

Design and Access Statement

1266-02-DOC-001

Location:
Land Adjacent To West Side Of Princes Street,
Montgomery,
SY15 6PY

Date
21/12/23



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Introduction

1266 - 2 bedroom, 2 storey, Detached Dwelling at SY15 6PY

1.0 Introduction

1.1

This document, compiled by Studio 256 Design, serves as a Design and Access Statement submitted on behalf of our client, Jan Showering, for the purpose of attaining planning permission for a new residential development in Montgomery, Powys.

The central focus of this proposal revolves around the creation of a new home on the picturesque landscape, situated on land adjacent to the west side of Princes Street, in Montgomery. The proposed design harmonizes contemporary living with the rich historical and natural context of Montgomery. The envisioned dwelling is designed to contribute positively to the local architectural character while providing a modern, comfortable residence for its occupants.

Comprising of two bedrooms, and thoughtfully designed living spaces, this project aims to create a home that integrates with and compliments its surroundings whilst increasing the well-being and quality of life of the future residents. This Design and Access Statement aims to provide an overview of the project's design rationale, showcasing the evolution of our concept in response to the unique features and challenges presented by the site.

We consider this document not only as a formal submission to the planning authorities but also as an opportunity to engage with the council and interested third parties. We invite constructive feedback and aim to foster open communication, ensuring that the design not only meets the expectations of our client but also contributes positively to the architectural fabric of Montgomery.

Throughout this statement, we will delve into various aspects, including design considerations, access points, landscaping strategies, and the overall vision for the proposed residence. We trust that this document will serve as a valuable resource, offering transparency into our design process and encouraging collaboration among all parties involved.

The design team is dedicated to delivering a project that enriches the built environment, and we are excited about the prospect of contributing a distinctive and harmonious dwelling to the beautiful town of Montgomery.



* not to scale

1266 - 2 bedroom, 2 storey, Detached Dwelling at SY15 6PY

1.0 Introduction

1.2 The Brief

We are excited to embark on a new architectural design project in Montgomery, Wales, which involves the creation of a contemporary and functional family home. Our clients have an opportunity to design a residence on a portion of land that used to be part of their parents' garden. The primary focus is to create a two-bedroom house that harmoniously blends in with and complements the picturesque surroundings while offering modern amenities and a warm, inviting atmosphere. This concept design document outlines the initial vision for this project.

Vision and Requirements

Our clients have expressed several key requirements and preferences for their new home:

Bedrooms:

The house should have two bedrooms, if possible one of these would feature an ensuite bathroom.

Family Bathroom:

A well-appointed family bathroom that serves both bedrooms.

Utility Room:

A versatile utility room that can function as a wet or dirty entrance, ensuring a practical transition from outdoor to indoor spaces when necessary.

Kitchen with Sitting Room:

A spacious, open-plan kitchen and sitting room area. The kitchen should be designed with an abundance of glass to provide stunning garden views. In contrast, the sitting room should maintain a cosy and intimate atmosphere with less glass.

Snug:

A snug area designed for relaxation and comfort.

Downstairs WC:

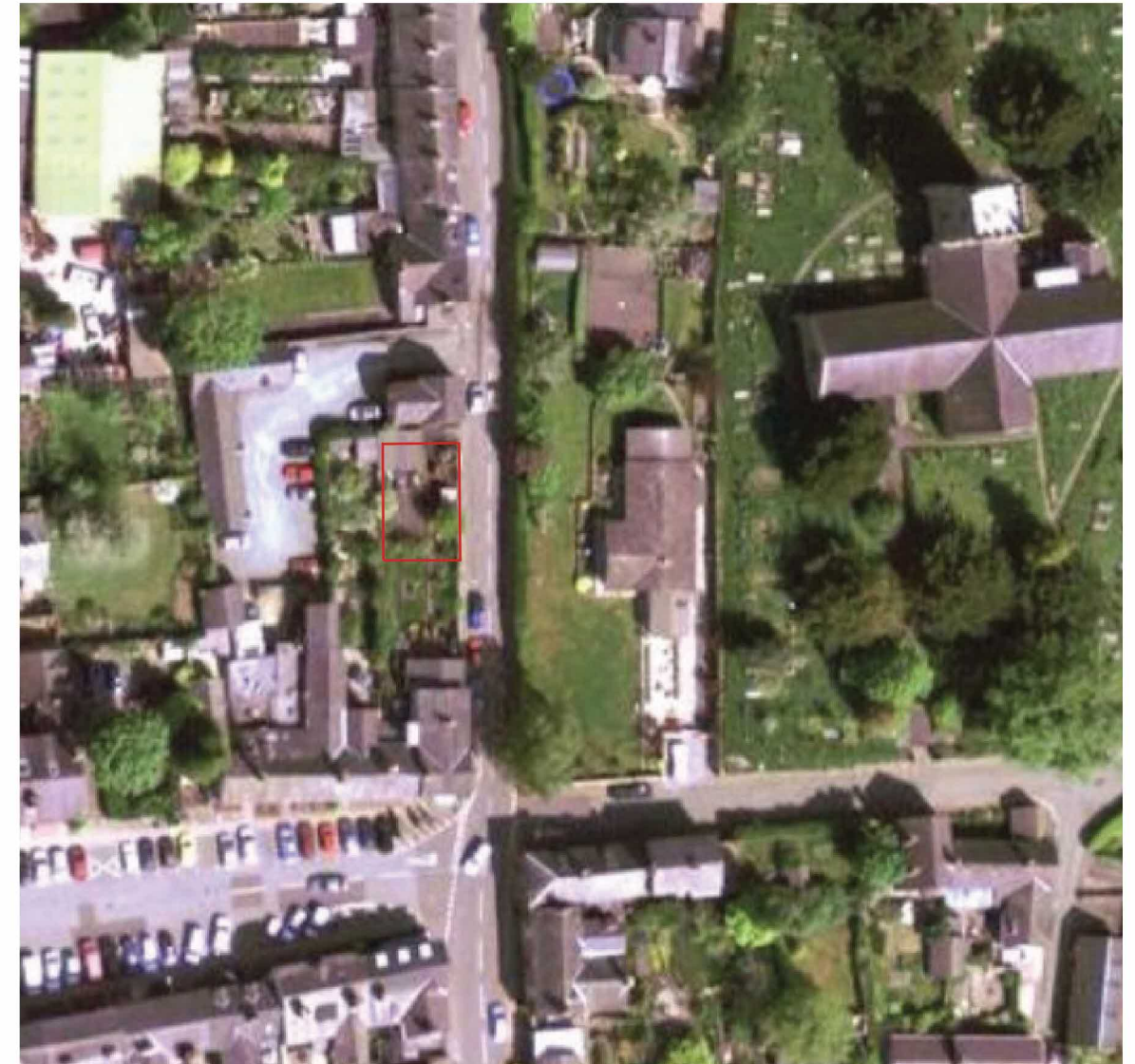
A convenient downstairs WC for guests.

