

DESIGN STATEMENT

Erection of a proposed extension to Penygraig Farm, Froncysyllte



1519- Mr & Mrs Brierley
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BACKGROUND INFORMATION

Application

This Statement is prepared by Ke-design in support of an application for an extension to Penygraig Farm, Froncysyllte

This Design Statements addresses comments made by the planning officer.

Site Description

The dwelling is on the hill side raised about the road level. The footprint and garden to the west is a level shelf cut into the hillside. The original farm cottage would have been a small typical 2 up to down of its era.

There has been a later 2 storey addition to the west and a single storey lean to the south facing the retaining wall. There are panoramic views to the north.

Existing

Currently the kitchen is located in the single storey lean to through a narrow opening off the hall way. The dining room and living room are accommodated in the later addition- disconnected from the kitchen.

There are 2 bedrooms and a small bathroom on the first floor. There is a 3rd room that is used as a home office. It isn't used as a small bedroom as the cupboard accommodates the pump which is noisy.

Proposal

Since purchasing the property, The Applicants, Mr & Mrs Brierley, have made it their family home. They have 1 child and are looking to increase the size of the family. An application has been made to extend the dwelling with a 2 storey extension to the west, adjoining the latter addition to accommodate a modern kitchen dinning connected to the living. There is also a need for a utility room and ground floor w.c

The 2nd storey will accommodate the much needed master bedroom and ensuite.

Design

The applicants commissioned Ke-design to provide a design solution. Having analysed the existing and the site, the existing was not encompassing the fantastic views. A modern contemporary 2 storey extension to the west with maximum glazing to take in the views, and western evening sunshine is proposed. The extension maintains the scale of the existing and matching materials, while improving its aesthetics.

A new stairs is proposed which is accommodated between the existing and the main extension. This is required as the existing stairs are very steep, and located directly in front of the opening to the living space. With a low newel post, this is a hazard as people are constantly banging their head on it.

With the kitchen being relocated from a dark area of the house, this space can be utilised to become the utility, and wc.

Supporting evidence



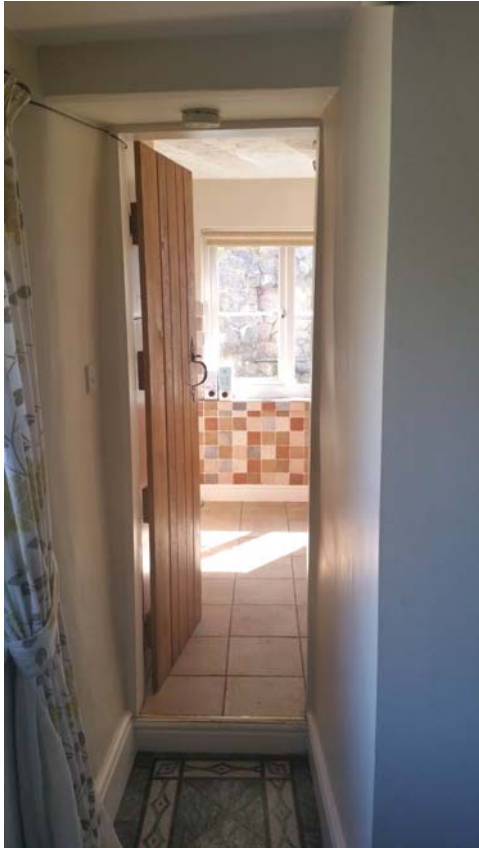
The view out of the kitchen window into the retaining wall



The Kitchen disconnected from the dining room. To accommodate a utility room and ground floor wc

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Narrow access to the kitchen from hall way



Position of proposed extension adjoining existing,

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Existing stairs- the existing stairs are steep and as the photos show below is an obstruction with low landing and newel post.



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Views to that the dwelling currently does not embrace.



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Conclusion

This application seeks approval for a new extension to the existing dwelling to improve the use and quality of living, as well as enjoying the setting.

Following discussions with the allocated planning officer, we are confident that the proposed extension is justified and is acceptable in scale, mass and character.