

Tir Adam -Uchaf, Heol Adam, Hengoed CF82 8FU

November 2023

Design Statement

JDW Architects have been appointed to prepare proposals by Mr Mills for a rear extension located at Tir Adam Farm

This design statement accompanies a householder planning application to Caerphilly County Borough Council for this site and is to be read in conjunction with all other submission documentation, which accompanies the application.

The property is occupied as a single dwelling, it is not listed, nor is it located within a conservation area or subject to any other restrictions or designations.

The application site is in a semi-rural location off Heol Adam in Gelligaer set within 5.1 acres of grounds, The dwelling itself is set well back from the road frontage, and towards the back of the overall plot.

The clients wish to increase the size of the house to create modern open plan living space, to enjoy the southerly aspect, natural daylight, and enjoyment of the dwelling's established private amenity space to the south.

Properties in the area vary in size, form, orientation, and materials. They are mostly two/three storey detached dwellings. The materials of the properties in the area vary but are generally stone or render beneath tiled or slate roofs.

Design is a creative means by which to realise innovation and add value.

Understanding the site and its immediate and wider context is the basis for a meaningful and sustainable design response, and is the responsibility of all those involved in the design process

traditional construction methods and the imagination to make the fullest and most exciting use of the space available.

The proposed single storey extension within this application is to be set in 350mm on both side from the original building.

The roof will be flat making the extension subservient and therefore keeping the original building as the dominant element.

The total area added to the ground floor will be 39sqm.

The proposed ground floor extension will house an open plan kitchen, living & dining space, with large opening doors out onto the patio and the existing garden and private amenity.



The extension will increase the scale, but still maintains the existing character.

The existing patio will be moved out and new hard and soft landscaping will be implemented with shrubs and patio to the south.

The proposed design is of contemporary form and appearance, but using traditional construction and materials, to provide a modern open plan living so space required by the client.

Access to the existing dwelling is currently up a drive along the southern boundary, sweeping north just before the farmhouse. The topography of the site then starts to fall away and the drive sweeps up, giving access to the dwelling from the north only.

There are retaining walls between the drive and the garden of the farmhouse, and another retaining wall between the farmhouse and the barns to the east.

An extension to the front of the property was approved in early 2023 which was an increase in volume of 18.3%.

The proposed extension within this application is approx. 19.2% increase of the original volume, so well within the available 50% increase as quoted in the Caerphilly CBC SPG

The extension is subsidiary and therefore the original building remains the dominant element.

The design is a contemporary addition to the rear, it is proposed to be set in from the sides of the existing property.

The proposal is subservient to the main house, being single story flat roof extension of 4.5m in depth, there are no neighbors in the near vicinity to be overbearing or overlooking.

The existing property is not a dominant feature in the landscape and cannot be seen from any public space.

There is a footpath that does pass near the property, but the proposed extension has no impact on the surrounding landscape.

The orientation of the property is such that the proposed extension would benefit both the internal and external layout, improving the use of the property incorporating the inside/outside with emphasis on the outstanding views to the south.

Our overall conclusion is that the proposed development would be an appropriate and beneficial use of the site.

The proposal is not harmful to the character of the dwelling or the area.

There is no detrimental impact to the amenity or the any neighboring properties.

Accordingly, in the absence of material considerations indicating otherwise, the Council's respectfully requested to grant planning permission for the development.