Corridor Workspace:

A small workspace integrated into a corridor area or landing, maximizing natural light and views.

Window Seats and Picture Windows:

Incorporate window seats and strategically placed picture windows throughout the design to capitalize on the surrounding views and natural light.



Context Analysis

1266 - 2 bedroom, 2 storey, Detached Dwelling at SY15 6PY

2.0 Context Analysis

2.1 The Site

Location:

The site is situated on land at the north end of the garden of The Flower House Florist, a pleasant location at the intersection of Broad Street and Princes Street in Montgomery, Powys, Wales. This charming historic town offers a unique backdrop for the envisioned family home.

Site Boundaries:

The site is bounded by several distinctive features:

High Stone Wall:

A weathered, age-old stone wall gracefully runs along the northern edge of the site, creating a sense of historical character and separation from Princes Street.

Access:

Access to the site is facilitated through an existing gap in the stone wall, offering a welcoming entry point from Princes Street.

St. Nicholas Church:

Located approximately 50 meters eastward across Princes Street, St. Nicholas Church stands as a prominent landmark, adding to the historical ambiance of the area.

Brick Office Building:

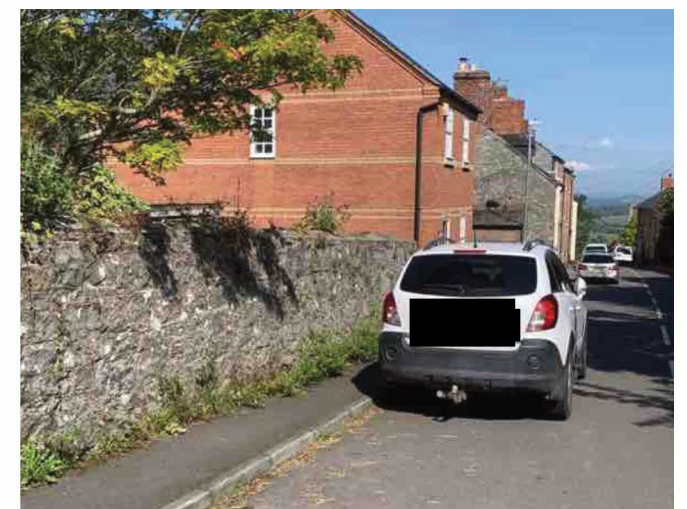
To the north of the site, there is a two-story brick office building, adding an interesting contrast to the residential surroundings.

Residential Gardens:

The western boundary of the site adjoins existing residential gardens, ensuring a harmonious blend with the local community.

The Flower House Florist:

To the south, The Flower House Florist extends from the site, transitioning from a two-story cream-painted brick structure on Broad Street to a one-story configuration closer to our project site.



1266 - 2 bedroom, 2 storey, Detached Dwelling at SY15 6PY

2.0 Context Analysis

2.2 The Site

Historical Significance:

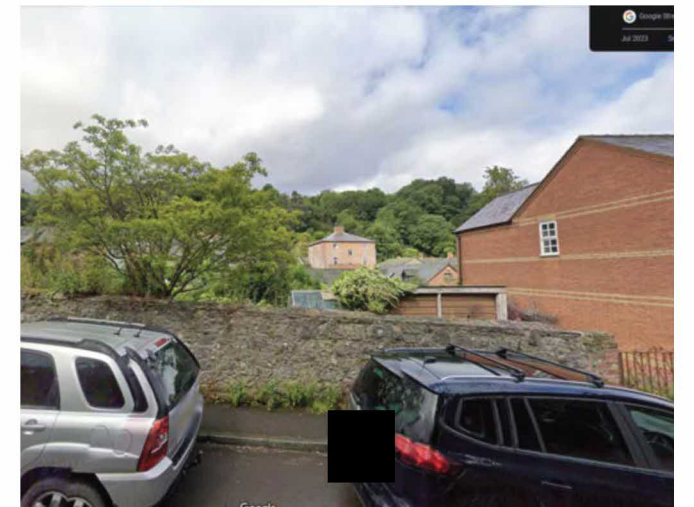
One of the notable historical attractions in the vicinity is the ancient ruins of Montgomery Castle. This Norman castle, dating back to 1100 AD, stands approximately 500 meters to the north-west of the site. The castle's majestic remains are visible from the first-floor level of the proposed residence, creating a captivating historical backdrop for the property.

