

Existing Building

The 3-bedroom bungalow is located on Pistyll Hill in Marford, Wrexham. Built in the postmodernist era it has distinct character and elevational treatments that differs to most surrounding properties. The bungalow is surrounded by large detached dwellings of varying architectural styles, meaning that there is no consistency of style in the area. Chantry Meade, therefore, is a uniquely designed dwelling which shares only minor features with the neighbouring Pine Ridge and White Top, having been designed by the same architect in the 1960's.

The bungalow is set into the hill taking advantage of the views to the north. All of the living accommodation is located on a single level, accessed directly from the drive. The basement, which usable area equates to approximately one third of the house footprint, contains a utility area and the existing home office. The ceiling heights in these rooms are 2.1m and 2m respectively, which fall well below the standard ceiling height of 2.4m therefore providing poor amenity. The basement also contains a low-height cellar (starting at 2m and rapidly reducing to 1m) and provides access to the rear garden, set at a lower level.

The east, north and west boundaries contain well established and mature trees and hedgerows which provide ample screening between properties.

Brief

The existing layout provides 3 small-to-medium sized bedrooms which, for the size of the property, are out of scale with the rest of the bungalow. The existing home office, located in the basement, has an extremely low ceiling height and is therefore not suitable for a modern office or additional bedroom. It is not possible to increase the ceiling heights within the basement due to the bungalow being sat directly on solid rock. Therefore, the brief is to provide a first-floor extension to encompass a master bedroom, guest room and home office. A key aspect to the brief is to provide these additional spaces within the existing footprint of the property, without extending to the side.

Proposal**First Floor**

The proposed first floor extension includes a new master bedroom with built in wardrobes/storage, a guest bedroom with an ensuite, a family bathroom and a home office/study.

Taking guidance from the Planning Officers comments in the earlier withdrawn application, we have ensured that there are no windows on the north elevations which overlook the adjacent Tintern property within 30m from the house. The window located in the proposed master bedroom is greater than 30m distance from the Tintern property. The window from the family bathroom is at a high level, to ensure sufficient light and ventilation, but prevents any outlook onto the Tintern property. And the window from the study faces South-East with no direct outlook onto the Tintern property. We therefore believe that the privacy between neighbouring properties will be maintained.

Stairs have been formed from the ground floor foyer creating a 2-storey glazed atrium/entrance on the south elevation. This will help with passive supervision over the drive and main entrance from the first-floor level.

Ground Floor (entry level)

The ground floor will remain unchanged, except for the new stairs from the entrance hall, and a new patio door to the existing terrace from bedroom 2.

Basement

No changes are proposed to the basement.

Roof

The roof to the first-floor extension will be in-keeping with the existing roof; low pitch with large overhangs. The existing hidden gutters currently leak and cause severe maintenance issues, so will therefore be infilled, with conventional deep-flow gutters provided in lieu to sit on the fascia's.

Elevations

The proposed elevational design has been focussed around maintaining the integrity of the existing unique architectural style. This has been achieved by replicating the existing window proportions, external materials and roof form.

External

No changes are proposed to the external areas.

Materials

Materials will be carefully selected to match the existing elevational materials.