

DESIGN AND ACCESS STATEMENT

November 2022

DOL-Y-FFIN

LLANELWEDD, BUILTH WELLS LD2 3RD

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Introduction

This document is in support of our planning application for the refurbishment and extension of Dol-Y-Ffin, Llanellwedd, Builth Wells LD2 3RD.

The document will discuss and incorporate design, access, and sustainability issues of the proposed scheme, including:

The history of the area;

Evaluation of the existing building;

Explanation and story of the design development;

Impact of proposed scheme including its immediate context and sustainability features proposed; and

Consideration of planning guidelines.

The Applicant and Architect

About the Applicant

The applicant, Natalie Kadas, bought the house in July 2021. As will be discussed in this document, the house is in need of refurbishment and remodelling to function and meet the needs of modern living, and can be enjoyed for many years into the future.

About Nagan Johnson

Nagan Johnson is an RIBA practice based in Waterloo, London. The practice has experience working with historic buildings in Conservation Areas and other sensitive locations, including Areas of Outstanding Natural Beauty. Dom and Natalie have a great appreciation for their home and its historic significance, and they approached Nagan Johnson to explore possibilities for an extension and refurbishment of the dwelling.

Relevant examples of Nagan Johnson's work



New build house in South London



Extension to a house within a Conservation Area in London



New build house in South London



New extension to a Listed property within a Conservation Area in Camden



Satellite image of Dol- Y- Ffin and local context

Points of interest:

1. Dol - Y - Ffin
2. Builth Wells
3. River Wye
4. Llanelwedd
5. Royal Welsh Agricultural Society

The Site

Location and brief history of the area

Dol-Y-Ffin is located on the outskirts of Llanelwedd, off the A470 heading North-West. At this point the road is close to the Wye, as can be seen in the aerial photograph.



Satellite image of Dol-Y-Ffin and the surrounding area with Archiwilio data overlaid.

www.archiwilio.org.uk (accessed Nov. 2022)

Llanelwedd emerged in the mid-1700s. The Clwyd Powys Archaeological Trust Historic Settlement Survey for Radnor tells us that prior to this, “Llanelwedd or ‘the church of St. Elwedd’ is first recorded in Landelweth in 1283... the focus of Llanelwedd may have shifted in historic times. It has been argued that a spur in a prominent position above the Wye, which was probably first used in the early medieval centuries, was abandoned in favour of a riverside location sometime during the medieval period.”

Archiwilio data shows that the nearest historic points of interest- the Scheduled Monument of Builth Castle and the Builth Wells Conservation Area- are both over a mile away and, as such, would be unaffected by the proposed scheme.

The Existing Building

Constructed in blue sandstone, it is a handsome house softened by the timber veranda. It features the original timber casement windows and slate tiled roof. However, the house has been modified over the years and features a collection of extensions, all of which are either unsympathetic, of poor quality or require significant repair.

Photographs from the recent past show a well-presented house with a formal front garden, but in recent years the house and garden have fallen into disrepair.



Photograph of the front garden in its former state



Aerial photo of the house and gardens

The garage

This single-storey element is not particularly noteworthy, featuring a rendered gable on the south-east elevation, and stone cladding on the north-west elevation. The stone cladding is a poor match to the original brickwork.

Existing outrigger and porch

The two-storey extension is an incoherent mixture of materials, consisting of: blue/engineering brickwork chimney; painted (pink) brickwork; painted (pink) stone tile cladding; brick and stone cills.

Our proposal is to remove the previous extensions so that the original house can be clearly expressed and understood.



Existing garage with steel door



Existing outrigger/two-storey extension



Existing porch

Design Development

Nagan Johnson were briefed with creating a modern extension to the original house, as well as improving the performance of the existing property, looking to both restore the house to its former glory and provide a house that can be enjoyed comfortably and sustainably for many years into the future.

The proposal – Refurbishment

The original blue sandstone house will be sensitively restored. Paint will be removed from the stonework and repairs made where necessary.

Thermal performance

The existing house will be insulated as follows:

Floor

The existing floor slab throughout much of the house is unsound. A new slab will be cast with insulation above and wet underfloor heating is proposed.

Walls

The walls will be internally finished with a lime plaster/parge, and the existing sand cement plaster removed. A ventilation space will be maintained, and the walls will be insulated internally.

Roof

The existing tile will be relayed on the existing rafters (local repairs where necessary), with new sarking/vapour barrier. The roof will be insulated internally, while maintaining a ventilation space to the roof above.



Existing slate tiled roof



Existing stonework (front elevation) where paint has been removed

The proposed extension – design development

The original ‘front door’ faces on to the A470. Historically this approach would have been via a path from a quiet road, on which people would have walked up to the house. Both the client and design team are keen for this ‘front door’ to be retained, along with the appearance of the ‘Front Elevation’ (South-West). The only proposed change to this elevation is the proposed roof-level balcony. This will enable the client to make use of the views of the valley and the River Wye, while having minimal impact on the property.