Site Features:

The majority of the site currently comprises the established garden of The Flower House florist, adding a natural ambiance to the surroundings. Contrasting to this, at the north end of the site, there is a double garage structure in a state of disrepair.

Conclusion:

The site for the new Montgomery residence is a unique canvas for architectural creativity, nestled within the historical fabric of Montgomery. Its location besides the stone wall on Princes Street, proximity to St. Nicholas Church, and views of Montgomery Castle provide a distinctive setting for the new home. Careful consideration of the site's historical and architectural context will play a role in shaping the design and character of this project.



2.0 Context Analysis

2.3 Views

Solar Orientation:

The site enjoys an advantageous solar orientation, with a predominantly open southern exposure. This orientation ensures that the property will receive ample sunlight throughout the day and at different times of the year, providing opportunities for natural light penetration and solar gain within the interior spaces.

Constraints and Opportunities:

Eastern Stone Wall:

A significant constraint on the eastern side of the site is the old stone wall. An existing opening in this wall at the north end of site represents a key point of access.

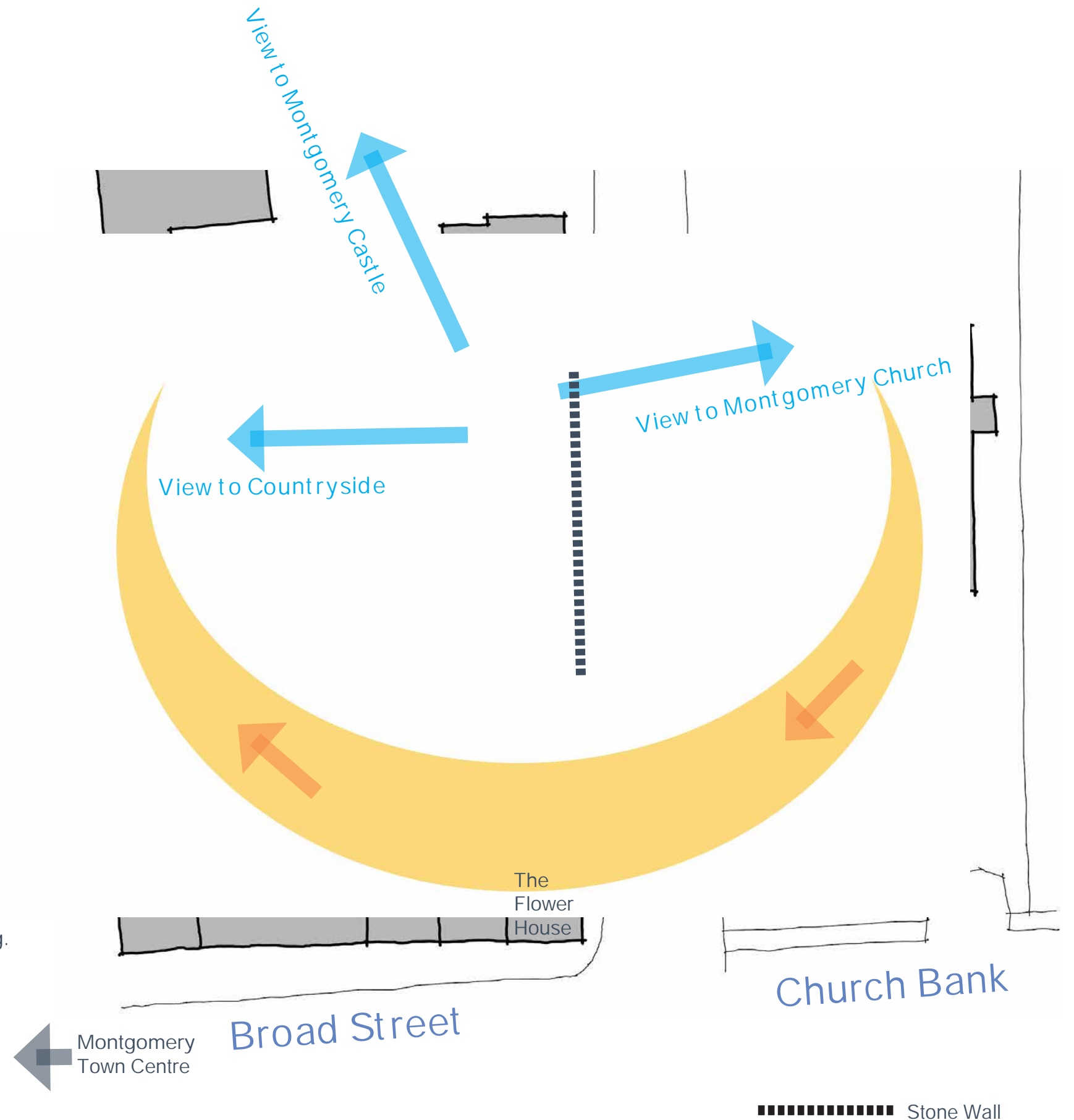
Views:

The site presents exceptional opportunities for panoramic views:

- To the west, the property offers captivating vistas of tree-covered hills and open countryside, providing a picturesque backdrop.
- To the east, the architectural features of Montgomery Church are within view, adding to the historical context of the area.
- To the north-west, the ruins of Montgomery Castle, dating back to 1100 AD, create a striking visual focal point.

Neighbouring Building:

To the north end of the site, there is a two-story red brick building. There is one window at first-floor level and consideration is required to determine its purpose, as it may influence the extent and design of any future construction.



2.0 Context Analysis

2.4 Context

Adjacent Structures:

The Flower House Shop:

Located to the south end of the site, The Flower House Shop is characterized by cream-painted brickwork. It is a single-story structure adjacent to the site, featuring glazed patio doors and a small window facing the site, approximately 13.5 meters from the site boundary. The building transitions to a two-story configuration towards the Broad Street end.

