

Planning, Design & Access Statement

270 Mill Heath

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Extensions & Renovations

270 Mill Heath
Bettws
Newport
SA32 8QD

This Planning Design & Access Statement has been created by Sustainable Studio Architects to support the planning application for 270 Mill Heath Bettws. The aim of this report is to clearly explain the design process undertaken to arrive at the proposal, This document should be read with the accompanying drawings.



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Sustainable
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1. Summary of the proposal

Site location & description

270 Mill Heath is located on a generous end of terrace plot on the Mill Heath Estate in Bettws Newport.

The existing dwelling comprises of an end of terrace property finished in red brick with a concrete tile roof, situated off a private driveway. There is a substantial level change on the west side of the property between the gable wall and the driveway leading to the former garage now cinema room.

There is a consistent architectural style across the estate with most alterations and extensions being in keeping with the existing, there is also a limited pallet of materials used throughout the site.

The site is located within; the urban boundary, parking zone 4, and is adjacent to the countryside (special landscape area).

Previously a garage has been built on the site and this is now used as an additional living space/ cinema room. A lean to storage shed is currently located on part of the driveway, which is due to be replaced as part of this proposal.

The proposed design comprises of ground floor 'link' to the existing cinema room through the creation of an integrated garage for the storage of a vehicle along with a location to store bins/ recycling. At first floor there will be an additional bedroom and a smaller bedroom which is intended to be used as an home office for the applicant who often works from home.

To facilitate these changes, a two story side extension is proposed onto this unusually large plot. The extension has been designed to be in keeping with the existing houses in terms of style, materials and massing.



2. Background

Brief & Proposal

The applicant intends to develop the current residential accommodation to enlarge the existing house to create:

- An additional bedroom
- An integrated garage
- An internal link to the additional lounge/ cinema room
- An internal reconfiguration to increase the size of existing rooms

To achieve the applicants brief, planning permission is sought for the addition of a side extension.

The proposal has been designed to match the; scale, mass, materials and proportions of the existing building, a design style which is replicated across the estate in various formats.

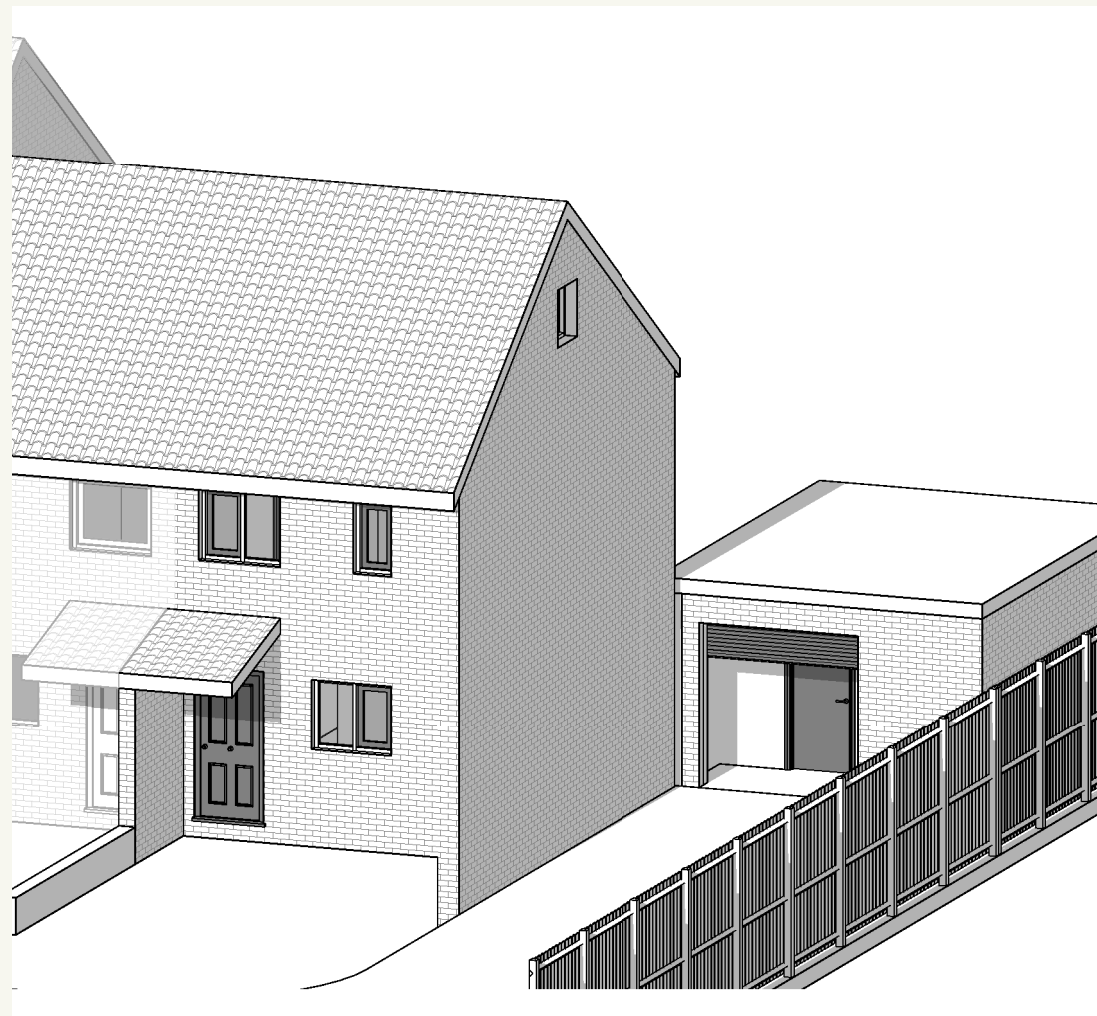
Constructed in the early 90's the property has seen little external alteration. The building comprises of a relatively small 2 bedroom property with an open plan living dining space to the rear.