Front Elevation, As Existing



Front Elevation, As Proposed



View from roof level, towards the River Wye

Elevation 1

Datum 135.00m

Datum 135.00m

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PLANNING

CODE ADDRESS CLIENT DATE
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Elevation 1

Today people only approach the house from the driveway and the original front door is unused in this way. Part of the brief was to address this in practical terms, creating an informal entranceway on the North-West elevation which would serve the property for day-to-day comings and goings.

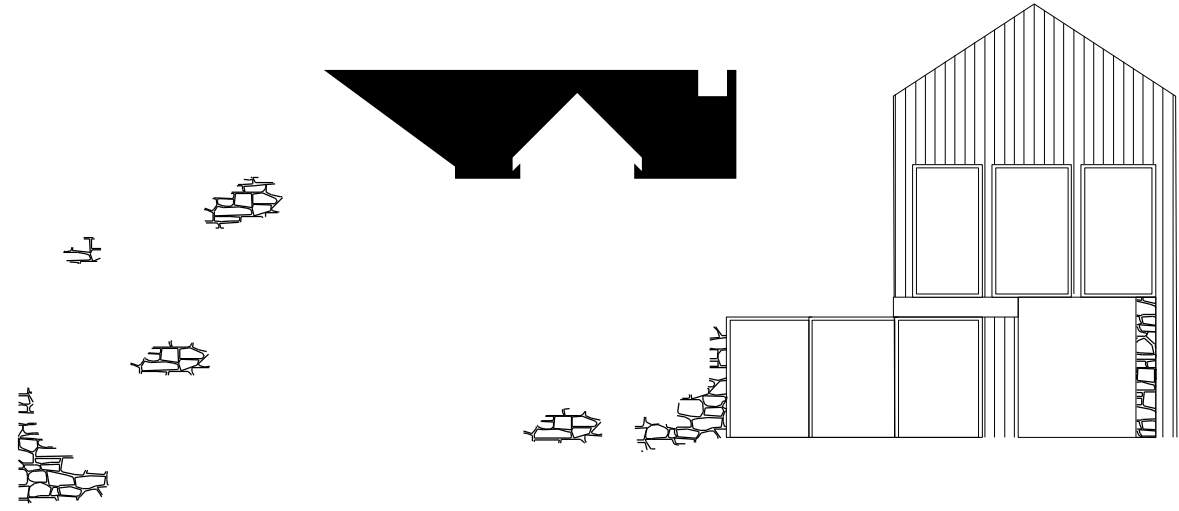
The proposed scheme reflects the client and design team's ambition to create a sustainable and high performing home. A highly insulated timber framed build is proposed, with low embodied energy. The proposed timber cladding references this and creates a clear distinction between the existing and new elements, while the form and proportions of the extension reference the house so that it is complementary.



