

PROJECT RATIONALE

R1

DATE : 2024-03-21

CLIENT

MATTHEW HOWSE
JORDYN ANDERSON-HOWSE
BETTER VIBE CAFE
204 CONRAD RD
A'SUKWITK (LAWRENCETOWN) NS
B2Z 1S1

PROJECT

BETTER VIBE CAFE
204 CONRAD RD
A'SUKWITK (LAWRENCETOWN) NS
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NO. PROJECT

2024-11

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This letter serves as an architectural rationale for the project, to complement the arguments put forward by the project's clients (see Rationale Letter, 11 March 2024).

The Better Vibe Cafe project fits in continuity of the local tradition of restaurants, shops and cafés attached to the owners' homes, or inserted into a low-density residential context along the main streets, on a human scale. The recovery of the existing former carpentry shop, for use as a café and bakery, and its extension by an accessible terrace, makes it a project fully integrated into its context. Structural elements in good condition are preserved, as are the characteristics of the original building (openings, shape of the roof, details specific to the workshop, etc.).

The project proposes a mixed use of the lot, with the owners' residence and a commercial offer in the annex, for the benefit of the community and visitors to Conrad Beach. The residential context of the area is respected in its morphology, avoiding an enlargement of the building volume or an overheight. The scale of the neighborhood is preserved.

The project aims to transcend a sense of place, by providing a gathering place for the community, a proximity service, a place for socializing, run by a local, family-run business, which helps weave links between people and generations. The project is in the spirit of the surf lifestyle and aligned with the values of that « good vibe » community, that attracts some of the region's newcomers and tourists. It also aims to be inclusive of all types of clientele, offering universal accessibility to the take-out area, inside seating and terrace.

In terms of topography, the existing building fits into the natural slope (from the street to the inlet) and takes advantage of this to offer a single-storey entrance on the front facade, and conceal the technical and storage rooms in the garden level to the rear. The topography is totally preserved, and the sea view is enhanced by enlarging the rear windows and adding an overhanging terrace, while preserving the privacy of neighbors.

No tree cutting will be required for the project, and a safe path will be proposed on site between the parking lot and the café, to avoid adding pedestrians directly onto the road. The parking area will have percolating surfaces and will include charging points for electric cars. The project also offers bike rental and bike racks.

The materiality of the facade, pre-aged eastern white cedar, laid vertically, as well as the tint of the fenestration (medium grey), will blend in smoothly with the context, with no desire to stand out from it.

We hope that the care taken in designing this project will enable it to become reality,
All the best,

Marianne Charbonneau, NSAA Architect

Signatory



Signature

2024-03-21

Date