



Erection of a new 3 bedroom, 2 storey dwelling adjacent to 64 Midland Road





Land adjacent to 64 Midland Road

64 Midland
Road,
Stonehouse



Introduction

JW Architectural Studio have been appointed by the applicants [REDACTED] [REDACTED] to design a new 3 bedroom dwelling adjacent to their existing property known as 64 Midland Road. They wanted the new dwelling to be in keeping with the nearby properties and also to be of similar size and bulk as number 64. The building will be built in with traditional materials and exceed building regulations with energy performance and heat loss. There will be the introduction of new 2 off road car spaces as well as creating 2 off road car spaces for the existing property.

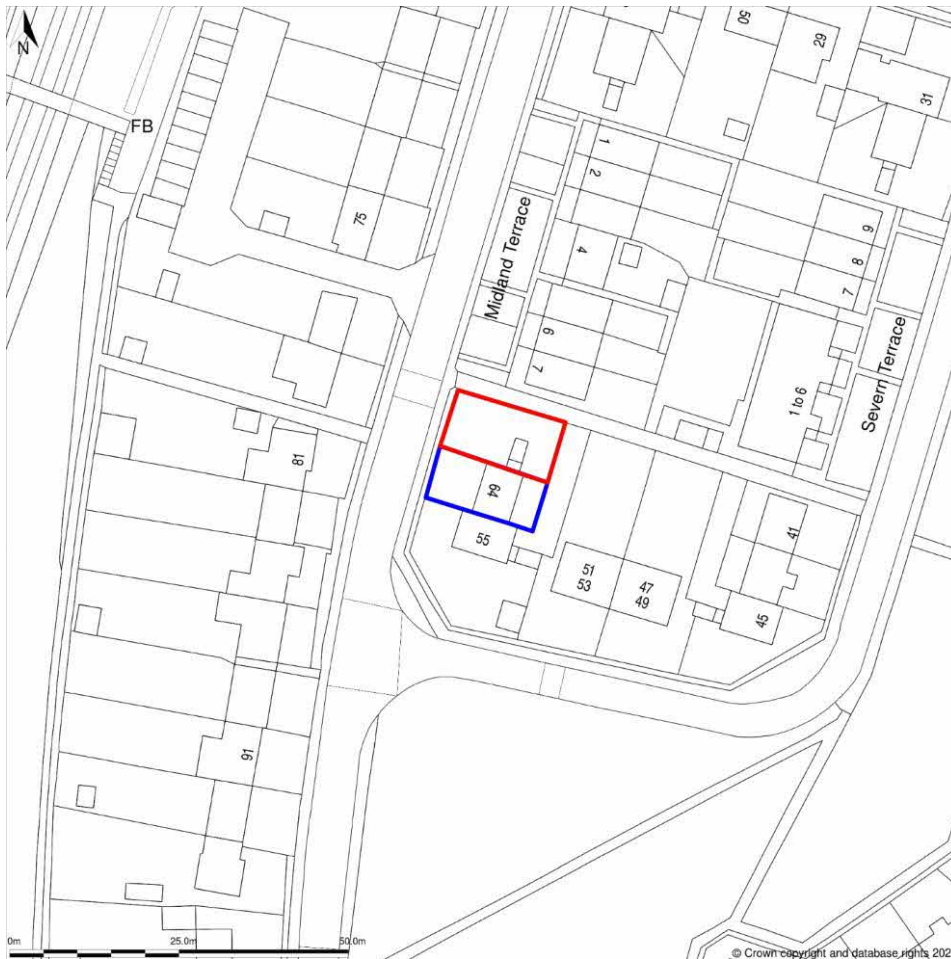
The applicants would like to create a family home that maximises the existing plot and effectively infilling the plot so it's not out of keeping with the surrounding area.

Careful Considerations were made to ensure the plot was not overdeveloped or overbearing to the existing property while leaving adequate amenity space for both properties.

Applicants Brief and Requirements

- 3 bedroom family home
- 2 off road car spaces
- Electric charging port
- Adequate amenity space for both properties
- The ridge height to be the same height as the existing property
- Scale, bulk and mass to be of similar size
- Materials to match existing and nearby properties so its not out of keeping or harming the existing street scene.





64 Midland Road is situated down an urban street with both sides of the road developed all properties of similar appearance in size and design. The existing property is a 2 storey semi-detached property located in the town of Stonehouse, a tier 1 settlement area. The property is close to excellent transport links and local amenities.

The site is not located within any defined designations such as AONB or conservation area. The site is also well within the settlement development boundary as defined by Stroud District Council.

The site is level throughout with a larger front garden and off road parking and limited rear garden due to how the surrounding properties have been split in over the years. The site is clearly visible when approaching the site down Midland Road and adjacent footpath.







Approach: When approaching the site from Midland Road you can see the site clearly and the potential infill plot adjacent to 64 Midland Road.

Existing House: The existing house is not listed or any listed properties within 100m of the site as well as not being within any designated areas.

Existing side extension store: The existing side extension/ store will be demolished to accommodate the new dwelling but due to the size of the existing dwelling this will not affect the wellbeing of future occupants or make the existing property feel cramped or fall below recommended living standard sizes.

Neighbouring properties: The neighbouring properties are in fairly close proximity but currently not overlooking each other due to the orientation of each property. As well as proposed materials we ensured there are limited windows on the first floor looking east to reduce overlooking or overbearing to the adjacent properties. As the proposed property does not extrude any further than 64 Midland Road at the front or back then the any overlooking issues will be the same as they are currently.

Car Parking Arrangements: At present there is space for a minimum of two vehicles which has been retained within the proposed application as well as 2 new off road parking spaces to ensure on street parking is reduced.

Sustainability: When it comes down to sustainability JW Architectural Studio understands the importance of the environmental approach to every building we design. So important that sustainable architecture doesn't just mean energy efficient systems in place but how we can deliver economic, social and environmental benefits to the property now and in many years to come.

Selection of materials: From the initial site visit down Midland Road, it's evident that the choice of materials was very important to be in keeping and not detrimental to the adjacent properties or surrounding area. The majority of nearby properties have been constructed with sand and cement render with a low brick plinth. Nearby new properties have recently modernised with similar materials and the introduction of a pitched porch which the application replicates. We chose to keep the design simple but traditional with a smooth sand a cement render in a off white colour to match nearby properties.

Design: The existing property has no or little architectural merit so a new dwelling will not harm the existing property. The proposal seeks to enhance the overall appearance of the site and surrounding area..

Energy Performance: The new property would look to include more than current building regulations with insulation, good air tightness, high performance double glazing and doors and more sufficient natural daylight to reduce the amount of energy required to light and heat the property throughout the day.. With the increase in demand for the electric cars, a new electric charging point will be included within the application and the roof would allow for future installation of solar panels if the site owner wishes to install them.