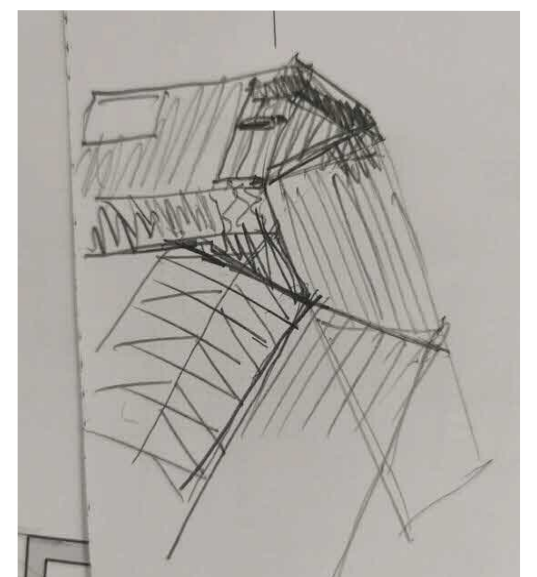
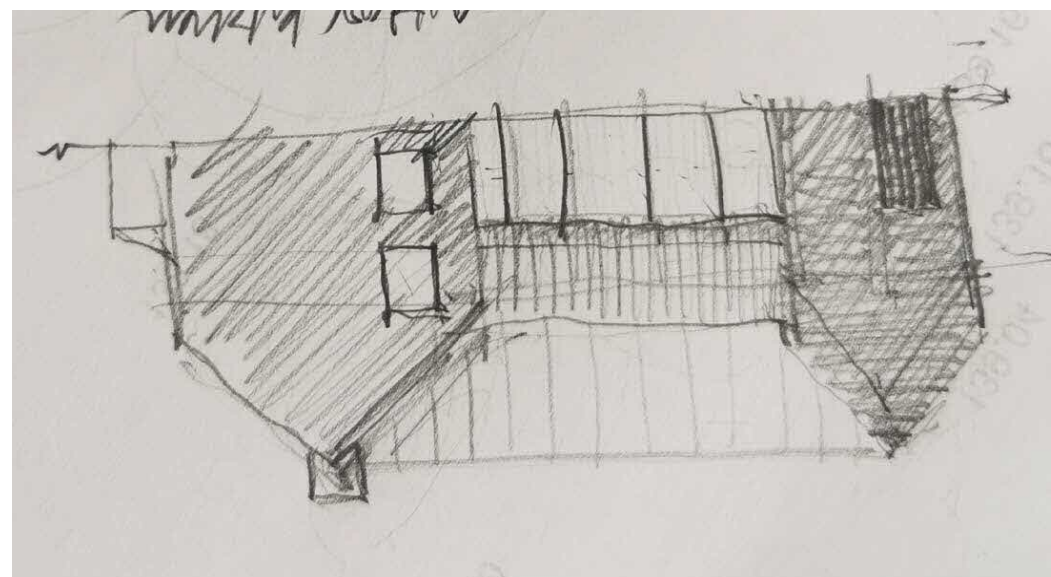
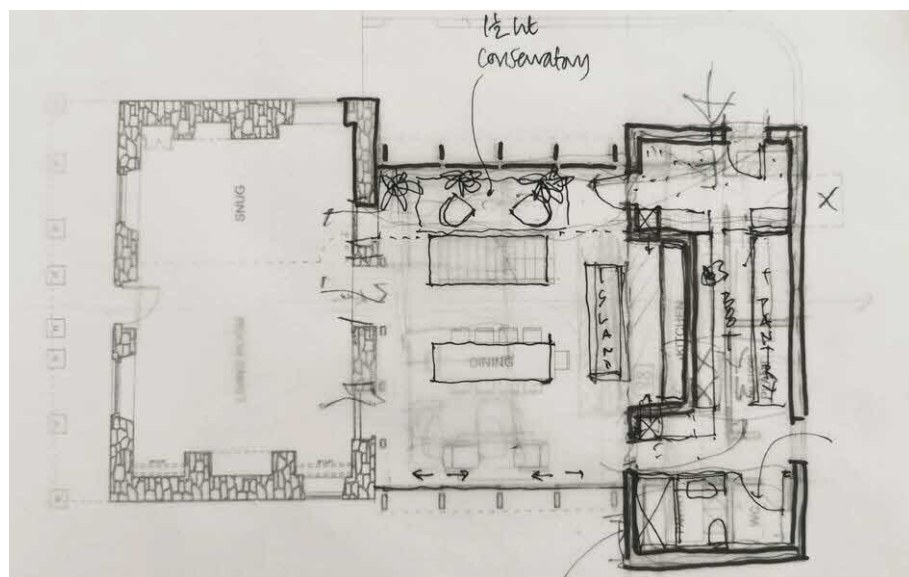
View from the driveway, towards the house



Perspective drawing of the proposed scheme



Having established that the existing outrigger and collection of previous extensions should be removed, the design was revisited. This approach enables a simple timber framed structure to be used, with an open-plan kitchen and dining area.



Design development sketches

NOTES

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This drawing shall be read in conjunction with all relevant documents.

