**Design & Access Statement**

***Submitted in support of***

**Alterations & Extension**

**Broniarth Farm, Guilsfield,**

**Welshpool, Powys.**

***Prepared by***

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**Introduction**

This Design & Access Statement (DAS) explains the design rationale behind the planning application. The Statement includes a written description and justification of the development proposal. The DAS will explain and justify the concepts and objectives of good design thinking on which a development proposal is based, and how these will be reflected throughout the scheme. It will also consider the following aspects of the proposed development;

* Access
* Character
* Community Safety
* Environmental Sustainability
* Movement

**Accessibility**

Explain the adopted policy or approach to inclusive design and how policies relating to inclusive design in development plans and relevant local design guidance have been taken into account.

***Access by disabled persons***

Applications will be permitted for the development of new buildings, public amenities and recreational spaces and, where practicable and reasonable, for changes of use or alterations to existing buildings, where suitable access is made to and within the building or amenity and adequate facilities are provided for people with disabilities.

The Disability Discrimination Act 1995 seeks to avoid discrimination against people with disabilities and impairments, and for instance, ensures that work premises do not disadvantage someone with a disability. The access arrangements have adopted an inclusive approach and aims to ensure all users will have equal and convenient access to the building.

*Explain how any specific issues which might affect people’s access to the development have been addressed.*

The design of the extension shows full consideration for ease of access for disabled users.

The application incorporates the following points:

* Floor levels within the extended section run in level with the main dwelling floor level. This enables disability accessibility.
* New doors will offer minimum 800mm clearance – allowing wheelchair access.
* Door furniture will be lever style to allow ease of operation
* New sockets and light switches will be set between 450 and 1200mm above finished floor level, allowing convenient access to disabled users.

*Detail how features, which ensure peoples access to the development, will be maintained.*

All of the measures detailed above will be maintained in such a way as to allow all people access to and from (& within) the buildings.

**Environmental Sustainability**

***Biodiversity & Local Environment***

There are no known protected species at the site.

An ecological assessment confirms this. There is no potential for disturbance.

***Energy Efficiency/carbon reduction***

The extension walls have been built to meet current building regulation requirements in terms of energy efficiency.

***Waste Management***

Any waste materials arising from the development will be recycled where possible. Where recycling is not possible waste materials will be taken to licensed tip/waste disposal centre.

***Water***

Mains water is present at the site.

Roof water will drain to soakaways.

Foul water will drain to the existing septic tank installation.

***Climate Resilience***

The building will not be affected by changes in climate. External materials will be resilient to the effects of climate action.

The development of this land will contribute to the aim of sustainability through the productive use of the above features.

The above points will ensure that the building is sustainable in terms of building design and the supply and use of energy in accordance with the current standards/good practice.

**Character**

***Site***

A site location plan for the proposed development is submitted with the application.

There are no key natural features within the site.

Surrounding land use is residential and agricultural.

***Amount & Layout***

There is no change to amount. Layout of the dwelling is modified slightly to what was originally approved. The layout is shown on the submitted plans.

***Scale***

The scale of the extension is modified slightly to what was originally approved. The scale is shown on the submitted plans.

***Appearance***

Appearance of the extension is modified slightly to what was originally approved. The roof line of the extension has been modified, creating a gable against the inner gutter rather than a hip.

Window and door also openings differ.

The appearance of the extension is shown on the submitted plans.

***Landscape Design***

There are no landscaping proposals.

**Community Safety**

***Site Security***

The existing building has good views over the approach/highway. This enables good security through natural surveillance. The development has no impact on community safety.

**Movement**

***Vehicle Movements***

There will be no additional vehicle movements associated with this development.

***Vehicle Routing***

There is no change to vehicle routing.

***Parking***

There is no change to parking arrangement.

**Physical Context**

The physical context of the development has been discussed above.

The proposed works will not result in any detriment to adjoining properties.

**Social Context**

Surrounding land use is residential.

The development will not result in any loss of amenity to surrounding properties. There will be no direct over-looking of neighbouring buildings, nor shading/loss of light implications.

**Economic Context**

There are no issues in terms of economic context.

**Historical Context**

The building is listed grade II. The list description states:

c1850

Exterior

Farmhouse, c.1850, Flemish bond brickwork on stone foundations, hipped slate roof. Two storeys, double pile plan of 3 bays with central stair hall.

Tall central doorcase with 4-panelled door and overlight within an open pedimented timber doorcase. Twelve-paned sash windows in opening with 1 brick segmental heads, 6-pane sashes to first floor, all with stone sills. Brick dentilled eaves. Two stacks on central cross wall. Lean-to at W end of c.1920. Rear elevation has 3-light transomed paned windows with central iron casement.

Interior

Interior has king post roof trusses with angled struts off the haunches. Single tier of purlins.

Reasons for Listing

Included as an unaltered example of a mid C19 farmhouse.

