

Design and Access Statement

Revision A

July 2020

Berwig Cottage

On behalf of

Mr & Mrs A Williams

New Extensions



Prepared by

Three 6 T Architects

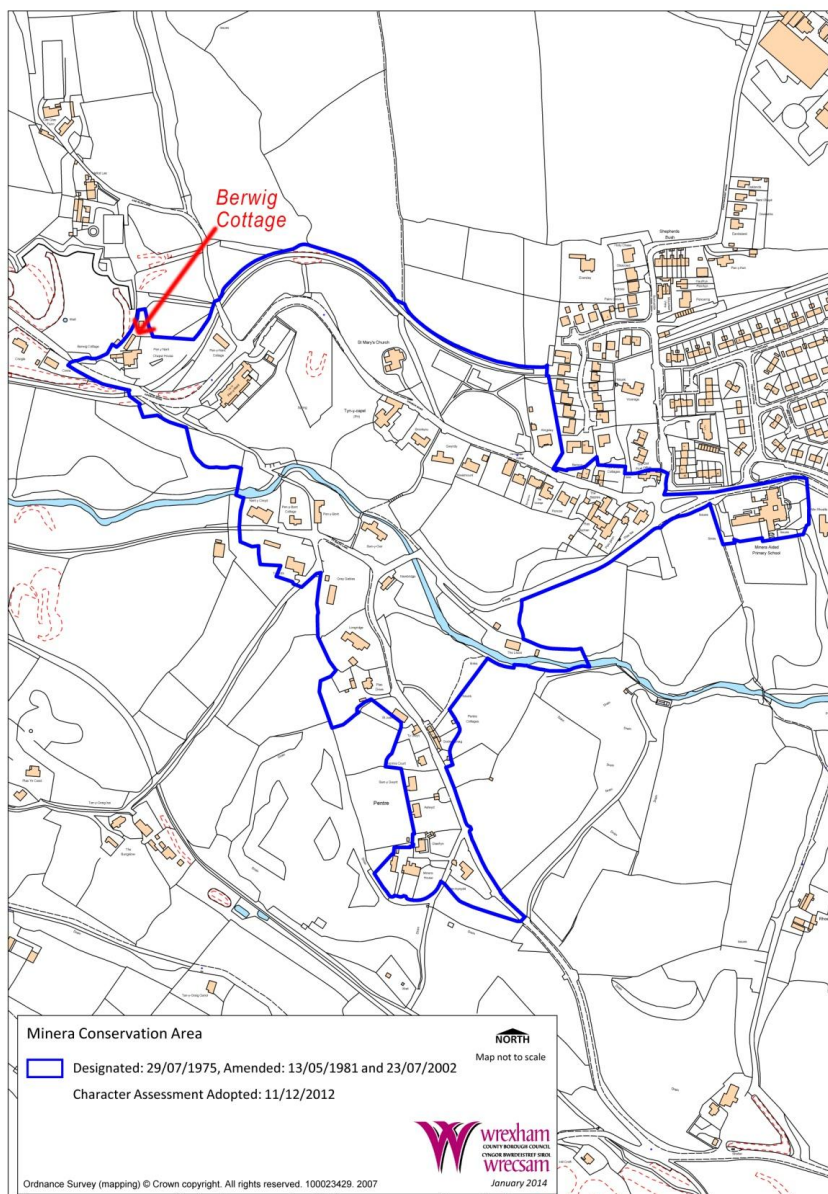


Introduction

Berwig cottage is located in Minera conservation area and this application is a resubmission following refusal of the original application. It is worth noting that 50% of the committee members supported the previous application and the approach taken with the bold modern design.