To be read in conjunction with SE information.

We believe that the original house is of historical importance and that any extension should avoid pastiche, which would be to the detriment of the house by confusing the historic story. Therefore new materials, predominantly timber as being proposed, which, like the stone of the original house, reflect the way in which it is built and are relevant to our time.

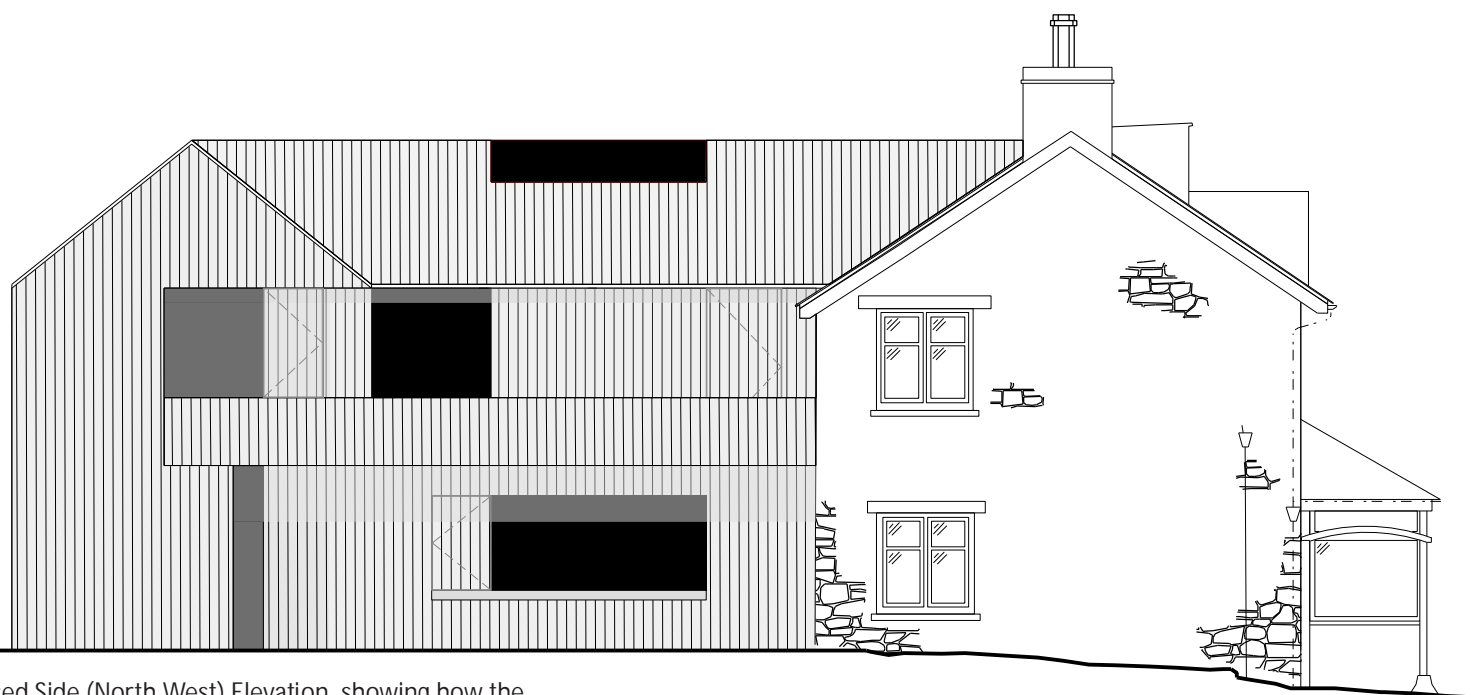
The proposed extension relates to the existing house, while also referencing the many surrounding Welsh agricultural buildings.



