

Callan Villa

NEWPORT

DESIGN AND ACCESS DOCUMENT

January 2026

SINTAA

Studio Sintaa is a collective of talented architects led by Giacomo Chiarani ARB RIBA, based in Totterdown, Bristol.

Giacomo Chiarani has worked as a qualified architect for more than 20 years, both in Italy and in the UK.

He contributed to the concept and design of the new Hartcliffe residential development in Bristol, a collaboration between Bristol City Council (BCC), Roberts Limbrick Architects, and Keepmoat, aimed at creating a sustainable and contemporary scheme.

Giacomo was an Associate Lecturer at the University of Kent – School of Architecture until 2017, where he focused primarily on the history of sustainable architecture. He was also a PhD candidate under the supervision of Prof. Henrik Schoenefeldt and Prof. Marialena Nikolopoulou.

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1.0 INTRODUCTION

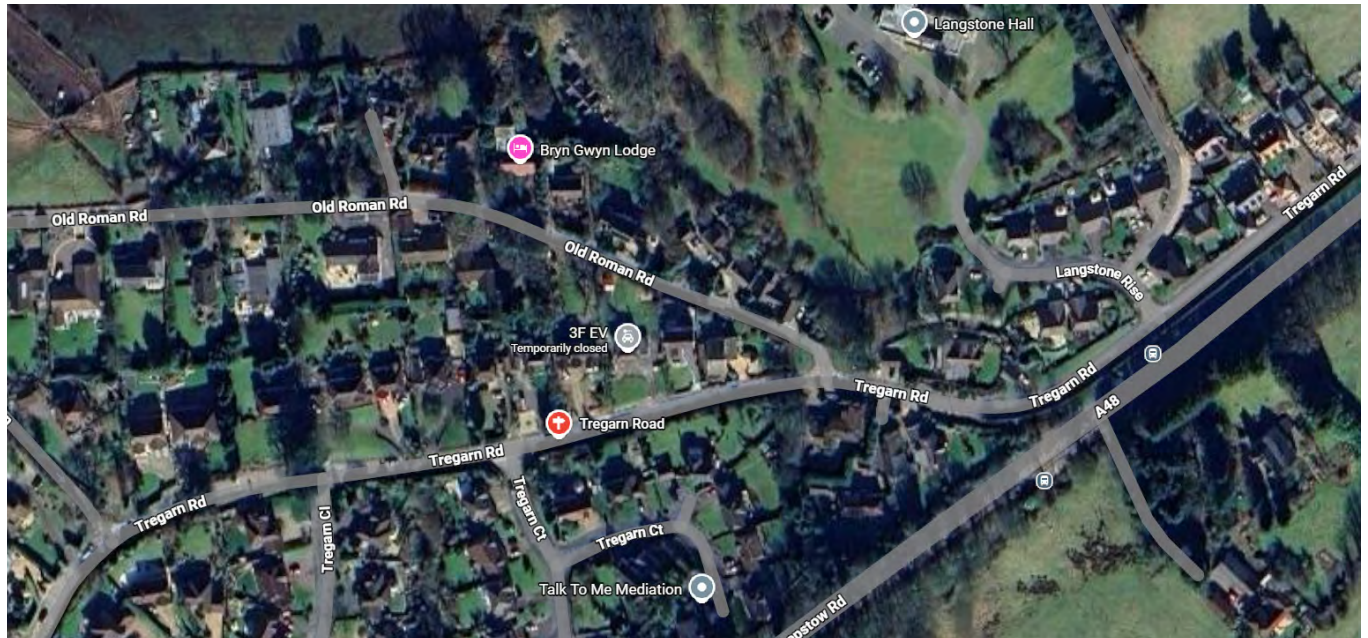
1.1 PREFACE

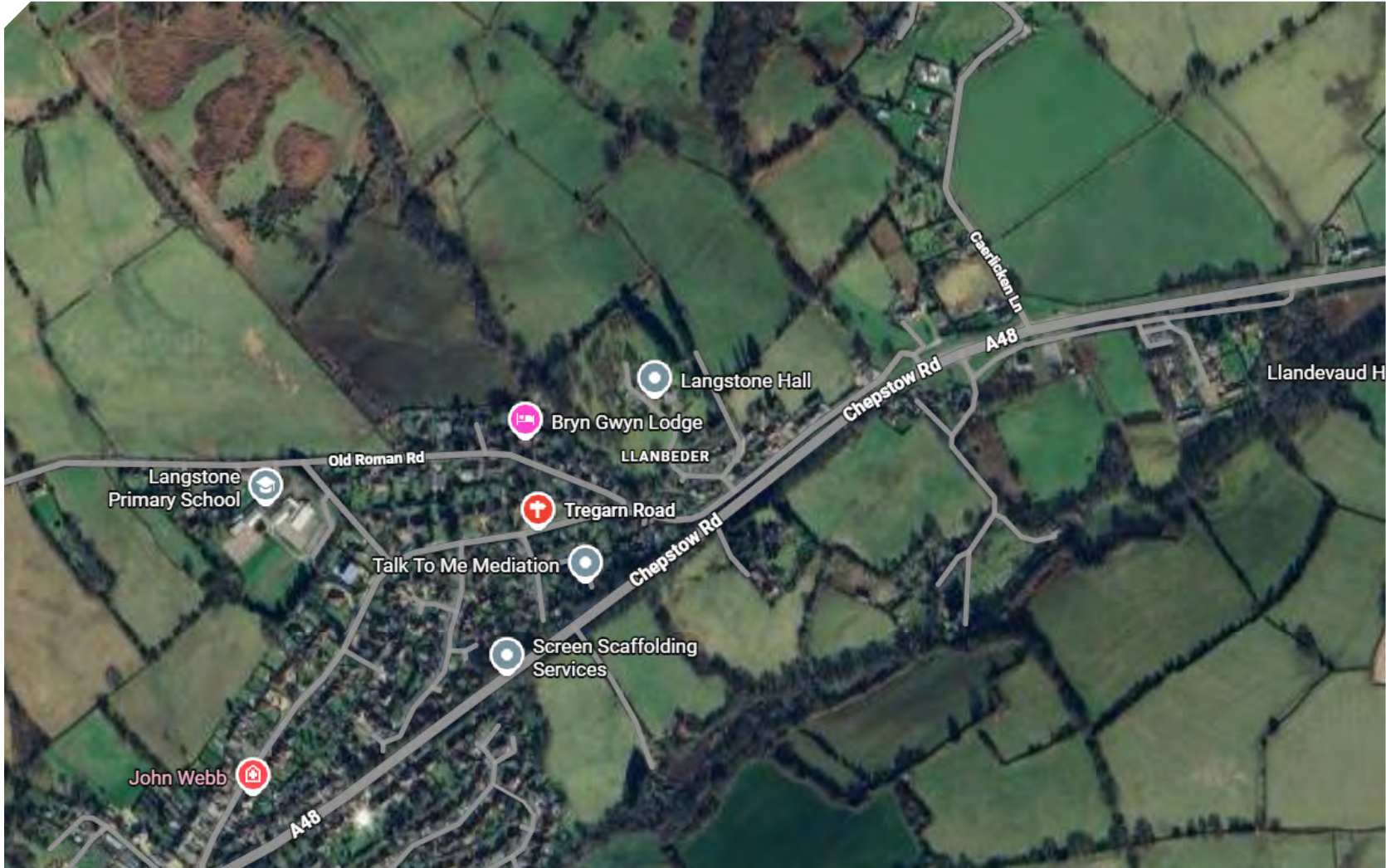
This Design and Access Statement has been prepared in support of a planning application for a small rear extension at Callan Villa, Tregarn Road, Langstone, Newport. The statement has been prepared in accordance with UK planning guidance and aims to explain the design principles and access considerations that have informed the proposal.

The proposed development is modest in scale and has been carefully designed to respect the character of the existing dwelling, its setting, and the surrounding residential area.

This DAS should be read in conjunction with all other planning information submitted as part of the application.

The document is organised into sections, beginning with a review of the development context and site characteristics. It then outlines the evolution of the design and consultation process, before presenting the details of the final proposal.





2.0 DEVELOPMENT CONTEXT

2.1 LOCATION

Callan Villa is a detached residential property located on Tregarn Road within the village of Langstone, Newport. The property is set within a predominantly residential area characterised by detached and semi-detached dwellings of varying architectural styles and periods.

