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DESIGN & ACCESS STATEMENT & GREEN INFRASTRUCTURE STATEMENT

**Proposed Front House Extension
28 Hillview Crescent. Newport. NP19 4NS**



Photo 1 – Front Elevation of House

Design & Access Statement

1.0 Site & Location:

- The site is semi-detached house on a housing estate constructed possibly around 1970s
- The property is typical for this estate, being of cross-wall construction with front and rear infill panels with tile hanging.
- The property has two off street car parking space.

2.0 Works proposed to be carried out on site are as follows:-

- The flat roofed, front porch to be demolished and replaced with a larger extension with WC and pitched roof.
- There are several properties of similar type on this estate which have had large front extensions many larger than this one.
- The extension is minor in scale'

Green Infrastructure Statement & Bio-diversity Enhancement

1.0 Introduction

Green infrastructure plays a crucial role in enhancing the quality of life for residents and visitors. It contributes to biodiversity, climate resilience, and overall well-being. This statement outlines how the proposed change of use aligns with green infrastructure principles.

2.0 Existing Green Features

Existing Trees and Vegetation:

- There are no plants or shrubs in the area where the proposed extension is to be built.

3.0 Proposed works forming this planning application

- Any plants which may be affected by the works will be replanted in another part of the front garden.

4.1 Enhancing Biodiversity:

- Maintain and protect existing vegetation.
- Install bat / bird boxes to encourage wildlife.

4.2 Enhancement Features for Bats

- In line with the National Planning Policy Framework, the development should aim to enhance the site for bats.
- A Bat box should be installed to provide roosting habitat for species such as pipistrelle.

- In general, bats seek warm places and for this reason boxes should be located where they will receive full/partial sun, although installing boxes in a variety of orientations will provide a range of climatic conditions. Position boxes at least 3m above ground to prevent disturbance from people and/or predators.
- A Bat box is to be installed at high level on the property N.B. Bat boxes should be fitted as high as possible (>3m) on a south or southwest facing elevation.



Integrated Eco Bat Box



Crevice bat Box



Eco Bat Access Box



Maternity Roost Bat Box

- **Available from: The NestBox Company***
- Accessed on 27/11/2021.
- Available at: <https://www.nestbox.co.uk/>

5.0 Enhancement Features for Birds

- A Bird Box is to be installed at high level on high level on the property or on a suitable pole in the rear garden.
- Bird boxes should be fitted between 2m-4m high, on a north or east facing elevation to avoid direct sunlight.



Apex Bird Box



Large Bird Nest Box

- **Available from: The NestBox Company***
- Available at: <https://www.nestbox.co.uk/>

*Many other makes and designs are available across the country.