The design is of relatively limited architectural merit. The front facade (south facing) contains relatively small windows that do little to maximise solar gain. The property does benefit from exceptional views to the rear (north facing), and as such, larger windows/ doors help to maximise the views as well as the limited solar gain which is achieved from the north.

Whilst a more elaborate proposal was discussed including a loft conversion, rear dormer and front dormers, this proposal wasn't favoured in the pre application advice, and as such a simpler proposal has been put forward.

To maximise the cost benefits of such a project, the existing building/ site needs to be understood, and the design developed from that understanding. Due to the limited height in the existing roof, a loft conversion would not be feasible without front and rear dormers and as such, a side extension to

create an additional bedroom becomes the preferred option.



Existing 3D View



Proposed 3D View

3. Site & Context

Site Analysis & Evaluation

The site is located at the end of a run of terraces on a corner plot. Given the general shape and regularity of similar plots on the estate, this plot is unusually larger due to being located on the estate perimeter and in a corner.

From the top of the line of terraces, (No 276 being located at the top of the cul de sac) the site drops away considerably. As such, the driveway for 270 has a finished floor level around 1m lower than that of the ground floor of the house.

The effect of this is that, the garage has to be located at this level due to vehicles needing a relatively flat access (which must also work from a drainage perspective) however, the first floor level of the existing house and proposed extension also have to match through to avoid an undesirable internal level change which would create; unsolvable accessibility issues, unusable valuable internal floorspace for additional stairs and corridors, and also create a situation where building users walk up stairs, to then walk back down stairs, in a different part of the house.

From the layout of the terrace, it is clear that houses 276 and 274 are set on a different elevation line to 272 and 270. In line with planning policy guidance, it is proposed that the new extension to 270 be set back 1m from the principle elevation common to 272 and 270.