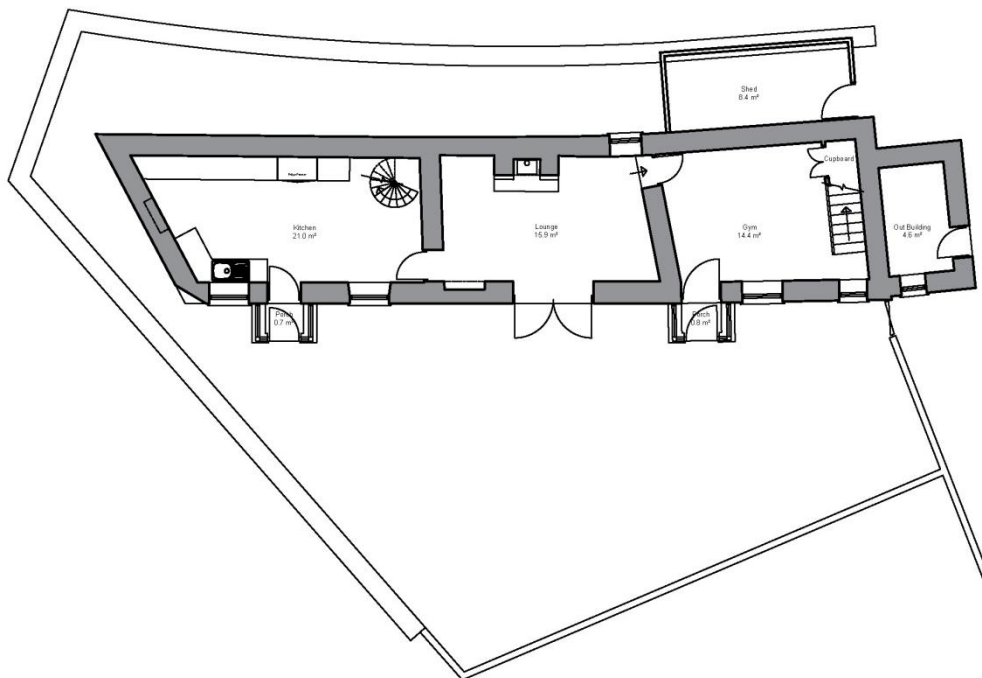
This application is for a front extension of 13M² which is a reduction in size of 35% from the original application. To support this reduction to the front extension this resubmission now includes a rear extension to accommodate the new staircase.

The Heritage Impact Statement will provide further detailed information and should be read in conjunction with this document.

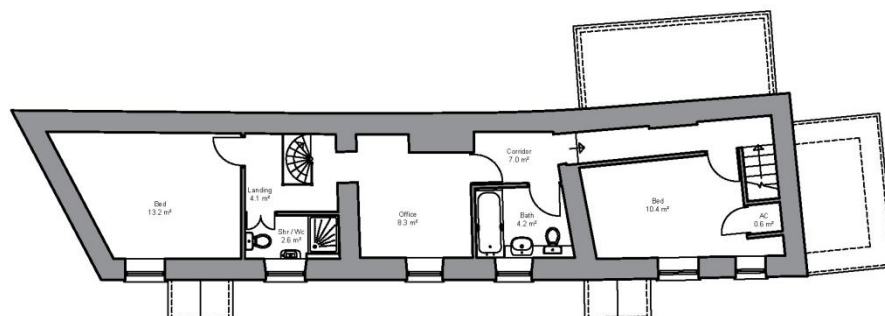


The existing dwelling was originally 3 separate cottages which over time have been converted into one single dwelling. The existing layout however has several issues with it because of this, namely :

- two internal staircases,
 - one of which is not used due to the fact it is a very narrow spiral staircase
 - the other being at the far end of the house resulting in circulation issues
- Two porches to the dwelling which causes confusion when visitors arrive as the closes porch to the site access does not currently serve as an entrance.



