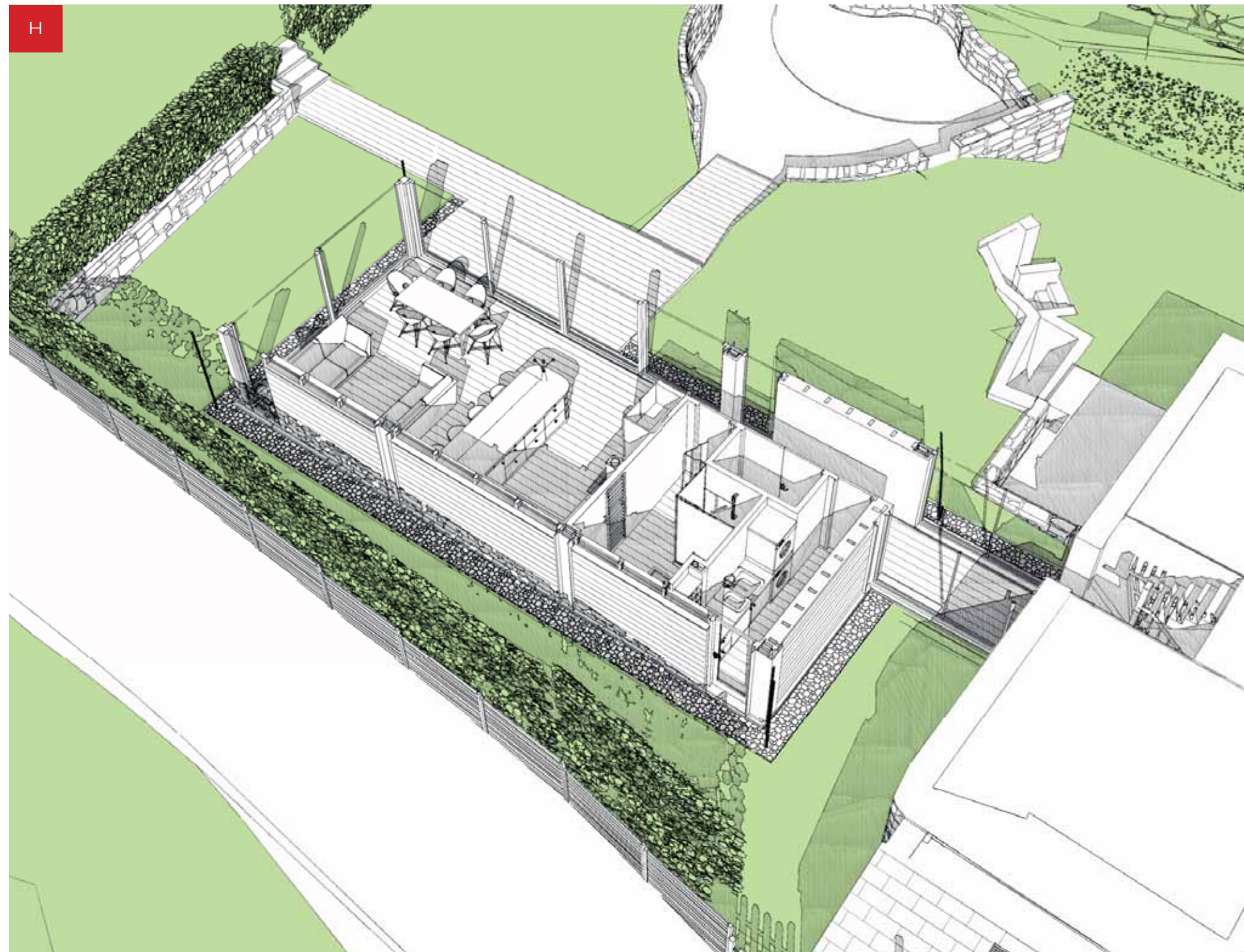
The most elegant solution is to 'de-clutter' the existing cottage by removing the unsympathetic extensions and in-turn to 're-form' the elements moving them to a more appropriate location which respects both the Cottage and the wider context.

PROPOSED



CLEAR BUILDING FORM

The scheme uplifts and enhances the existing cottage character whilst providing additional functionality for family life. The old and new elements are distinct; this philosophy is further reinforced by the contrasting material pallet proposed for the pavilion (see image H).



CATEGORY

THE UNBUILT SCHEME AWARD

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IMAGE CAPTIONS

[H] GARDEN PAVILION IN LANDSCAPE

[I] PROPOSED GLASS LINK CONNECTION

[J] EXISTING UNSYMPATHETIC EXTENSIONS TO MAIN COTTAGE

[K] EXISTING VIEW OF COTTAGE AND FRONT CAR PARK

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