

42 Belle Vue Gardens Shrewsbury, SY3 7JH

STS-85U-DAS Design and Access Statement

This design and access statement is in support of the planning application for removal of the existing roof and construction of a new first floor level and pitched roof. Work is also to include whole building remodelling and a fill in rear extension.

Belle Vue Gardens will henceforth be abbreviated to BVG in this document.

Existing Site

- Buildings

The existing dwelling is of a block cavity construction with pebble-dashed render under a concrete tiled roof. Analysis of the existing building shows there to be three distinct volumes that have been amalgamated under two pitched roofs. With the dormer possibly being done at this time.

The building in its present form has little architectural merit and is quite incongruous to the other buildings of Belle Vue gardens, even given the wide range of styles. It is theorised that at one point 42 BVG may have been the site of another garage in the run along that side

Principal Elevation of 42 BVG from street





Top left: view of no. 42 from north corner
Top Right: view of boundary with Donbard House
Bottom: View from road of garage adjacent to no 42

- Gardens

Front garden is currently parking for two cars mainly laid to gravel with a bonded stone paver path. This parking provision will remain as is. There is a sleeper raised bed to the north side abutting the boundary wall and two steps up to front door.

There is a side path to access the rear. The rear garden has a small shed and is mainly timber decking with some planting. It steps up from the house terminating at a high garden wall at the rear with brick walls either side. The space is enclosed on the Donbard house side (no. 40) by the sycamore tree

- Access

There is an off street parking area for two cars to the front of the property

- Adjoining buildings and local vernacular

Map of immediate vicinity



Corner of BVG with Belle Vue Road



There are a range of styles and types of housing evident in the local vicinity. Starting from the east end of BVG on the corner with Belle Vue Road, there are large four-story Victorian terraces rising to approximately 11m at the ridge which front onto Belle Vue Road. Moving West there are driveways and garages which are adjacent to the dwelling on the south east side. There are gardens behind these which are immediately adjacent to the plot of 42 BVG which is the first dwelling fronting BVG on the South side of the road. The North west side of 42 BVG has a coincidental boundary with the garden boundary wall of 40 BVG (Donbard House) This is a fairly large Mid-victorian villa set back from the road.

Adjacent garage



Aerial view showing adjacent garages and gardens to rear



Immediately opposite 42 BVG there is a 20th century terrace of apartments (63-73)



20th century terrace opposite the proposed development

Further down BVG there is the entrance to Burley Street, an unadopted road of three story brick terraced properties.



Burley Street Terrace

Past this there is a run of late 20th century terraces before a large imposing Victorian residence followed by a late 20th century detached property



Large Victorian Semi detached property

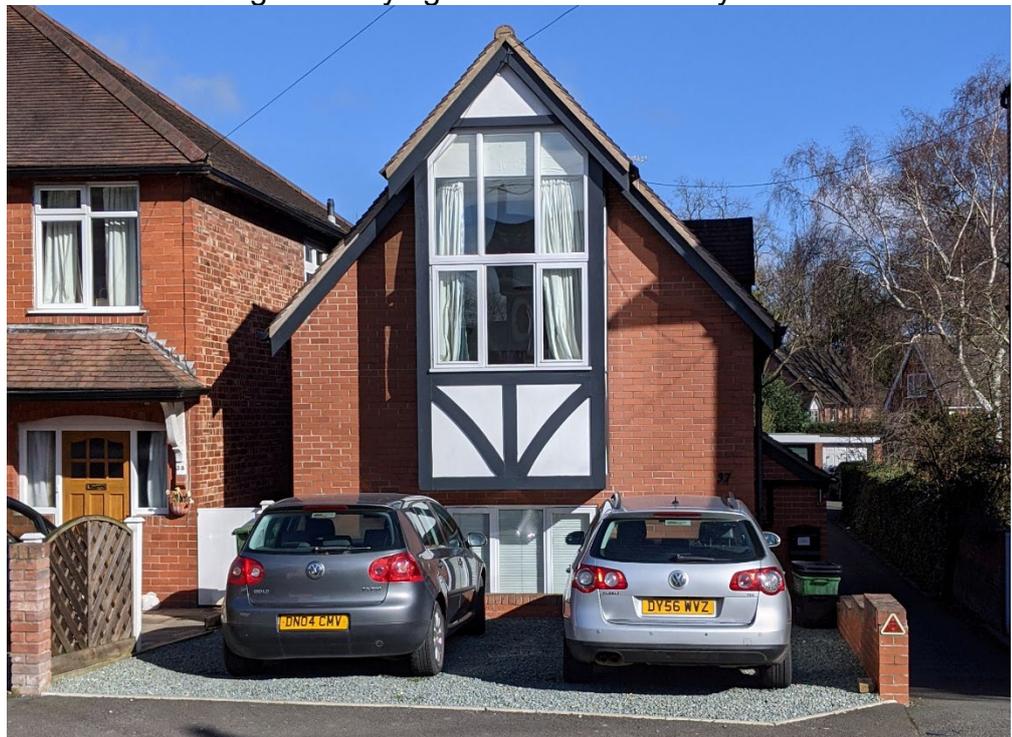


20th century detached property

Further down BVG there is a Victorian terrace of both double fronted and single fronted houses that have been constructed at different stages. Beyond this the terraces give way to Victorian and Edwardian detached and semi detached properties with some infill late 20th century additions along with some 1930s semi detached properties.