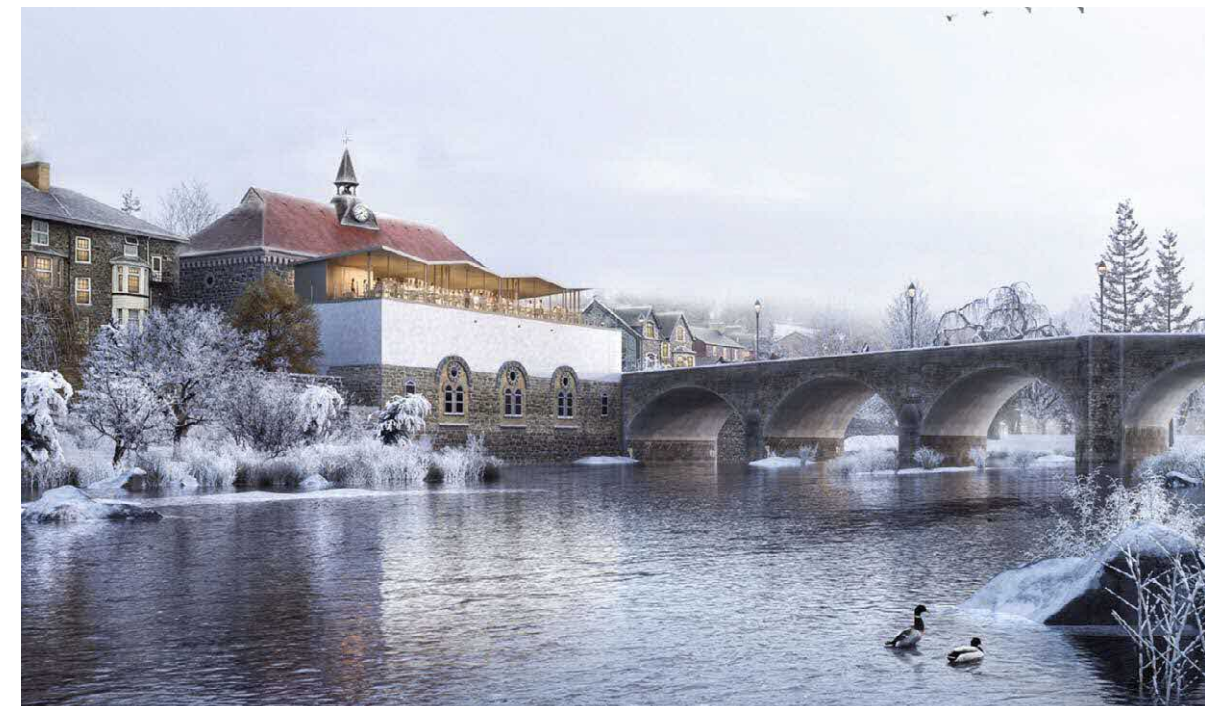
Aerial photo of the Royal Welsh Showground

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Proposed Side (North West) Elevation, showing how the existing form of the house has been referenced in the proposed extension



The proposed design for the Wyeside Arts Centre provides an example of how a modern addition can allow the historic building to be clearly understood, while also avoiding pastiche.