Broad Street Building Heights:

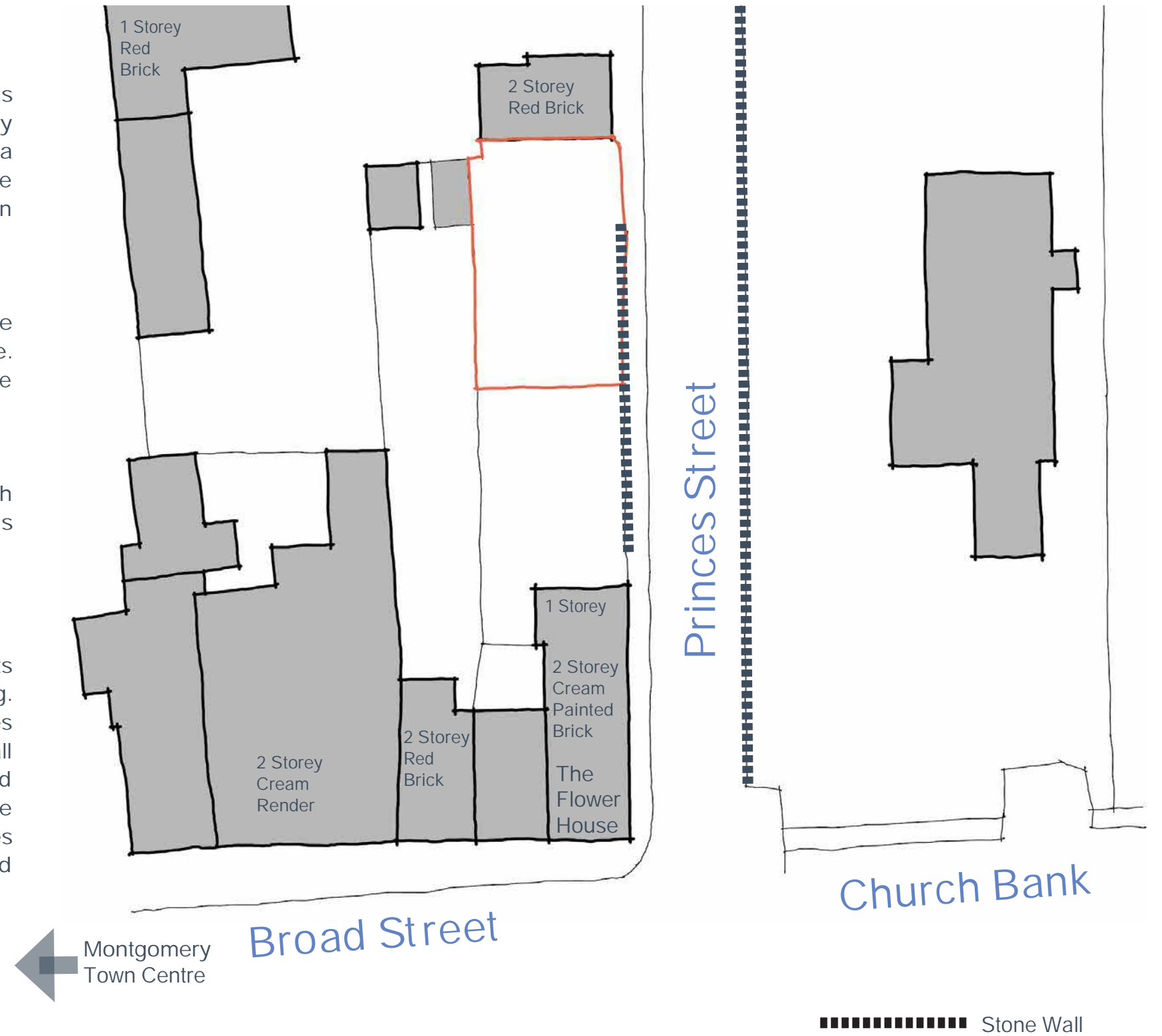
On the north side of Broad Street, neighbouring buildings are generally two stories high, creating a consistent urban scale. Conversely, on the south side of Broad Street, buildings tend to be three stories high, reflecting a varied street scape.

Stone Wall:

Across Princess Street, directly opposite the site, there is a high stone wall adorned with ivy. This visually striking element adds character to the site's immediate surroundings.

Conclusion:

The site analysis reveals a range of opportunities and constraints that will influence the design and placement of the new dwelling. The southern solar exposure, stunning views of natural landscapes and historical landmarks, and neighbouring architectural context all provide valuable insights for the development of a thoughtful and harmonious architectural design. Careful consideration of these factors will be pivotal in crafting a home that seamlessly integrates with its surroundings while maximizing natural light, views, and functionality.



* not to scale

Concept Design

3.0 Concept Design

3.1 Access and Parking

Overview:

It is essential to consider the convenience and accessibility not only for the new home but also for the neighbouring properties who need to have access the rear gardens of their properties. As part of the concept design, we have planned the access and parking arrangements to align with the Powys Council's local standards and ensure minimal disruption to the existing neighbourhood.

Existing Neighbouring Access (Green):

To maintain the existing neighbouring access route, denoted by the green path on the site plan. This pathway allows neighbouring property owners to access their gardens directly from Princess Street. It also forms a convenient buffer between the new house and the building to the north.