Existing ground floor plan

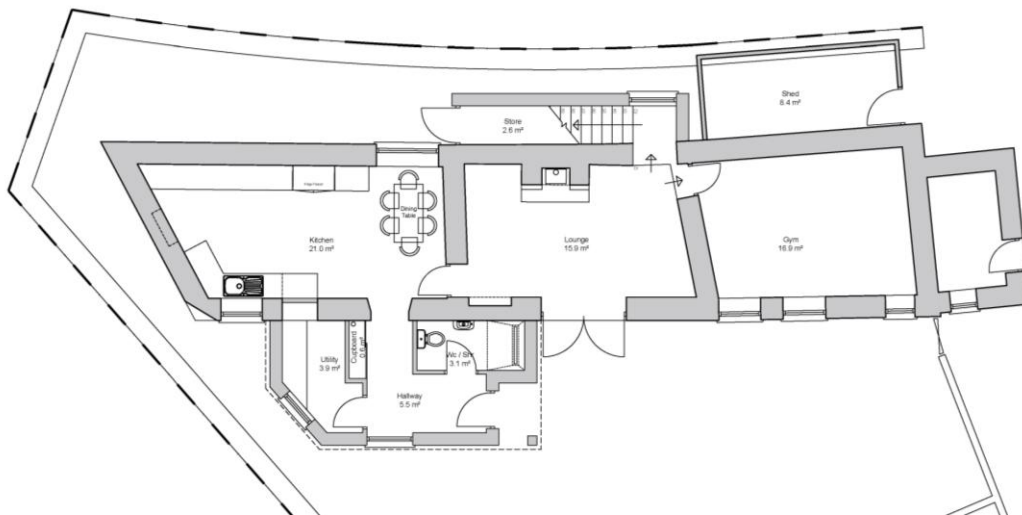


Existing first floor plan

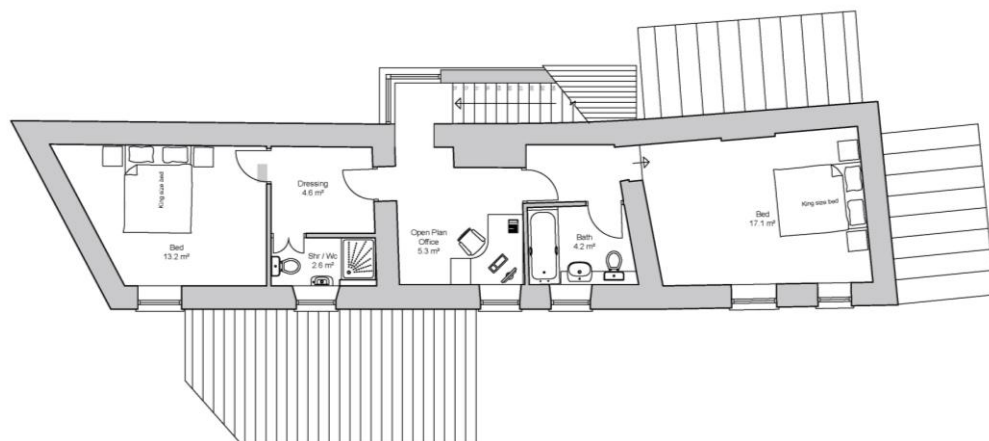
The Brief & Vision

The brief for the project is to :

- Provide a single clear point of entrance
- Rationalise the internal vertical circulation
- Provide additional accommodation in the form of
 - a utility room,
 - toilet provisions on the ground floor
 - increase storage
- Rationalise the existing layout and circulation on the first floor
- Provide additional natural light into the kitchen / dining area.