The dwelling benefits from a private rear garden and is well screened from neighbouring properties. The site is not located within a conservation area and is not subject to any known heritage or landscape designations.

Callan Villa



Callan Villa



2.2 LOCAL ENVIRONMENT



Rear Elevation



3.0 SITE ANALYSIS

3.1 EXISTING BUILDING

The existing rear elevation of Callan Villa comprises a two-storey detached dwelling of traditional suburban character. The elevation is principally finished in a light buff facing brick, laid in a regular bond, with a centrally positioned rendered section to the rear façade which provides visual relief and articulation.

The building is capped with a pitched roof clad in brown concrete tiles, with a modest overhanging eaves detail and a simple fascia and gutter arrangement. A brick chimney stack is positioned toward the left-hand side of the roof slope, finished in matching masonry.

Fenestration to the rear elevation is arranged in a regular and balanced manner across both storeys. Windows are rectangular in proportion and appear to be modern replacements, likely uPVC, set beneath shallow brick or rendered lintels. The first-floor windows align vertically with those below, reinforcing the orderly appearance of the elevation.

At ground-floor level, a single-storey glazed conservatory projects from the right-hand side of the rear elevation. This structure features a lightweight glazed roof with a shallow pitch and full-height glazed panels and doors, providing visual transparency and a strong connection to the rear garden. The con-