Proposed Parking for Montgomery Residence (Pink):

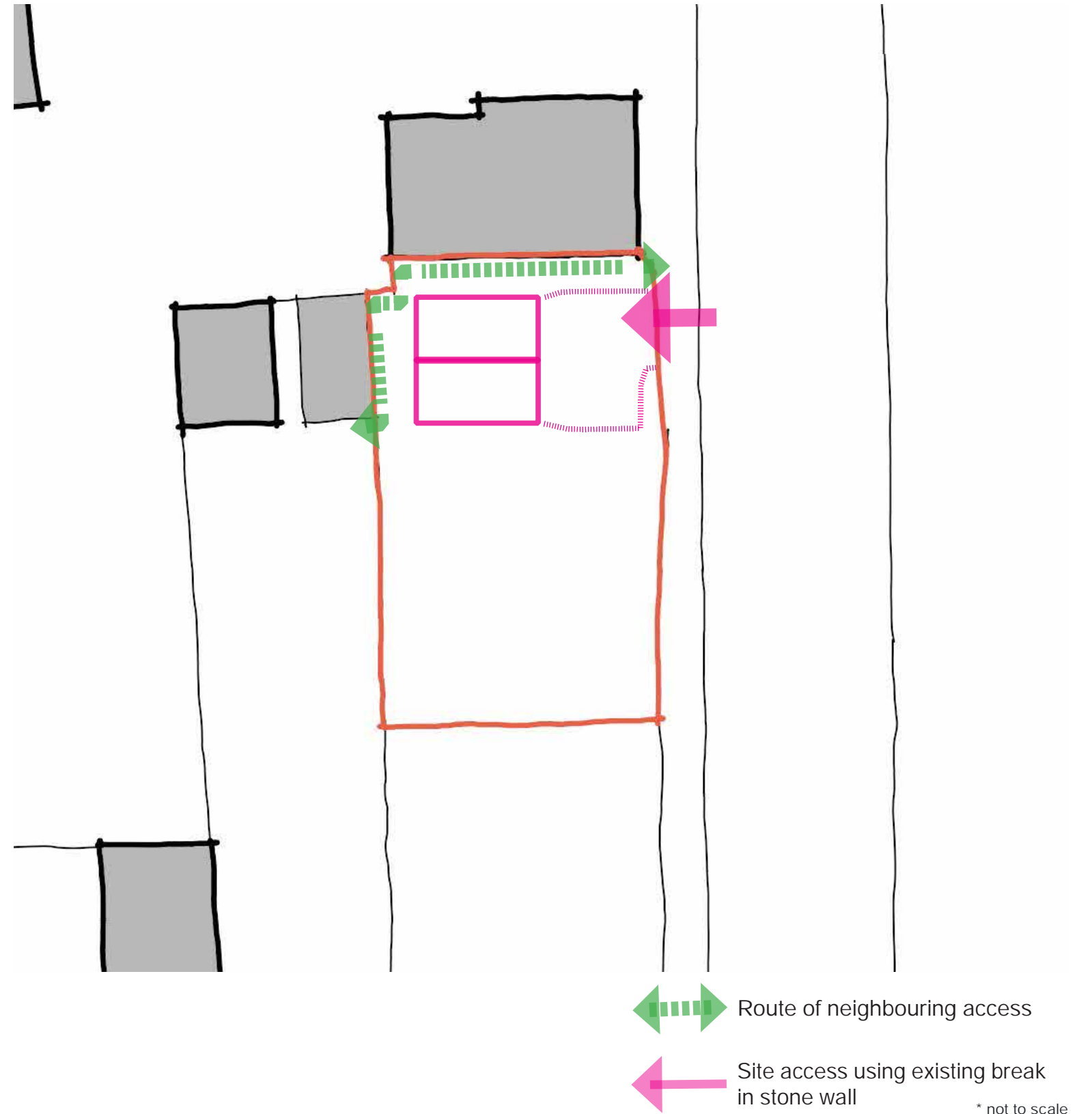
Our proposed parking solution aligns with the parking standards set by Powys Council for a two-bedroom home, accommodating two parking spaces for the new dwelling. The parking area is highlighted in pink on the adjacent plan.

Two Parking Spaces:

In line with local regulations, we have designated two parking spaces to cater to the needs of the future residents. These and their access are in the same location as the existing double garage (providing two off road parking spaces) on the site.

Conclusion:

This approach prioritizes accessibility for neighbouring properties and aims to adhere to the parking standards set by Powys Council. By retaining the existing neighbouring access route and retaining two designated parking spaces, we aim to create a thoughtful and functional parking solution that complements the character of the new dwelling and the surrounding neighbourhood. We believe this approach strikes a balance between the council's guidance and the needs of current and future residents.



3.0 Concept Design

3.2 Proposed Ground Floor Usage

Creating a Welcoming and Cosy Living Space

The ground floor of the new home will balance functionality with comfort while taking full advantage of the site's unique characteristics. This level comprises various spaces tailored to meet the needs of the residents and enhance the living experience.

South-Facing Garden:

The southern side of the ground floor is dedicated to a strip garden. Benefiting from plenty of natural sunlight throughout the day and year, providing an outdoor retreat and connection between the downstairs rooms. The presence of the stone wall ensures privacy from the road.

Private Guest Bedroom with Ensuite:

A private guest bedroom on the ground floor offers a comfortable and secluded space for visiting friends or family. This guest bedroom features an ensuite bathroom, providing added convenience and privacy for guests.

