



## **Householder Planning Application**

Design Statement

For Mrs Cobbold

Net House

Clyro

Hereford

HR3 5RS

**Householder application for the erection of a new first floor side extension**

## Introduction

This statement has been prepared in relation to the desire to provide supporting justification for the need to create a new first floor side extension.

## The Place

Net House is approximately 700m to the South and East of Hay on Wye, the nearest market town and sits in a slightly elevated and remote position on the North bank of the River Wye. It is opposite the Warren, a recreational area of land used by the Hay on Wye community. Despite its slightly elevated position, the site is prone to flooding as evidenced by the photograph below:



## **Brief**

The applicant, because of the ongoing risk of flooding wishes to move the kitchen and dining function of the cottage upstairs. This to avoid further flood damage to key furniture, appliances, and food products, whilst at the same time wanting to take advantages of the amazing views afforded by the location.

The proposal is to provide invigorating accommodation that will significantly enhance the family's quality of life while preserving the fabric of Net House.

## **Character and Design**

The proposal is to create a 'contemporary' extension but one which respects the form and scale of the host dwelling. In addition, with the exception of one window which is opened up to form a link between old and new, the original walls and interior of the cottage are untouched by these proposals.

## **Sustainability**

### **Energy in construction, materials and resources**

The proposal seeks to be sustainable in use and construction. The key materials are low in embodied energy, paints and stains will be low voc. Only local craftsmen will work on the building. This will circulate money within the local economy and help to promote, sustain and retain vital skills in the immediate rural context. The sourcing of timber will be informed by an intelligent, sustainable approach to utilising and managing local woodlands.

### **Energy in use**

LED lights will be fitted as standard. The insulated timber frame will ensure that the carbon footprint of the dwelling will be significantly reduced. Embedded and operational carbon load is very modest.

### **Place and local distinctiveness**

The local distinctiveness of the area will be enhanced by these proposals. Net House will continue to sit proudly in the landscape.

### **Robust building**

#### **Flexibility for the future**

The proposed plan is very flexible and can be easily adapted to provide accommodation for future needs

#### **Health and well-being**

The home will be significantly more rewarding to live in; it will be warm and light, with a strong connection to the surrounding landscape. The proposed scheme is very durable and will be low maintenance and efficient to run.

### **Community Safety and Movement**

Community Safety, traffic movements and circulation will not be negatively affected because of this proposal. The impact on surrounding road infrastructure remains the same.

### **Parking**

Car parking is contained within the existing defined curtilage which provides ample turning areas to drive in and out of the site facing forwards.

### **Summary**

This proposed first floor extension forms a direct link between the cottage, its gardens and surrounding landscape, it becomes a new social hub, offering year-round engagement with the garden whilst not having a significant impact on the host dwelling.