Proposed ground floor plan



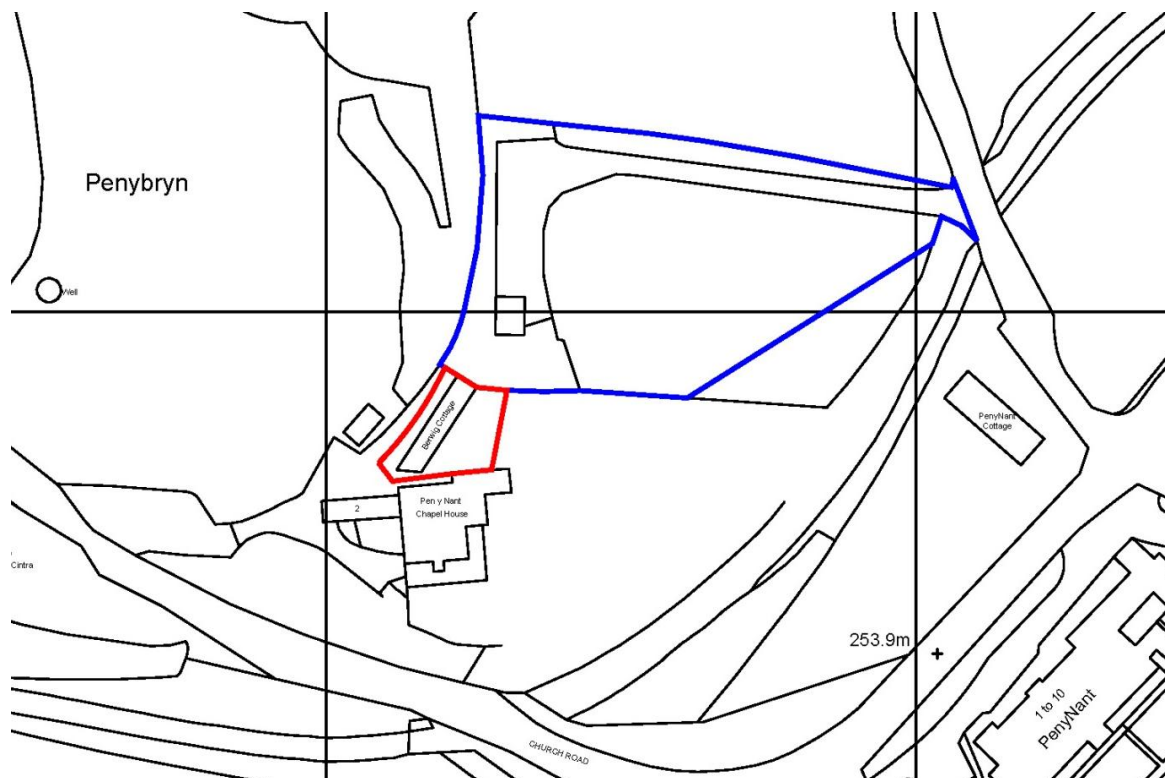
Proposed first floor plan

Site & Context analysis

The existing dwelling sits parallel to the rear westerly boundary and is of a rectangular form. The southern end of the site is at approximately 45° to the rear boundary and this is reflected in the footprint of the existing dwelling.

The existing curtilage of the site is accessed from the Northern end of the site and to arrive at the actual current entrance point to the dwelling at the southern end you must first pass the first of 2 porches.

Pen Y Nant Chapel House is located immediately to the south of Berwig cottage and is 1 floor level lower. The main aspect of Pan Y Nant Chapel House is away from Berwig cottage and the only windows facing the cottage appear to be serving a bathroom and a utility room and as such are not classed as habitable rooms. Currently the adjacent property is not lived in.



In order to respond to the site boundary and context of the site for the entrance extension and taking a lead from the angled southern gable provides a much better resulting footprint than a traditional rectilinear extension which would clash with the boundary wall.

The views from the site are easterly however Berwig cottage is hidden from almost all vantage points due to the woodland in the wider location and the fact it is significantly set back.

Design Development

The design was driven by several key considerations:

- The existing entrance into the dwelling at the far southern end of the site
- The strong boundary lines led to the chamfered corner to the front extension
- The need to provide the new vertical circulation in the middle such that it maximises the first floor area and eliminates excessive fire exit distances.
- The requirement of a utility room requiring a close adjacency to the existing kitchen.

Over the last few months, prior to lockdown, a reasonable amount of dialogue was had via email with the planning office and conservation officer in order to arrive at a design all parties were happy with. Since lockdown I have, understandably, not had any response to emails or telephone calls to discuss the final design we are submitting.

The officer's report from the previous application identified "design" as the only reason for refusal. The report identified the following issues with the original scheme

- Scale
- Modern design
- Catslide roof

As suggested by the planning officer, we have looked at a number of other options and designs in order to reduce the impact, scale and size of the front extension. In order to address this key design issue we have had to locate the staircase to the rear of the property.

Front Extension

LPGN 20 page 4 was specifically referred to as it relates to front extensions and the key items in this section are that the front extension should not :

- Detrimentially affect the overall character and appearance of the street scene.
 - As Berwig cottage is significantly set back from the road by 75M and is not visible from the public domain there is no street scene to affect.
 - we have taken on board the officers comments and :
 - Reduced the scale of the front extension to a single storey
 - Simplified the design.
 - Matched the proposed materials generally with those of the existing dwelling.
 - Removed the catslide roof and provided a simple lean-to roof
 - Ensured that the new windows relate to those of the existing dwelling.

- Project a significant amount from the front wall of the existing dwelling :
 - The proposed front extension has been reduced in area by 35%
 - The projection has been reduced by almost 50% from 5.8M to 3.0M
- Result in the loss of existing parking facilities where this would cause road safety or congestion problems.
 - This is not an issue with this application as the dwelling has a private drive and parking for at least 6 - 8 vehicles.

From the above we can see that the revised scheme is in accordance with the LPGN 20 guidance relating to front extensions.

Rear Extension

In order to address the issues relating to the front extension, the only location to place the staircase was to the rear of the property.

