

DBD Architectural Consultancy Ltd.

50 Broad Street, Leek,

Staffordshire ST13 5NS

01538 383118

mail@dbdconsultants.co.uk

www.dbdconsultants.co.uk

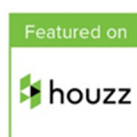
Design & Access Statement

**PLANNING APPLICATION FOR A SIDE EXTENSION AT TUPA PENLEY HALL DRIVE,
PENLEY, WREXHAM, LL13 0LU**



Photo courtesy of Google Maps

January 2022



Introduction/Context

This statement is produced to support a planning application for a proposed new single storey extension.

Tupa is a traditional Finnish log cabin situated in nearly 4 acres of land on the edge of Penley village. The log cabin has had no historical extensions and alterations and retains key historic and architectural features to the elevations.

Proposal

The proposal will be a new extension built to produce new habitable spaces and an area to relax with the rest of the family which will accompany the existing dwelling. Whilst the general form of the proposed extensions will be traditional in principle, with pitched roofs and distinct gable ends as existing, the materials will be a modern contrast to the traditional log dwelling, creating a complimentary fusion of old and new materials between the different elements of the dwelling. A "link style" element will project out of the existing gable end, stepped in on either side to give distinction from the existing building. The roof pitch will mimic the asymmetrical roof of the existing dwelling, with a single roof window on the front elevation, facing South-West which will gather sunlight in the evening, a full height glazed panel on the front and rear will provide light into the new spaces within the "link style" part of the extension. The main body of the extension will be perpendicular to the house. This will have the continuation of the standing seam Kingspan roof, but with vertical charred wood clad walls. The front gable will house a window to provide natural light into the bedroom. The rear, with a corner sliding door, gives a view over the garden from the proposed master bedroom and the side will have glazed windows to the master bedroom ensuite and bedroom and a door used to exit the extension.



Layout

The "link style" part of the extension will house the entrance lobby which leads to the main part of the extension or into the existing house. It also houses the sauna. The main part of the extension will have the master bedroom and an additional bedroom in. From the entrance lobby you enter the main part of the extension which at this point you can enter the additional bedroom, master bedroom or exit the extension via a proposed door on the side extension. The master bedroom also has a walk-in wardrobe and an ensuite. Additional storage cupboards will also be constructed within the corridor which leads to the door on the side.

Use and Amount

The use remains residential, the extension will be used for the accommodation for the enjoyment of the occupants of Tupa.

Scale

The GIFA of the existing house is 159.92m² and the proposed GIFA is 229.48m². the ridgeline of the proposed “link style” extension is stepped down from the existing houses ridgeline. This makes the extension appear subordinate to the existing dwelling.

Appearance

The appearance of the proposed extension will be a modern contrasting aspect of the overall buildings when compared with the traditional Finnish log cabin. Whilst the traditional form of pitched roofs and gable end have been replicated, the material choice of stone walls and vertical charred timber cladding.



Landscaping

There are no major aspects of landscaping proposed to be altered by the proposals.

Access

Access will not be affected by any aspect of the proposal. Suitable parking for an appropriate number of vehicles is already in place and will not be affected either.

Statement of Biodiversity

It is proposed to alter the roof by stripping off the “felt tiles” from the existing plywood board and to install a profiled insulated metal panel roofing system over the top. The existing roof is constructed in such a way that there are no voids where bats may access the roof construction unlike a tiled or slated roof where gaps may be present between a tile for example. Inside the building the roof is vaulted and open to the habitable spaces below it is therefore considered that the existing dwelling is not suitable for bats roosting.