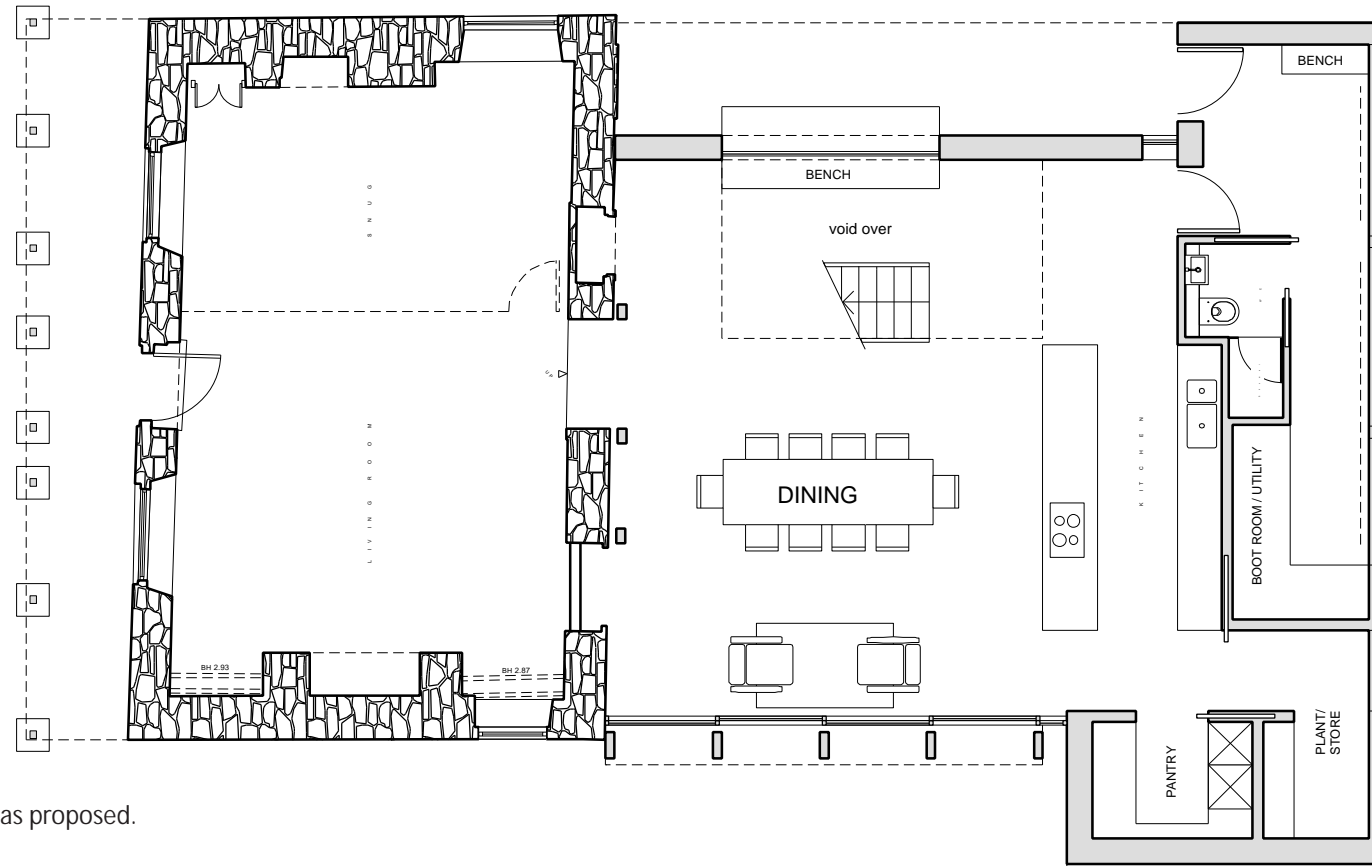
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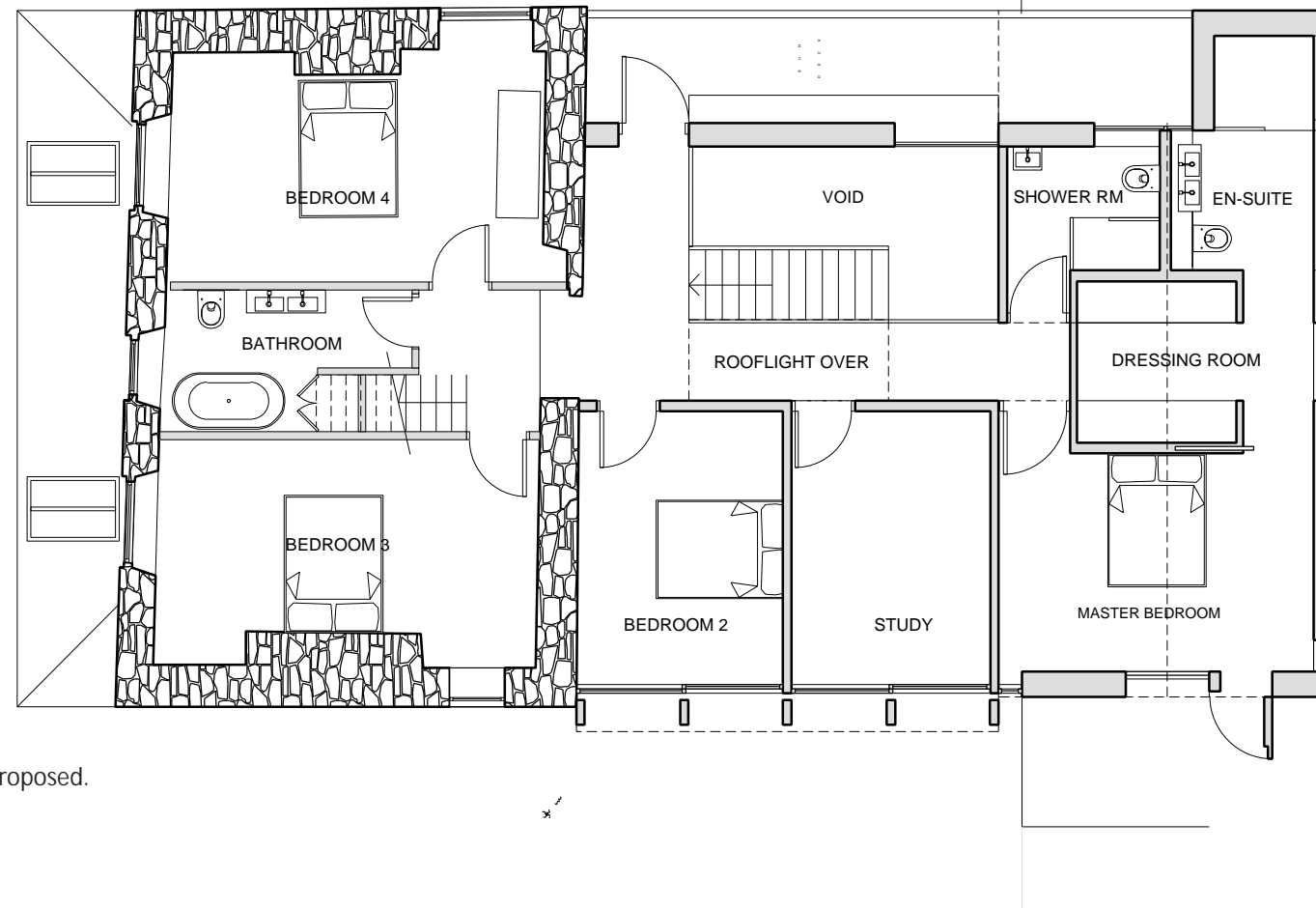
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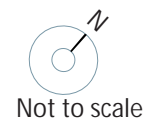
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Ground Floor plan, as proposed.