Detached dwellings on varying sizes and different styles



Early 21st century dwelling replacing bungalow

Further afield but still within the Belle Vue Conservation area there have been contemporary new build properties approved Which have replaced dwellings /buildings that were outdated/redundant and not in keeping with the surrounding buildings



Dwelling Havelock Road



Extended and modernised bungalow on South Hermitage

Proposed Development

The current property in its present state is no longer fit for purpose for the applicants as they have a family of three children. They are settled in the area with children at local schools/nurseries and do not wish to move. As the property sits on a small plot there is no scope for extending outwards at ground floor level, therefore the proposal is to remove the existing pitched roof and dormer and construct a lightweight timber-framed second story under a pitched roof. This will provide the required extra living accommodation. There will also be a small infill extension at ground floor of approximately 6m² to complete the square footprint.

- Design

As stated earlier, the current building is of little architectural merit, the design rationale is to bring the property up to date whilst working as best as is possible with the existing geometry to express those few elements of interest in the property.

There are a great many styles and materials in the vicinity from which to draw inspiration, as well as some precedent for contemporary dwellings in the wider Belle Vue Conservation area. It is not wished or practical to create a contrived homage to the Victorian architecture or any of the other many styles in the vicinity but rather draw on aspects of materiality and proportion where possible to blend with a more contemporary material pallet to let the building be brought up to date.

The building has a stepped out portion at the rear that it is proposed to keep and carry on to the roof line. The 'nibs' in the masonry on the corners are to be kept at ground floor level and accentuated at first floor. There will be a continuation of this 'frame' at the front with the box gutter and a horizontal bulkhead that will house a downlight above the front door.

The prominent material in the area is brick so the use of brick slip cladding to certain parts of the design of a closely matched type will help bed the scheme into the locality whilst being lightweight. The cement grey peddle-dashed render will be replaced with a more modern render as part of the renovation/remodelling. And the existing wall insulation brought up to modern standard. There are number of properties in the vicinity that have a half render half brick construction, this is to be reflected in the brick and render elements here but in a non-literal manner.

In order to build up from the existing footprint without the need for underpinning the foundations a lightweight timber frame construction is proposed with Siberian larch timber cladding in vertical orientation to be left to weather naturally to a silver grey. The roof is proposed to be a preformed fink truss construction covered with a lightweight aluminium standing seam panel system in a light grey, this will combine with the other elements to created a muted, soft material pallet that will help the

building blend into the surroundings and age gracefully. The roof has been orientated so that the ridge runs parallel to the road, this reduces the impact on the street scene. The eaves are set as low as is practically possible whilst allowing the windows to be a standard height. The eaves are set no higher than the existing dormer window and the new pitch is to follow the same as the existing roof. The clipped eaves terminating in bespoke box gutters which follow the roof line and no fascia to the gable ends also serve to lighten the roof structure.

The lightweight construction will make the most of what is there presently. By reusing the existing building rather than knocking down and rebuilding represents an enormous CO² saving, further enhanced by use of sustainable materials and practices such as the timber frame and cladding and recycling of existing materials wherever possible

- Access

Access to the site is to remain unchanged. The applicants will be vacating the property during works to live with relatives in Shrewsbury so the family vehicles will not be parked here during the works

- Landscaping

There are currently no proposals within the scope of this application to change the landscaping from what is currently there.

- Policy

In line with core strategy CS6 It is believed that the proposed development is of a scale and design that will enhance the Belle Vue Conservation area. The size and scale of the development is appropriate to the vicinity which is a mix of modest terraces to large semi detached and still larger detached properties. The design is respectful of the local vernacular but takes its own contemporary path, because of both aesthetic and practical concerns. There is precedent for other contemporary dwellings in the conservation area that have also proved to be real assets to the locality.

The house was the quintessential 'ugly house on the street' developing it in this way will benefit everybody in the neighbourhood and will ensure the building has an extended lifespan of decades to come. The development of the existing building, rather than demolishing and starting from scratch, is the most sustainable way to develop the site as per NPPF framework presumption in favour of sustainable development.

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): a) an

economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure; b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.