

Design Statement

Bryntirion Grange, Knolton, Overton, LL13 0LF

Existing Site

The existing property sits on a large plot which surrounds the property generously on all four sides and is very secluded due to the trees and vegetation on the site.

The property is of reasonable age and character and has been altered substantially over the years, and renovated to a high standard whilst remaining sympathetic to the traditional construction.

Proposal

The requirement is to extend the living space by means of a Green Oak timber framed sun room.

It is proposed that this is sited on the North West elevation which allows convenient internal access from the existing living room accommodation.

The design is such that the doors will open out into the large garden complimenting the existing patio and green. The sun room is heavily screened by trees and will not be visible from outside of the site, other than when accessing the driveway.

Brickwork is proposed to match the existing. The floor level has been proposed at a reduced level to minimise the impact with the roof and to reduce brickwork below the damp proof course ensuring that the extension remains as subservient as possible to the original dwelling, whilst maximising the extents of the Oak Framing.

The Oak frame was considered the most suitable form of extension in order to blend with the traditional dwelling whilst forming a defined contrast between original and new.

The roof pitch of the proposal has been designed to match the existing dwelling whilst also avoiding alteration to the existing first floor window on the gable end. The scale and mass of the proposal is minimal when the building footprint and extensive site area are considered together.

Access

Access to and into the site is good, with a large extensive driveway and turning area. The proposed extension would easily be adapted for use by any future disabled occupants. Level access will be provided to the external doors as part of the junction detail with the existing patio.