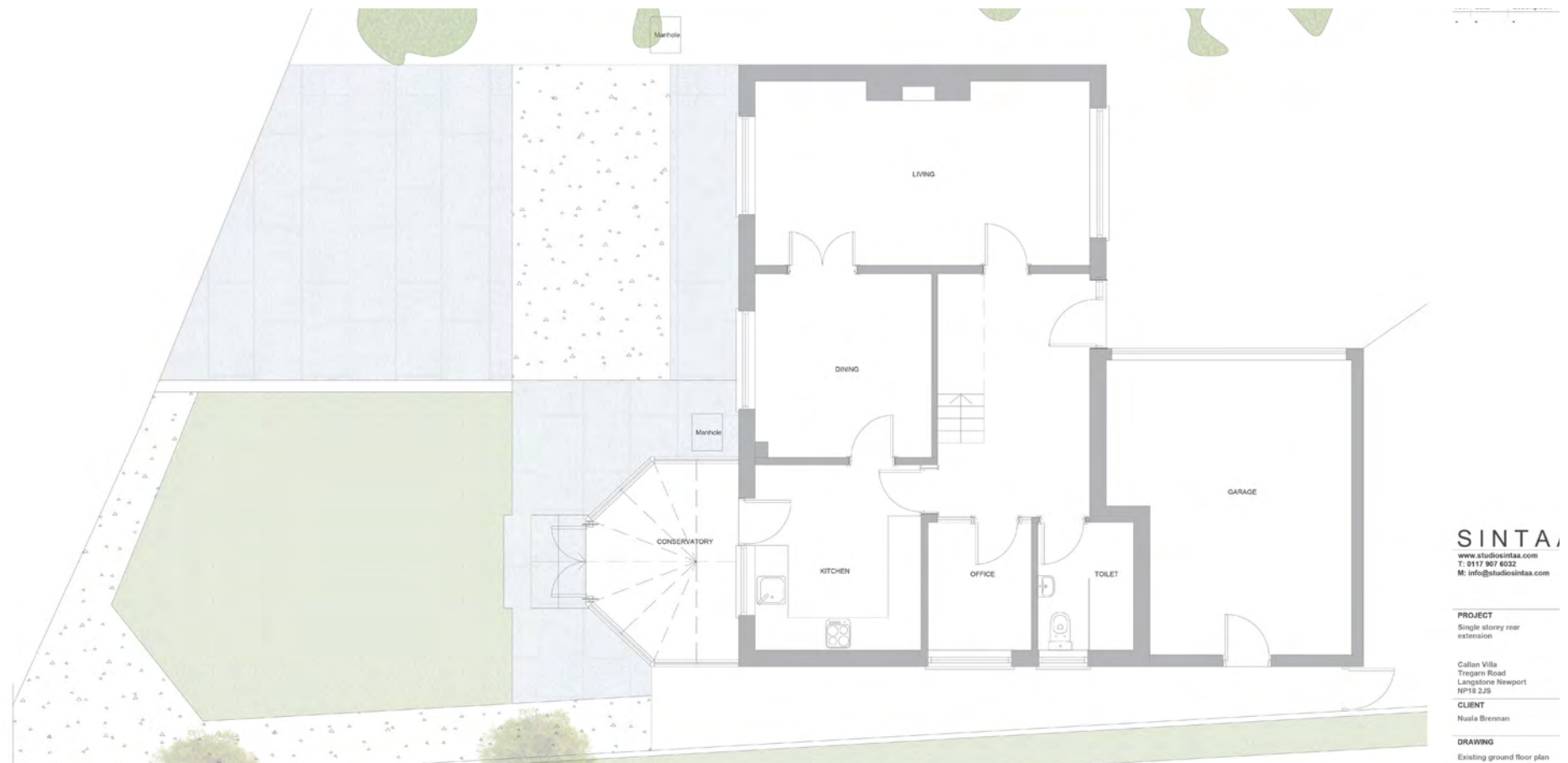


EXISTING REAR ELEVATION SCALE 1:50



servatory is subordinate in scale to the host dwelling and clearly reads as an addition.

The rear elevation addresses a gently sloping garden, with finished ground levels stepping down away from the building. Overall, the elevation retains a simple and functional domestic character, typical of mid-to-late 20th-century residential development in the area, with materials and proportions that sit comfortably within its suburban context.



Existing Site Plan

4.0 PROPOSAL

4.1 DESIGN DEVELOPMENT

4.1 Overview

The design team undertook a detailed analysis of the existing site and its context in terms of form, symmetry, and visual balance.

While the area comprises a simple collection of buildings sharing a similar architectural style and form, it was acknowledged that the existing houses possess a sense of order and place, characterized by a restrained palette of materials, colours, and composition. It was further recognized that the proposed rear extension must remain subservient to the principal composition, maintaining visual balance through careful attention to colour and proportion.

The design team established a concise set of design criteria as follows:

The design should not compete with or dominate the existing context.

The detailing should be clean and understated, allowing the existing buildings to remain the central focus.

The rear extension should incorporate principles of sustainable architecture.



The proposal comprises a small single-storey rear extension to the existing dwelling. The extension is limited in footprint and height, ensuring that it remains subordinate to the host building and does not overwhelm the original form of the house.

The amount of development has been kept to the minimum necessary to meet the functional requirements of the occupants.

The scale of the extension has been designed to be appropriate to the size of the existing dwelling. The single-storey form and modest height ensure that the extension remains visually subordinate and sympathetic to the original building.

The proposal will not result in any significant loss of light or outlook to adjacent properties.