**Assessment**

***a) Importance of existing features***

As stated above, the building is listed as an unaltered example of a mid C19 farmhouse.

***b) Likely Presence of Hidden Features***

The works relate to extension of the building.

There is no prospect of revealing any hidden features.

**c) Justification**

The principle of extension has already been agreed.

What we are seeking to now justify are the amendments to the approved scheme.

The current proposal differs from that approved in the following ways:

Creation of a basement area.

The site is steeply sloping and the ground falls sharply to the south. In forming the foundation for the extension it became apparent that there was scope to utilise the void beneath the ground floor as storage space. The scale of the building remains unchanged. The basement simply utilises previously unused volume.

The formation of the basement requires means of access and openings have been formed accordingly. The openings will have painted timber frames/ledged doors.

Modification of roof over dining room

The applicants had concerns about the inner gutter arrangement as shown on the approved plans. The inner gutter created risk of blockage and leakage. The roof arrangement also created a slightly discordant appearance. The applicants were persuaded to modify the roof to create an intersecting roof with lead valleys. It is their view that the roof as now built sits harmoniously and provides a more weatherproof and robust arrangement.

Modification of roof over garage section & omission of rooflights.

The approved plans showed a step in the roof line between study and conservatory sections.

The roof as built has omitted the step. The roof instead runs through level over the entire extension.

The effect is to reduce the volume of the extension. There was no requirement to step up the roof over the garage as there was already ample headroom.

The omission of the step simplified construction and was considered the most rationale way of construction.

Rooflights have been omitted. This is because the window arrangement in the sun room area provides ample daylighting.

Opening up of dining & kitchen areas into sun room

Sections of original wall have been removed to enable access between the existing kitchen and dining room, and between dining room and new sun room.

The wall removal enables improved use/occupancy of the extension, creating attractively proportioned accommodation.

The work is entirely reversible.

Change to internal layout to omit study/shower area and increase garage size & Creation of sun room in lieu of conservatory

These changes relate to internal layout within the extended section and do not materially affect the character of the existing structure.

Change in position and style of window and door openings

The applicants were keen to utilise daylight in the sun room area. The windows have been made accordingly bigger. The windows are formed using heavy section oak. Oak framing was considered more in-keeping with the character of the building.

Plastic windows have been fitted to some openings. It is accepted that the use of plastic is inappropriate. The plastic units will be removed and replaced with painted timber as per the submitted plans.

Window dimensions will be reduced as per the amended plans.

Timber ledged style doors will be used to the basement area and for the pedestrian doors to the garage areas.

Timber ledged style doors will be used to the garage entrances.

**d) Impact Assessment**

The amended scheme shows reduction in scale of window openings.

The appearance of the extension does not differ significantly from what has already been approved.

The extension sits comfortably and is sympathetic to the existing structure.

***Natural, Historic & Built Heritage***

The development proposal is completely mindful of the need to protect and conserve the listed building. This application is geared exclusively towards this objective.

The development will enhance appearance and thermal efficiency of the building.

***Listed Buildings***

The proposal helps safeguard the future of the listed building.

The works will be fully in-keeping with the character of the building.

**Policy Context**

The application takes into account relevant Local Development Plan policies:

***Development Control***

The design, layout, size, scale and mass/materials compliment and enhance the character of the area. The development takes account the needs of all transport users. The extension will be made inclusive with access for wheelchair and users with mobility impairment. The development has no effect on the potential for crime. There are no adverse implications for bio-diversity or wildlife. The site is not considered at flood risk.

Amenities of neighbouring properties are not affected by the development.

***Design & Energy Conservation***

The development proposal makes a positive contribution to the local environment and community. This is achieved through use of good quality materials, design detailing and energy conservation.

***Highway & Parking Requirements***

The site has adequate parking provision.

**Conclusion**

The proposed development is considered fully compliant with LDP policy.

The works relate to extension of the building. The additions are considered sympathetic and in keeping with the spirit of what was originally approved.

The development will make the building disability accessible and improve thermal efficiency and appearance.

There will be no negative effect on neighbouring properties.

G D Humphreys

Dated June 2021

**Heritage Impact Assessment**

**Broniarth Farm, Guilsfield**

**Proposed Work**

Erection of extension to create sun room and garage/storage accommodation.

**Objective**

To provide additional living accommodation.

To improve appearance.

To make the building more accessible.

To improve thermal performance.

**Significance of Affected Fabric**

The works essentially relate to construction of an extension.

The original garage structure had no significance.

The affected areas have no significant historical or architectural significance.

**Assessing Beneficial Impact**

The principle of development has already been established.

The scale and appearance of the as-built extension are very similar to what has been approved. There are minor changes to openings and roof line.

These sit comfortably and are fully in-keeping with what has already been approved.

**Assessing Harmful Impact**

The plastic framed windows are inappropriate.

**Proposed Solution**

The plastic units will be replaced with painted timber and reduced in scale.

Gwynfor Humphreys

Dated June 2021