First Floor plan, as proposed.



1m 2m

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REVISIONS

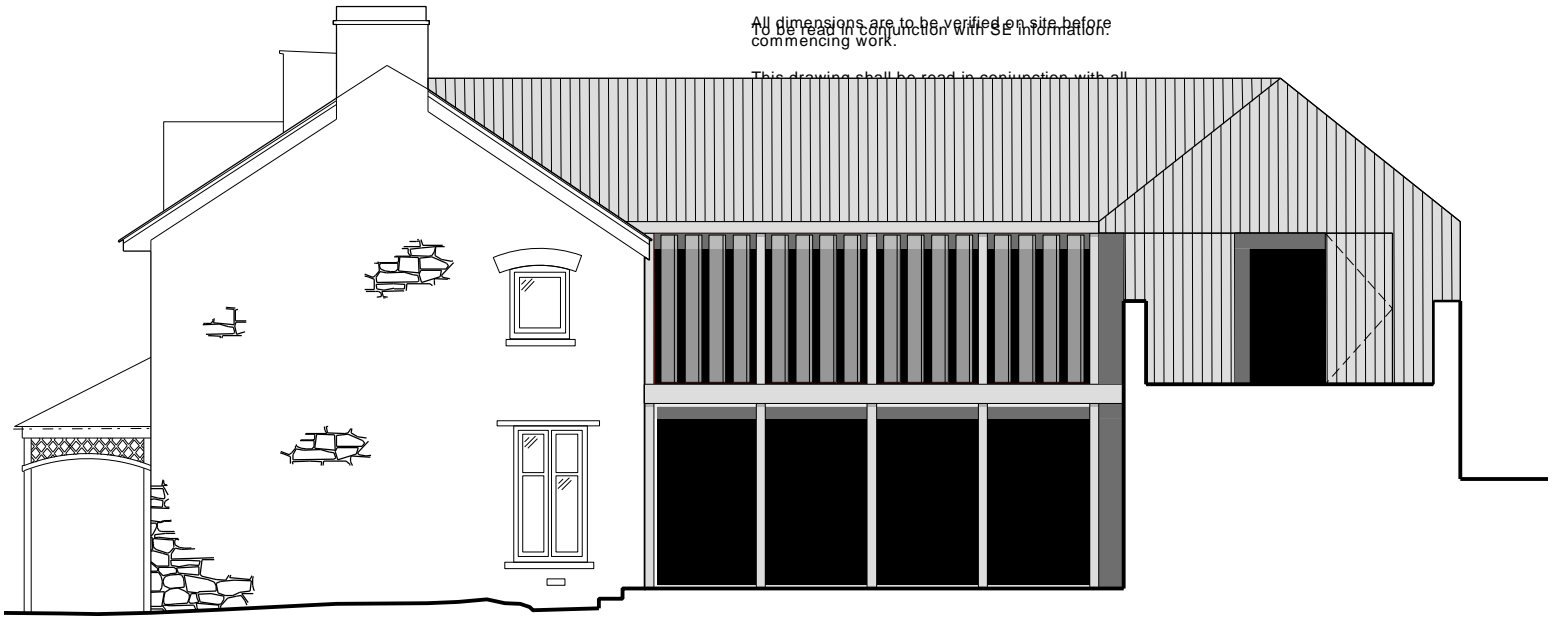
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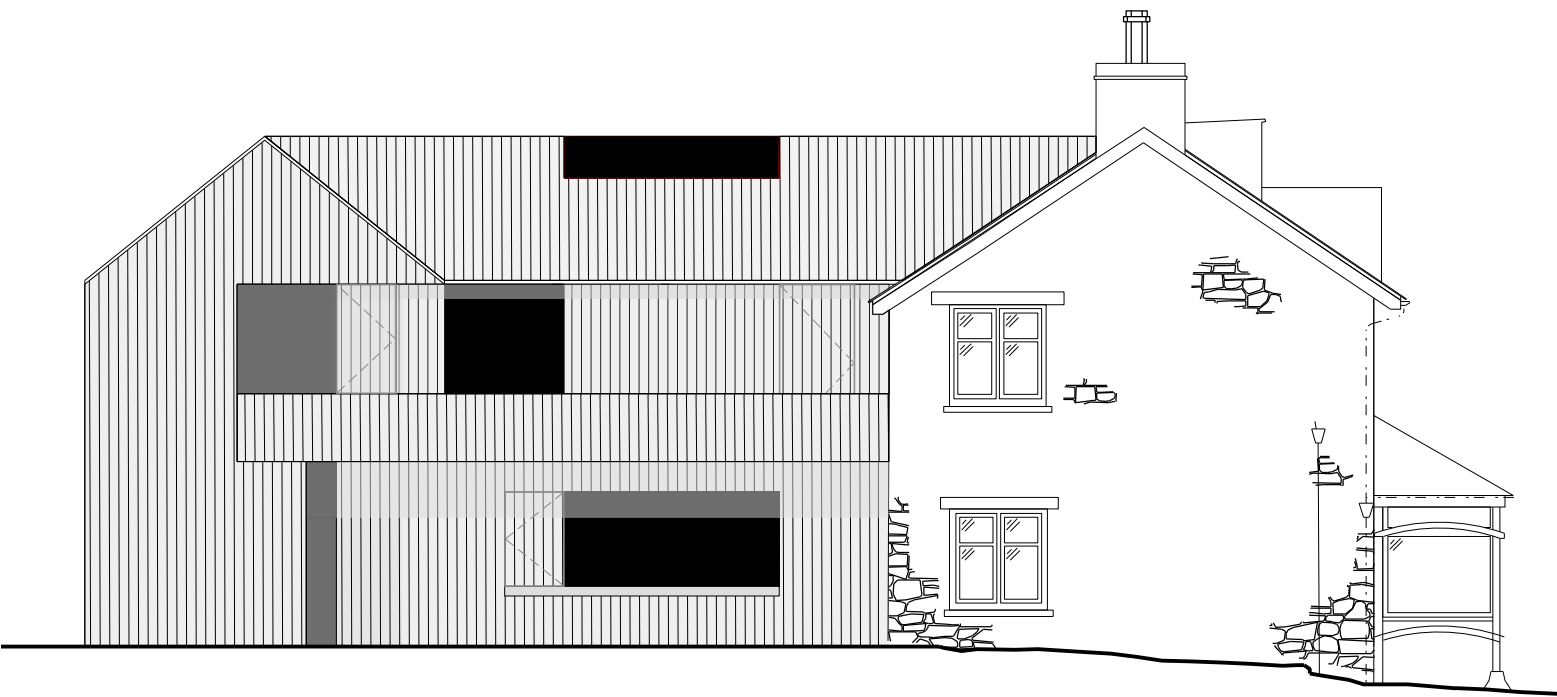
Front (South West) Elevation, as proposed.