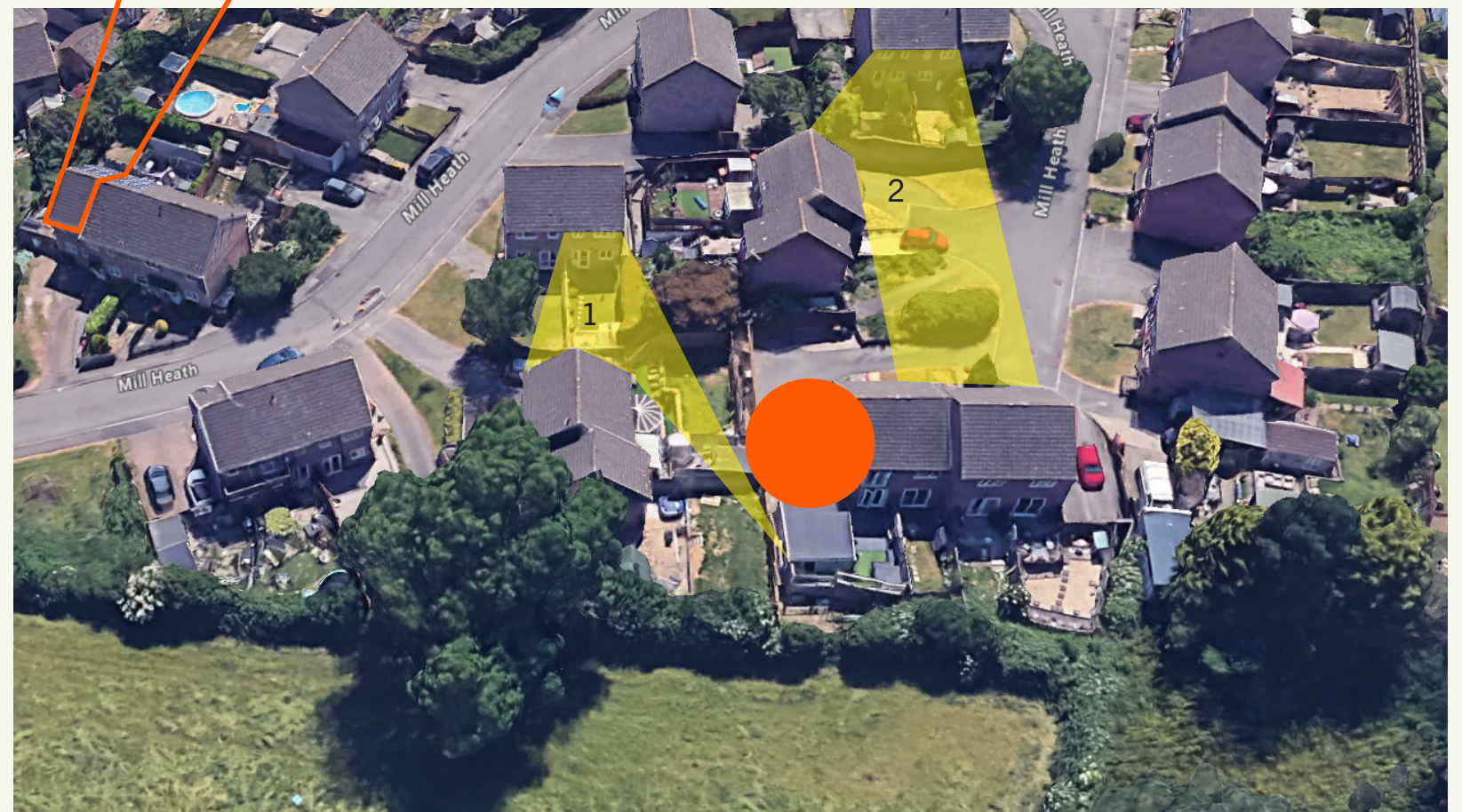


3. Site & Context

Surrounding Development & Vision Lines

The design of the proposed extension (highlighted as an orange circle) is in keeping with the character of the area through choice of materials, symmetry and scale. This design also takes note of 270 Mill Heath's adjacency to Bettws Special Landscape Area, of which it is important that this extension does not detract from the relationship of neighbouring properties with this. To analyse this we looked at all neighbouring properties with windows/doors that have the potential to appreciate this view, and are at risk of the extension affecting this outlook.

Designated outlook 1, has view of this Special Landscape Area, of which the limits of this view does not reach the extension of 270 Mill Heath due to existing mature trees. The only other potential outlook, is outlook 2 of which it's view is already blocked by existing properties. This analysis addresses the potential impact of the extension on the character of the area, and concludes the extent of this impact.



4. Planning

Response to pre-application advice

Following Pre Planning Application Advice received, this planning application addresses each of the points raised in the response by the planning officer. These points are broken down below:

1. Due to the height and location of the fenestration there is also a mass of blank brickwork above the garage door which is not in keeping with the character and proportions of the front elevation of the host dwelling. The finished floor level of the extension would also be set considerably lower than the host dwelling, further increasing the mass of the front elevation of the extension.