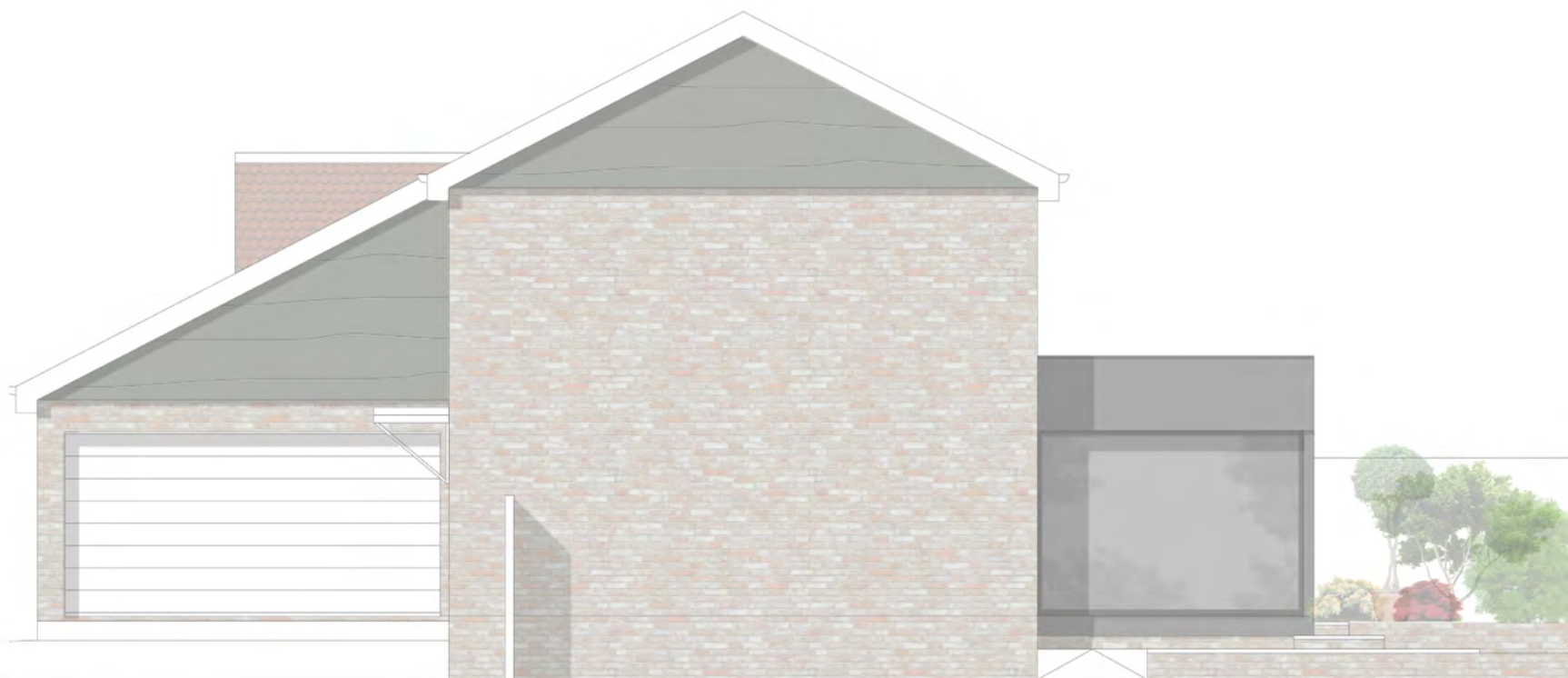


Proposed front elevation

whatsoever without their written permission.

All dimension should be verified on site before proceeding with the work.
All dimension are in millimeters.

rev.	date	description
*	*	*



PROPOSED SIDE ELEVATION SCALE 1:50



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PROJECT
Single storey rear extension

Callan Villa
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Langstone Newport
NP18 2JS

