

PROPOSAL
***CONSTRUCTION OF NEW TWO STOREY SIDE EX-
TENSION AND SINGLE STOREY REAR EXTENSIONS***

LOCATION
***40 MILLBROOK ROAD, DINAS POWYS, VALE OF
GLAMORGAN, CF64 4DA***

DESIGN AND ACCESS STATEMENT

Prepared by

**LOGIC CONSTRUCTION PROJECT SERVICES LTD,
Mr P Warren-Cox**

Our Ref: 16401-Design&AcessStat

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1.0 INTRODUCTION

- 1.1 The statement is covering the proposed 2 storey extensions to the side and rear of the property. There was a pre existing rear annexe to the building that has already been removed pending planning submission for the replacement scheme.
- 1.2 The proposal is a Householder planning submission. The application details are included on the following drawings prepared by LOGIC CPS Ltd. -
- Drawing No 16401-01 – Existing Floor, Location & Block Plans
 - Drawing No 16401-02 – Existing Elevations
 - Drawing No 16401-10 – Proposed Floor plans
 - Drawing No 16401-11 – Proposed Elevations

2.0 CONTEXT

- 2.1 The above site is located within the settlement boundary of Dinas Powys (Vale of Glamorgan) in Millbrook Road that is off the A4055 Cardiff Road from Cardiff to Barry. The site is within walking distance of the village centre where it is serviced by local shops and a small supermarket but is within a short drive of the major supermarkets located within Penarth and the Cardiff marina. The site is within walking distance of two train stations, 'Eastbrook' train station (on the national line) at one end of the village and Dinas Powys Station (on national line) and there are good local bus transport links from Dinas Powys from Barry through to Cardiff centre.

Dinas Powys is served by two primary schools but no longer has its own secondary school.

The existing house is currently a 3 bedroom semi detached dwelling that was purchased with the intent to undertake refurbishment and upgrading. The property benefits from off-street parking and has space to park two cars on the drive. There is an existing garage / store located to the rear of the property. The garage size is limited and access / egress to a

vehicle is limited and as a consequence the space is used for garden storage only.

- 2.2 The proposed new two storey side / rear extensions and the opening up of the ground floor spaces will enhance the available light to the new key rear living spaces and provide welcoming views out to the garden. The additional rear two storey extension will allow the property to increase the number of bedrooms from 3 to 5 and will incorporate an additional bathroom for the children. The design layout is intended to provide a new feature formal front entrance that leads to a generous hall and this allows for the relocation of the main staircase to improve circulation at ground and first floors.

3.0 AMOUNT

- 3.1 The development proposed is for the construction of a new two storey flat roof extension to the side and rear to create two new first floor bedrooms and a single storey extension to the rear that links the new kitchen layout to the main family living space.

4.0 LAYOUT

- 4.1 The front garden faces North and the rear garden is facing mainly South. The adjacent semi-detached neighbouring dwellings either side are single family dwellings with a semi-detached family dwelling and garden to the rear access from Orchard Crescent.
- 4.2 The proposed two storey extension design to the East elevation is a modern design solution to reflect the clients tastes and preferences for a design that does not seek to be a modern 'pastiche' of the existing. The proposed flat roof design seeks to minimise the scale of the extension relative to the existing and adjacent properties and also allows the use of the flat roof to provide simple overhead natural lighting to illuminate the new bedroom hall and open stairwell.

4.3 The existing site is generally bounded by single skin castellated fairfaced brick wall approx 1200mm high with some established hedgerow planting in addition to an existing 2.0 high boundary fence along the perimeter.

5.0 SCALE

5.1 The proposed extension is of a similar scale to the existing dwelling but will be flat roof rather than a pitched roof. Due to the generous plot size there should be no loss of amenity to the adjacent dwellings. The proposed selected finishes to the rear elevation will be a mixed of painted smooth and roughcast render to reflect the existing domestic finishes but highlight the shapes and form. It is intended that the building blends with the local building ethos whilst maintaining a more personalised identity.

6.0 LANDSCAPING

6.1 There clients wish to maintain the existing front garden with no specific planting changes. The rear garden currently has a formal lawn and patio areas. There will be a new patio terrace beyond the proposed extension as indicated on the proposed plans to achieve a level transition from the house to the rear terrace.

7.0 APPEARANCE

7.1 The new extensions generally are to be predominantly smooth and rough-cast render to match the existing main house. The front entrance elevation is intended to be made a feature and is to be metal clad with PPC or anodised aluminium with vertical standing seams, flashings etc to match. At ground floor to the family room there will be structural glass and a large format sliding / folding doors that have views out to the garden. All new structural glass panels and PPC / anodised aluminium sliding doors will be designed to meet current Building Regulation requirements. All perimeter flat roof trims are to be a natural / PPC metal or equal.

8.0 ACCESS

8.1 The main front door access is presently 1 step up from the car park hard-standing and but does meet ambulant stair design requirements. There is scope for a ramped access up to the front door should this be required at a future date.

9.0 CONCLUSION

9.1 This Design and Access Statement has endeavoured to demonstrate that the proposal for the construction of a new two storey extensions, finished in sympathetic materials to the original dwelling, would not be detrimental to the character of this property. We believe that the proposed design should be considered an enhancement to the existing family dwelling.

9.2 It is therefore considered entirely appropriate that planning permission should be granted for this proposal.