A roof covering to the garage has been introduced (at the same pitch as the existing porch roof covering the front door) this addresses the previous blank space between garage door and first floor windows. Additionally, in order to avoid internal steps / level change at the first floor (which would use considerable floorspace), the first floor level of the extension is consistent with that of the existing dwelling. To ensure the extension is subservient to the host dwelling, the ridge level of the proposed extension has been dropped. (Reference the drawings to the right)

2. ...Location of any fenestration should look to match or compliment that of the host dwelling...

In order to both match and compliment the fenestration of the host dwelling, windows at the first floor level have been mirrored at the line of the extension, the garage door follows these same principles. (Reference the drawings to the right)

3. ... A shadow analysis plan should accompany the submission to assess the impact...

Please refer to the existing and proposed shadow analysis in the planning application documentation as requested. As demonstrated there is minimal impact to the neighbouring properties.

4. The existing dwelling currently has 3no. Bedrooms, and this would not change as a result of the proposed extension. It is not clear if the loft conversion would also comprise a bedroom however an increase from 3 beds to 4 beds would not increase parking demand in accordance with the Parking SPG. The location of the proposed extension does however appear to result in the loss of existing parking, should a formal application be submitted it should be demonstrated that provision for 3 spaces still remains.

The existing dwelling is a 2 bedroom house with 2 parking spaces, Due to the existing height of the roof, and the feedback in the pre-application that the ridge line of the extension needs to be lower, it is not possible to create a master bedroom/ ensuite within the loft space and so the area will only be useful for storage over the existing part of the dwelling, and will just be a roof void on the new extension due to the reduced head hight making the space unusable. As such the property will only have 3 bedrooms and therefore the parking requirement will remain as per the existing situation.

5. ... To include proposed biodiversity enhancement proposals.. 2 x east facing wood stone Seville 32mm nest boxes have been incorporated into the design, please refer to the proposed east elevation.