Study with Garden Access:

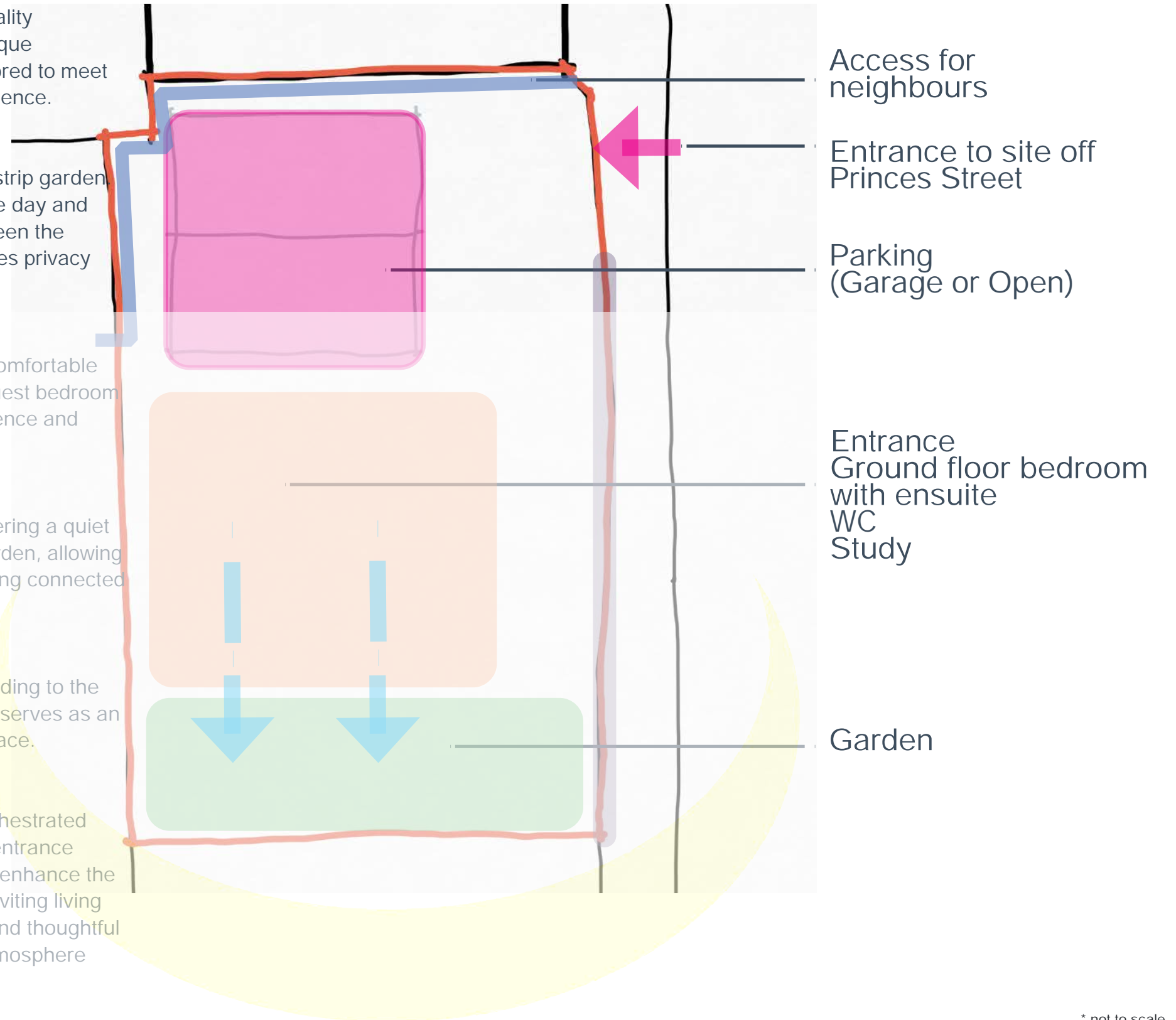
A dedicated study is positioned on the ground floor, offering a quiet and focused workspace. This space opens out to the garden, allowing residents to work in a serene outdoor setting while staying connected to the natural surroundings.

Stairs to the First Floor:

The ground floor layout includes a dog-leg staircase leading to the first floor. This efficient connects the two levels but also serves as an architectural feature, adding character to the interior space.

Conclusion:

The ground floor of the new home will be a carefully orchestrated blend of practicality and comfort. From the welcoming entrance porch to the sunlit garden. Elements will be designed to enhance the daily lives of the residents, creating a harmonious and inviting living environment. The generous use of glass, natural light, and thoughtful spatial arrangement ensures a cosy and comfortable atmosphere throughout.



* not to scale

3.0 Concept Design

3.3 Proposed First Floor Usage

Embracing Views and Privacy

The first floor of the new home will be designed to offer an elevated living experience that capitalizes on the scenic beauty of the surroundings, including views of the church, castle, and the picturesque tree covered hills. This level combines both privacy and a connection to the landscape, creating a harmonious living space.

Orientation for Views:

The orientation of the first floor has been carefully planned to maximize the views available while maintaining a respectful distance from neighbouring houses. The design places a premium on the visual aspects of the site, designed to immerse residents in the beauty of the surrounding landscape.

First-Floor Living Spaces: The first floor contains the living room, kitchen and the dining room strategically positioned to offer unparalleled views of the church, treetops, and charming surroundings. Choice windows can frame these scenic vistas, making it an ideal spot for relaxation and contemplation.