LPGN 20 page 3 relates to rear extensions and the key items in this section are that the rear extension should not :

- Dominate, nor materially alter the existing levels of sunlight, privacy and daylight to the adjoining properties.
 - The rear staircase extension projects from the rear face of the building approximately 1200mm and does not dominate the adjoining properties nor does it materially alter the existing levels of sunlight, privacy and daylight to them.
- Two storey rear extensions should not come nearer than 2 meters of a boundary that forms a party wall between terraced and semi detached properties and 1M of other boundaries. The maximum projection from the dwelling should be one third of the garden width. Proposal should satisfy the 45° test.
 - Berwig cottage is not a terrace or semi detached property.
 - The extension is over 10M from the nearest boundary with a separate dwelling (Pen y Nany Chapel House)
 - The closest boundary, being the rear one, at least 1M from the face of the rear extension.
 - The projection of the rear extension is significantly less than 1/3rd of the rear garden width.
 - There are no adjoining property windows affected by the rear extension and the 45° rule.

From the above we can see that the revised scheme is in accordance with the LPGN 20 guidance relating to rear extensions.

Housing in the Countryside LPGN 13

In addition to the above LPGN reference was made by the planning officer to LPGN13.

Page 5 of the LPGN related to house extensions and we will briefly address the key aspects.

- LPGN advises that LPGN 20 should be taken into account.
 - As we have demonstrated above we believe that this scheme is in accordance with LPGN 20.
- The scale of the extension must be taken into account with reference to the visual impact.
 - Again we have addressed this above and believe that the visual impact is now in keeping with the original dwelling and sympathetic to the existing building.
- Extensions should be subsidiary to the original dwelling.
 - We believe this has been demonstrated with the revised scheme.
- Should not be more than 1 third in floor area of the original dwelling.
 - The original dwelling is 116M². The proposed extensions total approximately 26M² thus they are significantly below the 1/3rd criteria which would be 38M² in this instance.

The proposal

Character.

The proposed scheme has been redesigned taking on board the officers comments subsequent to the original scheme such as materials, size and scale we believe that the character of the existing dwelling has been enhanced by the revised scheme.

Scale.

We have reduced the size of the front extension by 35% in area, reduced its height from a 2 storey extension with a catslide roof to a single storey lean to extension.

The rear extension is slim in its depth as it only provides for the new staircase. The ridgeline of the rear extension is significantly below that of the existing ridge.

Layout.

The existing layout is very contrived as it has evolved over the years from when it was 3 separate cottages. The spiral staircase in the kitchen is dangerous and it is questionable if it actually complies with regulations, whilst the main staircase located at the far left end means that the whole house becomes circulation.

The proposed layout now has several sections, the entrance to the front, main accommodation in the central area with the vertical circulation located in the center rear part of the dwelling.

The front extension provides a utility room adjacent to the existing kitchen and also for a WC shower room which is capable of providing for disabled visitors at entry level.

The access of both of these rooms from the central hallway addresses the needs of living in the countryside and having dogs. This plan and layout allows for keeping all of the dirty aspects within one area before entering the kitchen.

Heritage.

For all aspects of how the proposal responds to the conservation area and the heritage of the site please refer to the Heritage Impact Assessment.

Detail Design.

The materials proposed for the scheme take into account the nature of the existing

cottage construction along with the sustainable requirements.

The existing stone cottage has a very poor thermal value and the proposed over rendering of the existing stonework with insulated render will significantly increase the thermal nature of the dwelling.

A breathable insulated render product will provide a permanently white coloured render requiring little or no maintenance whilst improving the existing fabric and allowing it to breathe.

The extension will incorporate a small amount of timber cladding on the main entrance elevation helping to signify the entrance whilst the rest of the extension is render to match the existing.

Access.

Access into the existing dwelling is one of the key drivers of this scheme and has been discussed in most sections above. The proposed extension clearly identifies the main point of entrance into the dwelling and removes the confusion of the 2 porches.

Access into the main entrance will enable level access and comply with part M maintaining accessibility along with the provision of ground floor cloakroom facilities.

Environmental sustainability.

The existing stone cottage has a very poor thermal value and the proposed over rendering of the existing rendered stonework with insulated render will significantly increase the thermal nature of the dwelling.

A breathable insulated render product will provide a permanently white coloured render requiring little or no maintenance whilst improving the existing fabric and allowing it to breathe.

Conclusion

We have taken onboard the comments and concerns of the planning officers and as demonstrated above we believe that the Local Planning Guidance has been adhered to. We believe the proposed scheme provides a well thought out and appropriate solution providing the additional accommodation required by the clients. It addresses the confusion with the current layout of the 2 porches. It enables the duplication of staircases to be removed and provides a new centrally located staircase serving the property.

The historic Impact Assessment prepared by Light Water also supports the removal of the 2 existing porches and the incorporation of the new extension.

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