



DESIGN STATEMENT

March 2025

14 Richmond Road,
Newport


RICHARD ANDREWS
ARCHITECTS

SUSTAINABLE

MODERN

CREATIVE

CONTENTS

1. Introduction
2. Site Information
3. Proposal
4. Conclusion



1. INTRODUCTION

This report is submitted as part of a householder planning application for the construction of a single-storey rear extension.

The extension will be built on the existing hardstanding and a small portion of the grazed area at the rear of the property.

The proposal will involve an internal reconfiguration of the property to accommodate a kitchen/living/dining space, as well as a new utility room and wet room.

This statement should be read in conjunction with the drawings and all other documents submitted as part of the application.

2. SITE INFORMATION

The application site is in a frontage of similar Victorian properties, with un-grazed areas to the front and long gardens to the rear. The site sits within a busy terraced street located off from the B4596.



Figure 1 –View at the front of the property



Figure 2 -Rear of property

Access to the house is via the main front entrance, off the street.

The property itself is Victorian in style, with red and sand brick at the front. At the back, the house has a grey render finish, with a conservatory featuring white UPVC windows and red brick. All windows are white uPVC, and the rainwater goods are a mix of white and black uPVC.

Inside, the property has a living room at the front, with a dining room, study and kitchen at the rear. A staircase leads up to three bedrooms and a family bathroom.

3. PROPOSAL

It is proposed to extend the property at rear of the property to accommodate an open plan Kitchen/living/dining area.

The materials and finishes will be bricked to match the existing front elevation of the house, and the proposed windows and rainwater goods will be black uPVC. The existing windows will also be upgraded to black to match the extension.



Figure 4-Proposed view from rear



Figure 4- Proposed view from rear.

French doors and windows have been included in the design to maximise solar gain and bring in plenty of natural light to the kitchen/dining area, while also providing a view into the rear garden. Two Velux windows will also be added to the roof of the extension.

The extension will be built using modern construction methods to meet current building regulations standards. This will ensure the property is safe, comfortable, and, increasingly, energy-efficient, helping to reduce its carbon emissions.

4. CONCLUSION

The established approach is believed to be the most appropriate way to meet the applicants' needs and secure long-term use of the existing building.

Additionally, a palette of red brick with black windows will be used for the extension to match the existing house. This will help the extension blend seamlessly with the rest of the property. It's felt that the proposal will create a visually appealing development, while still respecting the character of the existing and surrounding properties.

Given the design justification above, it is suggested that the Council should have no hesitation in approving this application.