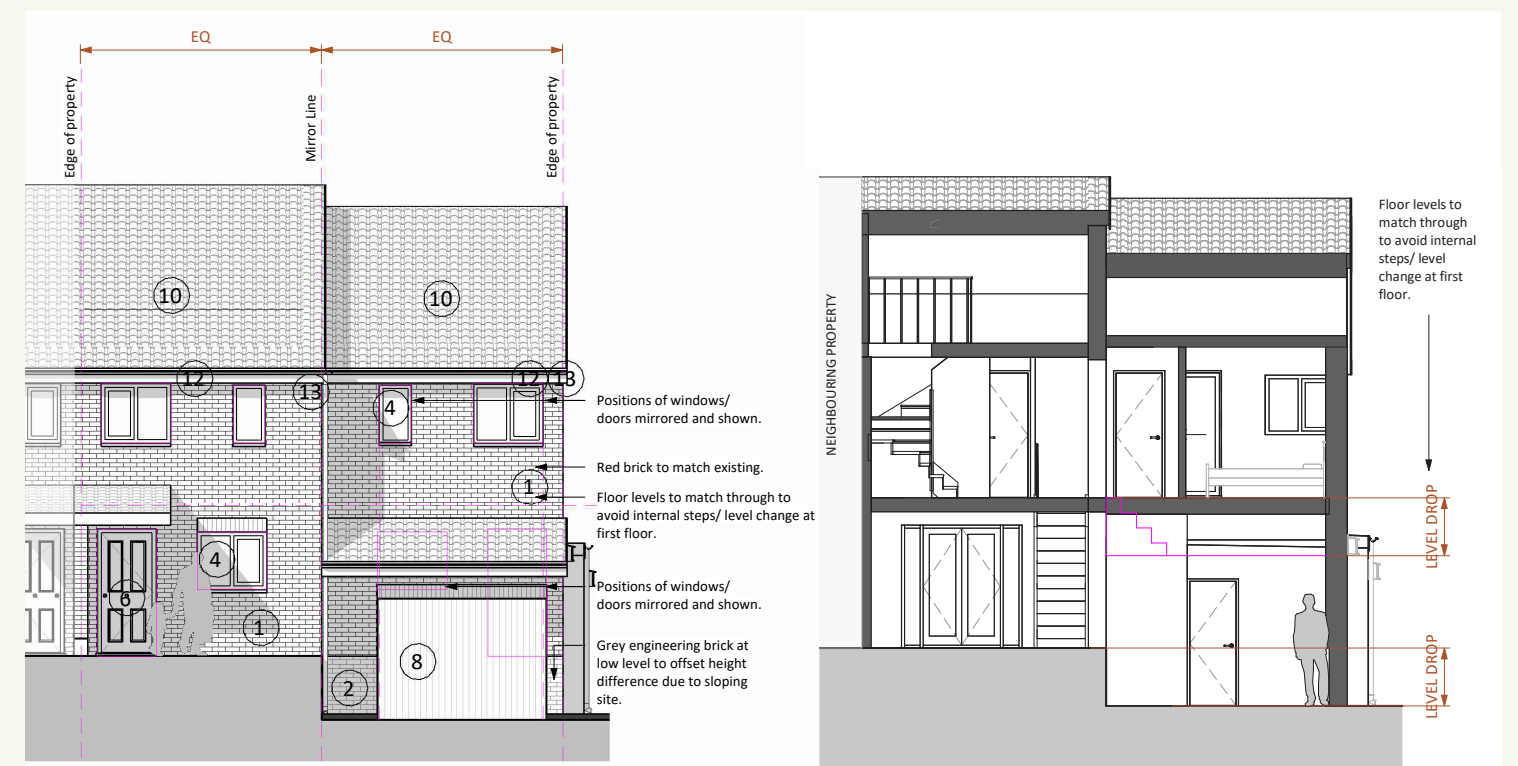
6. Scale

The width of the extension has been reduced and is proportionate to the host dwelling (see design explanation notes on front elevation). Additionally, the roof of the proposed extension has been dropped and the front wall set back to ensure the extension is subservient to the host dwelling in line with planning policy/ guidance.

The Mill Heath Estate was largely constructed in the early 90's and comprises of a mixture of; semi detached, terraces and detached houses. Predominant materials are; buff brick/ red brick/ cement render, concrete roof tiles and white UPVC

windows/ doors and rainwater goods. Most properties appear to feature off road parking located either to the side of the property, or to the front.

Due to the compacted nature of the site, few properties have sufficient space to host any considerable side extensions. 270 mill heath is however a larger plot due to its corner location on the site, and being on the end of a run of terraces. A similar example can be found at No. 217 (refer to the image to the right), a few houses over from 270 Mill Heath .



5. Design

Architectural Approach

As discussed in previous sections, the design has been developed to meet the needs of the applicant whilst also having full consideration for current national and local planning policy.

The proposed extension has been designed to work with the proportions of the existing house. Whilst it will considerably increase the size of the property, this type of development is suitable on properties which have an unusually larger plot and can accommodate such an extension.

When designing such extensions, it is the architects job to ensure that the best possible design is developed which meets the applicants needs whilst also balancing the requirements of legislative and regulatory frameworks.

The pre-application advice makes reference to the House Extensions and Outbuildings SPG which notes two issues with side extensions summarised as ‘eliminating lines of symmetry in pairs of semi- detached houses and small terraces’, and ‘filling spaces between buildings, changing the pattern of development in an area. Such spaces are valuable because they create visual rhythm of solids and voids’.

To address these concerns individually, firstly there are numerous examples of unsymmetrical elevations which are original to the design of the estate as constructed. This is demonstrated in the image opposite in a terrace of 6 houses which remains un-extended.

To address the second concern, a number of other properties on the estate have already created side extensions. Whilst we agree that the solid void balance can be lost, we would argue that so long as there is sufficient space on the plot, and gaps between buildings are retained, then such an extension is not in contradiction with the policy. A number of similar extensions have been highlighted on the adjacent image/ map.



6. Access

Architectural Approach

The existing building and site contains a number of significant level changes which have to be considered and addressed in the design approach. Whilst it is not possible to solve all design challenges, and provide a 'perfect solution' best endeavours have been made with appropriate compromises weighed up against cost/ benefit.

The pre application feedback specifically addressed the overall height of the extension (matching existing floor levels at garage level and first floor have been addressed in other sections of this document) however, it is important to note that, from an accessibility point of view, the proposed floor plans maintain the same floor level at first floor, whilst adopting a split level at ground floor working in conjunction with the site levels.

Vehicles & Parking

Due to the applicants business as a tradesman, a garage which would allow him to park his vehicle in would significantly reduce the likelihood of tool theft/ damage which is a large problem throughout the uk. Outside of the proposed new garage, two further spaces would be available for parking.





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