CLIENT
Nuala Brennan

DRAWING
Proposed side elevation

STATUS
PLANNING

SCALE
A3@1:50

DATE
23/11/2025

AUTHOR
EV

PROJECT
2101

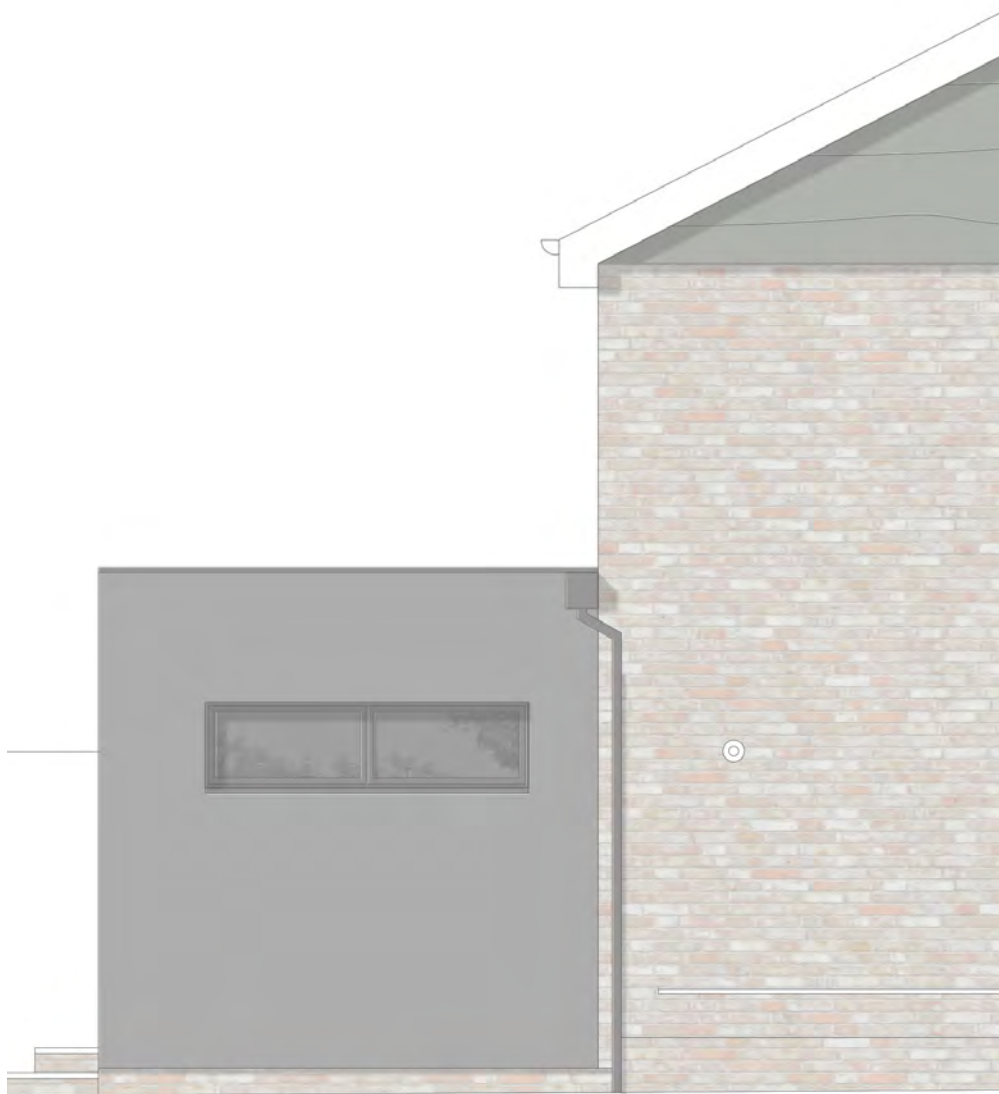
DRG. NO
PL26

REV.
A

4.2 MATERIALS

The proposed rear extension is designed to create a bright, contemporary living environment that enhances the quality of internal spaces and promotes a healthy lifestyle. The extension will be finished with metal cladding, with the colour chosen to match the existing top side board elevations, ensuring visual coherence with the host dwelling.

The design places strong emphasis on natural light, with the two principal elevations largely formed of glazed areas. Extensive glazing is proposed to maximise daylight penetration into both the extension and the existing house, creating light-filled internal spaces and a strong visual connection between indoors and outdoors. This approach reduces reliance on artificial lighting, improves internal comfort, and supports a healthier lifestyle by enhancing wellbeing and everyday living conditions.



5.0 SUSTAINABLE DESIGN

5.1 General Principles.

The proposal boasts significant environmental sustainability credentials, not only from its location but also due to its architectural design.

The aspiration is to develop a high quality, sustainable design and minimise carbon use.

Obviously a key requirement has been to refurbish a building that will minimise energy use and running costs in the first instance by maximising natural energy resources and during the detailed design stage further consideration will be given to ensure the efficiency of the building envelope is maximised and construction technologies with low embodied energy materials and highly rated green-guide materials are utilised, as well as exploring options for efficient energy services.

Some of the elements which will need to be considered in detail are as follows:

- High standards of thermal insulation (90mm) and air tightness;

The use of energy can be significantly reduced through maximising natural or renewable energy and by ensuring high performance in the building fabric.

The existing solid wall structure makes it easier to achieve a highly sealed building envelope with simpler junctions and less thermal movement.

5.2 Waste minimisation

It is key that we ensure finite resources are used responsibly by minimising waste, maximising recycling opportunities and by promoting the use of materials with less environmental impact.

Waste Minimisation will be considered in all stages of the development, from construction through to demolition. Some of the measures at all stages have been listed below.

- Use of materials that could be recycled in the future including stone, masonry, glass and aluminium.
- Standard components and opening sizes used where possible to minimise off cuts and wastage.
- High quality robust materials used to minimise need for future replacement and future waste.
- Promote responsibly sourced, low embodied energy and local sourced components where

possible to minimise environmental impact and wasted energy use in manufacture and transport.

THANK YOU!

If you have any question
please contact us:

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