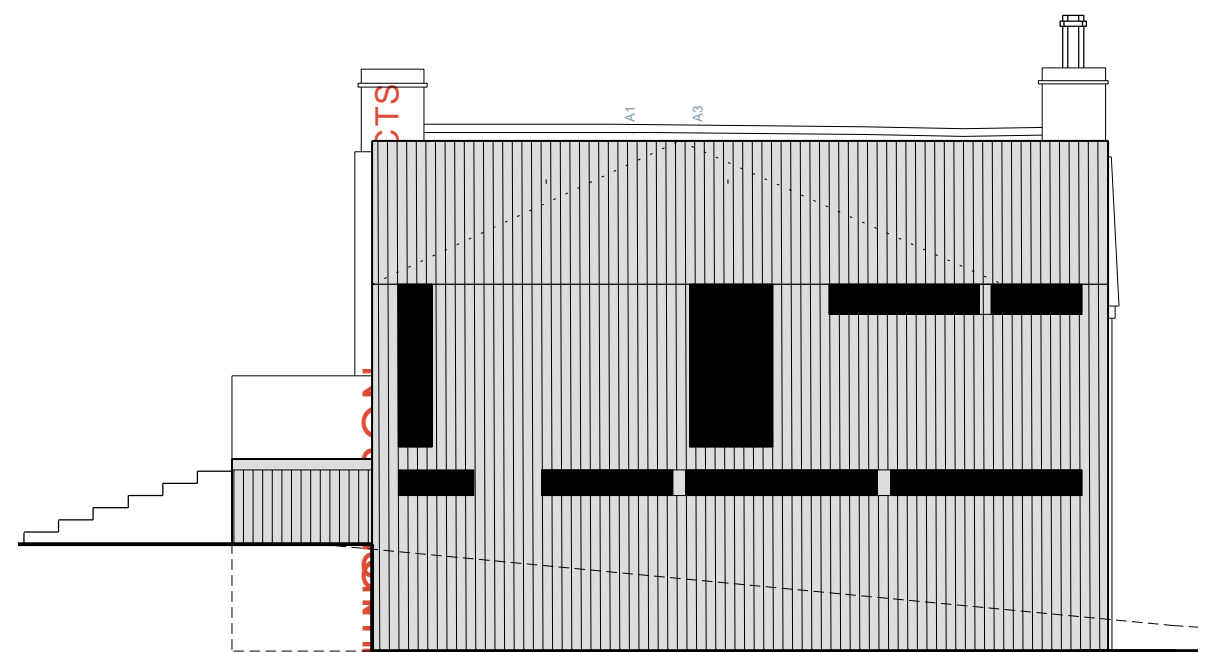
Side (South East) Elevation, as proposed.

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Side (North West) Elevation, as proposed.



Rear (North East) Elevation, as proposed.

Access and Accessibility

Access to the house will be improved as it will be through the new side door (North-West elevation). Being a new doorway, this will feature a level threshold which is easier to navigate by people in wheelchairs or with mobility restrictions.

Sustainability and Ecological Considerations

Trees

It is proposed to remove a Cypress tree from the garden to the east of the house. This is a high-water retaining tree, with an aggressive root structure, which could cause damage to the property. The tree is not under the protection of a TPO, it is not native to the UK, or of note. Its removal will also enable more noteworthy trees to flourish, which are currently in its shade.

Sustainability

As previously discussed, the proposed scheme will feature a timber frame and high levels of insulation. This will be partnered with a high level of airtightness and MVHR (Mechanical Ventilation with Heat Recovery) to create an environment which is comfortable all year round.

Bats

An interim bat survey has been conducted at the property and was submitted as part of this application. The interim bat survey states that while there are no definite signs of any current or past bat use, a summer bat activity survey is still required to satisfy planning requirements. We request that, if possible, this is made a condition of any consent.



Photograph of the Cypress tree in the garden

Planning Considerations

In accordance with Guidance Note 2 – Extensions and Conservatories, of the Powys LDP Supplementary Planning Guidance (SPG) – Residential Design SPG, January 2020 the following points are noted:

The pitch of the extension roofs compliments the original dwelling.

Ample space has been left around the house, such that access is unaffected.

Parking provisions are unaffected by the proposed scheme (Guidance Note 7).

The proposed extension will not cast any shadows, or have an overbearing impact on any neighbour's house or garden. The proposed extension will not be overbearing.

A 'principal room' can be identified as one of the main rooms of the house, including the kitchen/dining room, living room and main bedroom.

The proposed extension will not be visible from any windows in any neighbouring houses (comfortably more than 21m).

The proposed extension would have a minimal impact of the amount of garden space the house enjoys, when compared to the existing footprint.

Windows and doors

The guidance states that "in a street where the houses have front facing doors the existing main entrance to the house should be kept." Which is the case with the proposed design. Care has been taken so that the windows in the proposed north-west gable end reference the existing gable in their size and proportions.

Dormer window

The proposed dormer is subservient to the main roof and does not cover more than 50% of the roof area on which it is located. The house is a standalone property and not part of a 'streetscape' from which it can draw references.

Areas

Gross External Areas (GEA)

	Existing	Proposed	Additional
Ground Floor / Building footprint	144 m ²	164 m ²	20 m ²
1 st Floor	97 m ²	154 m ²	57 m ²
Total	241 m ²	318 m ²	77 m ²

Gross Internal Areas (GIA)

	Existing	Retained	Proposed Extension	Total Proposed
Ground Floor	123 m ²	45 m ² (78 m ² removed)	89 m ²	138 m ²
1 st Floor	78 m ²	45 m ² (33 m ² removed)	81 m ²	131 m ²
Total	201 m ²	90 m ² (111 m ² removed)	170 m ²	269 m ²

You can see from the table above that the additional building footprint is only 20m².

Conclusion

The proposed scheme set out in this Design and Access Statement is the result of careful consideration, and design work. We believe that it is sympathetic to the existing building and contextually appropriate.

The proposed scheme will provide the applicant with a practical and enjoyable family home to serve them well into the future. Care has been taken to enhance the existing building, while providing needed additional space.

