



DESIGN STATEMENT

IONA, GLASLLWCH LANE.

SKERRYVORE DESIGNS LTD | LEWIS GROUCOTT | Mar '25

CONTENTS

1. Introduction
 - .1 – Statement
 - .2 – Background
 - .3 – Drawings
2. Design key features
 - .1 – Ground floor
 - .2 – First floor
 - .3 – Roof structure changes
3. Conclusion

INTRODUCTION

1.1 STATEMENT

This design statement is to be read alongside the drawings submitted to Newport Council on 11th March 2025 and to explain the process behind the key design features and why we have arrived with the design submitted.

1.2 BACKGROUND

The house is situated on Glasllwch lane, a lane with no continuous street scene and varying houses in design. The house had a small ground floor extension in the 90's. Even with the extension of the home it is still one of the smaller houses on the lane, and the neighbouring houses have undergone recent extensions of the same scale. We have proposed a design to extend Iona.

1.3 DRAWINGS (AS APPENDIX)

SD980 re 00 – Existing site plan and proposed block plan

SD980 re 01 – Existing plans and elevations

SD980 re 02 – Proposed plans and elevations

DESIGN KEY FEATURES

2.1 GROUND FLOOR

The existing rear extension is 3.2m from the back of the existing house will stay in place, the side extension needs replacing due to the condition (single brick skin with cracks), this will be built back larger but under permitted development rights. The front central bay has problems due to a flat roof and needs replacing, this will be replaced with a small front gable to the same footprint.

2.2 FIRST FLOOR

Permitted development would mean we could build 3m from the rear wall. We are asking for permission on the first floor of 200mm as this would save the client significant cost and allow the existing ground floor walls to be used, again reducing the environmental impact of the scheme.

The first floor extension will mean the proposed design will be more in keeping with the surrounding houses in terms of size and scale.

2.3 ROOF STRUCTURE

The roof has changed significantly since the first submission and we are keeping the same roof structure and adding two hip roofs to the rear, so the rear is less imposing and in keeping with the roof form.

The front bay will now have a small gable as per the design of other houses on the street, although the rest of the roof is hipped this is a very small addition that acts to break up the front and is not imposing on the rest of the house or the streetscene.

CONCLUSION

We have made changes based on Newport councils feedback from the first submission and addressed all concerns raised to create a cost effective extension to the house that keeps all the features it currently has.

Design statement provided by

Skerryvore Designs Ltd

The Warehouse

Wern ind. Est.

Rogerstone

NP10 9FQ

Office. 01633 897922

www.skerryvoredesigns.co.uk