

DESIGN STATEMENT

February 2025

1 The Shires, Marshfield, Newport,
CF3 2AW

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1. INTRODUCTION

The report is submitted as part of the application for the construction of a rear extension at 1 The Shires, and is to accompany drawings B01 – 00, 01, and 02.

The proposed development involves the construction of a flat roof single storey extension with two roof lights, which will extend the living and kitchen space and will form part of the renovation of this dated family home.

2. SITE INFORMATION

1 The Shires is a detached family home located on the border of Newport and Cardiff in the town of Marshfield. The property is accessed off Mallards Reach which leads you onto the Shires Road cul-de-sac.

Located at the front of the property is a driveway for offroad parking, pathway to the front of the property and a grassed area to the left which runs the length of the left side of the property. Access to the rear of the property is via a path to the right of the property which includes a paved area which wraps around the rear of the property and into the rear of the property. The remainder of the rear garden is grass with some bushes and garden foliage. All of which is set behind a garden wall or fencing.

The context around the proposed site includes a similar stock of house of similar scale, materiality and architectural style. There are examples as close as the property to the right of 1 the shires, who have single storey extensions, with multiple examples of extensions off Mallards Reach and the Meadows roads.

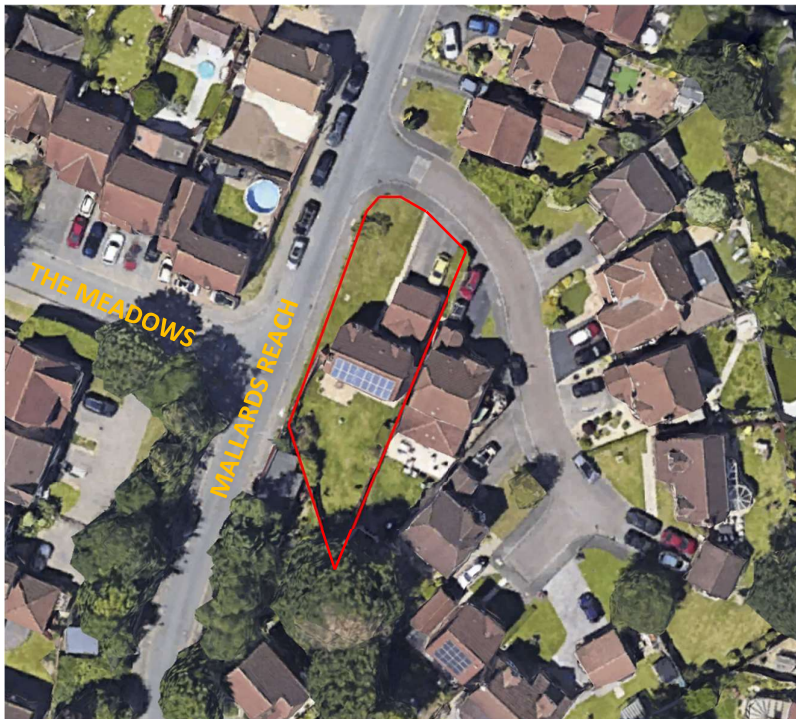


Figure 1:
Proposed Site



Figure 2: Existing property viewed from Mallards Reach Rd

3. PROPOSAL

The proposed development for this application is for a single storey extension. This is to be a flat roof design with two roof lights, bifold doors and a single window looking into the garden.

This is proposed to be built in matching brick to the existing property and surrounding properties as to aim to blend in the extension and tie the new and old together. Finishes will also be designed to match the existing with the aim to tie in design. Please refer to the submitted proposed drawings with this application.



Figure 3: Proposed Ground Floor Layout.

Please Refer to drawing B01-02 A1 Proposed Plans and elevations for the original drawing to scale.

4. CONCLUSION

The proposal put forward in this application is believed to be one that has taken influence from its surrounding architecture to produce a respectful proposal in materiality and scale , whilst also offering it users the increased usability for their lifestyle and daily activities.

It is hoped that the council should not have any problems with approving this application.