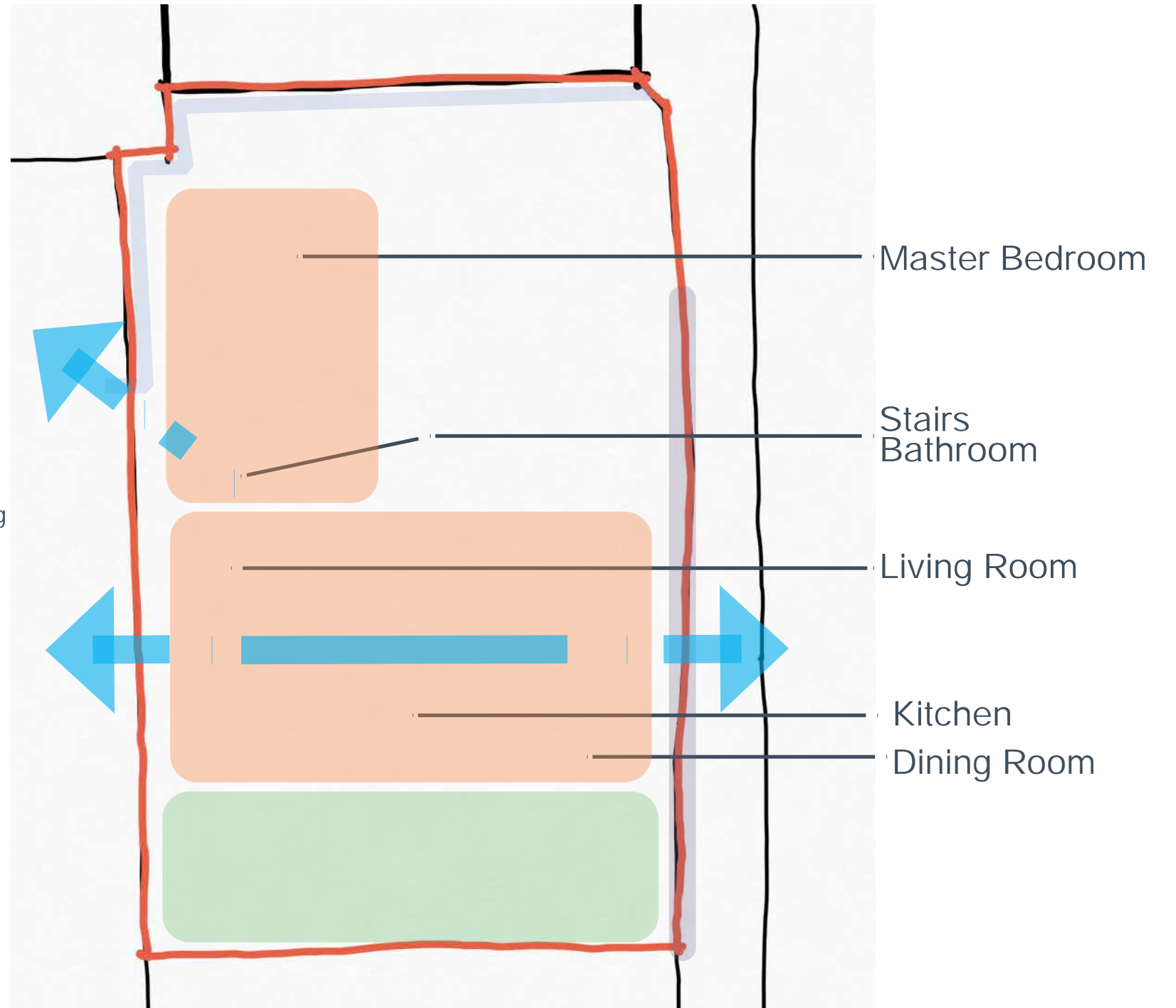
Vaulted Roof

An open vaulted roof will create an aesthetically pleasing and modern element that serves as a means to capture and amplify the remarkable views offered by the first floor. It provides a sense of openness, spaciousness, and connection with the natural surroundings.

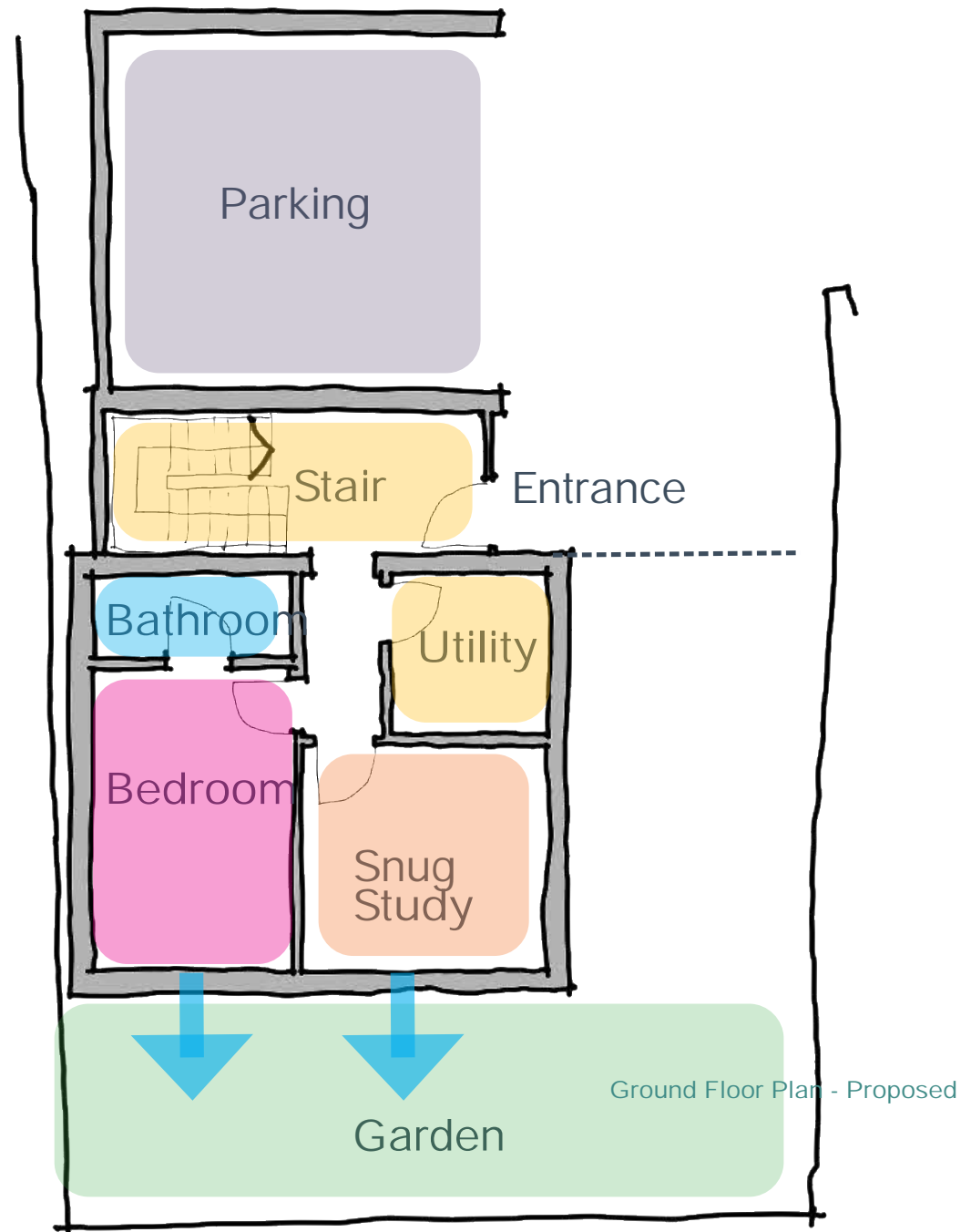
Abundant Natural Light:

Similar to the ground floor, the first floor incorporates generous use of glass to ensure that natural light floods the interior spaces, enhancing the connection with the outdoors and emphasizing the beauty of the landscape.

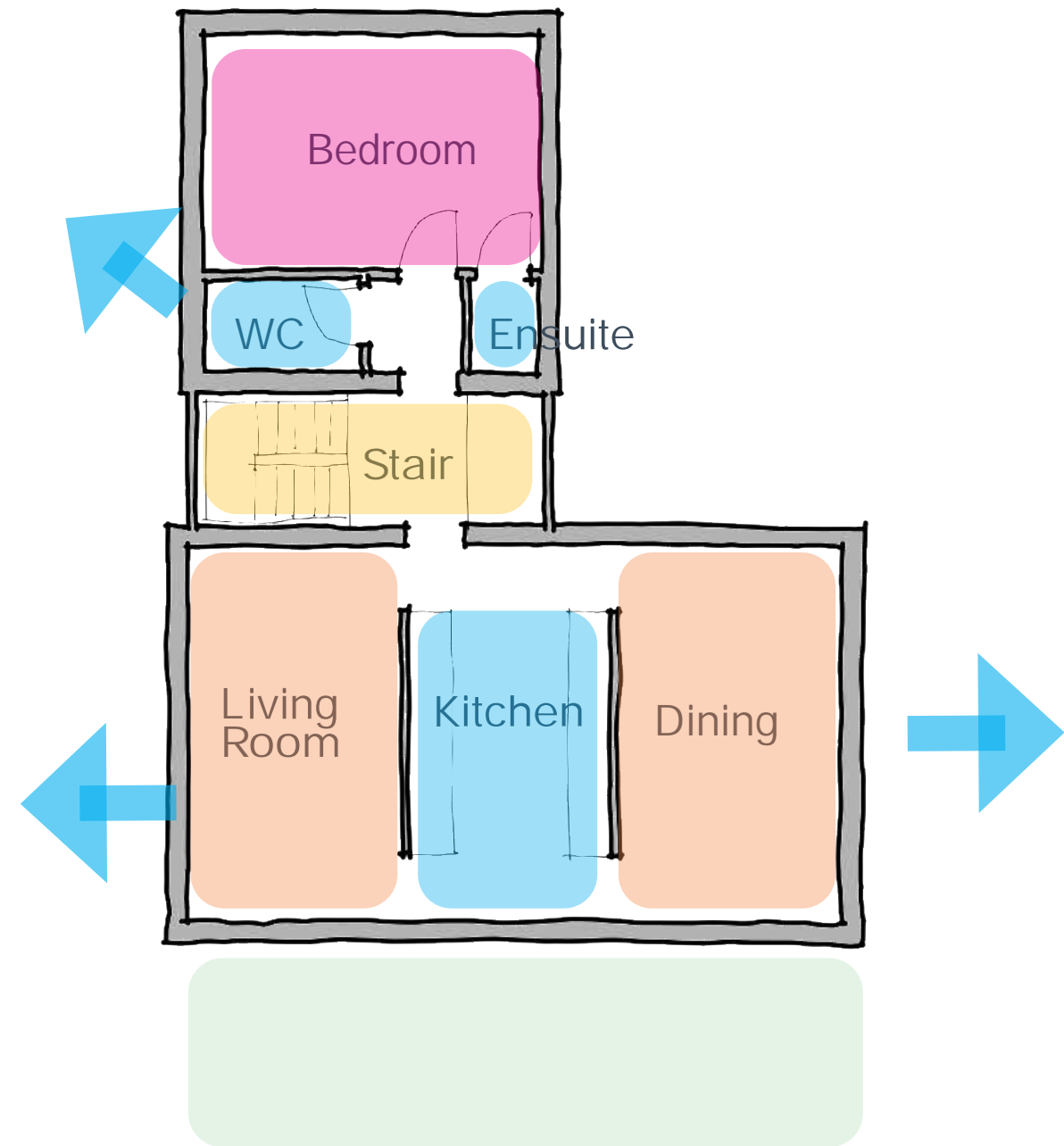
Stairs: The stairs are positioned to reveal panoramic views of the countryside and Montgomery Castle as you move up the building.



* not to scale



Ground Floor Plan



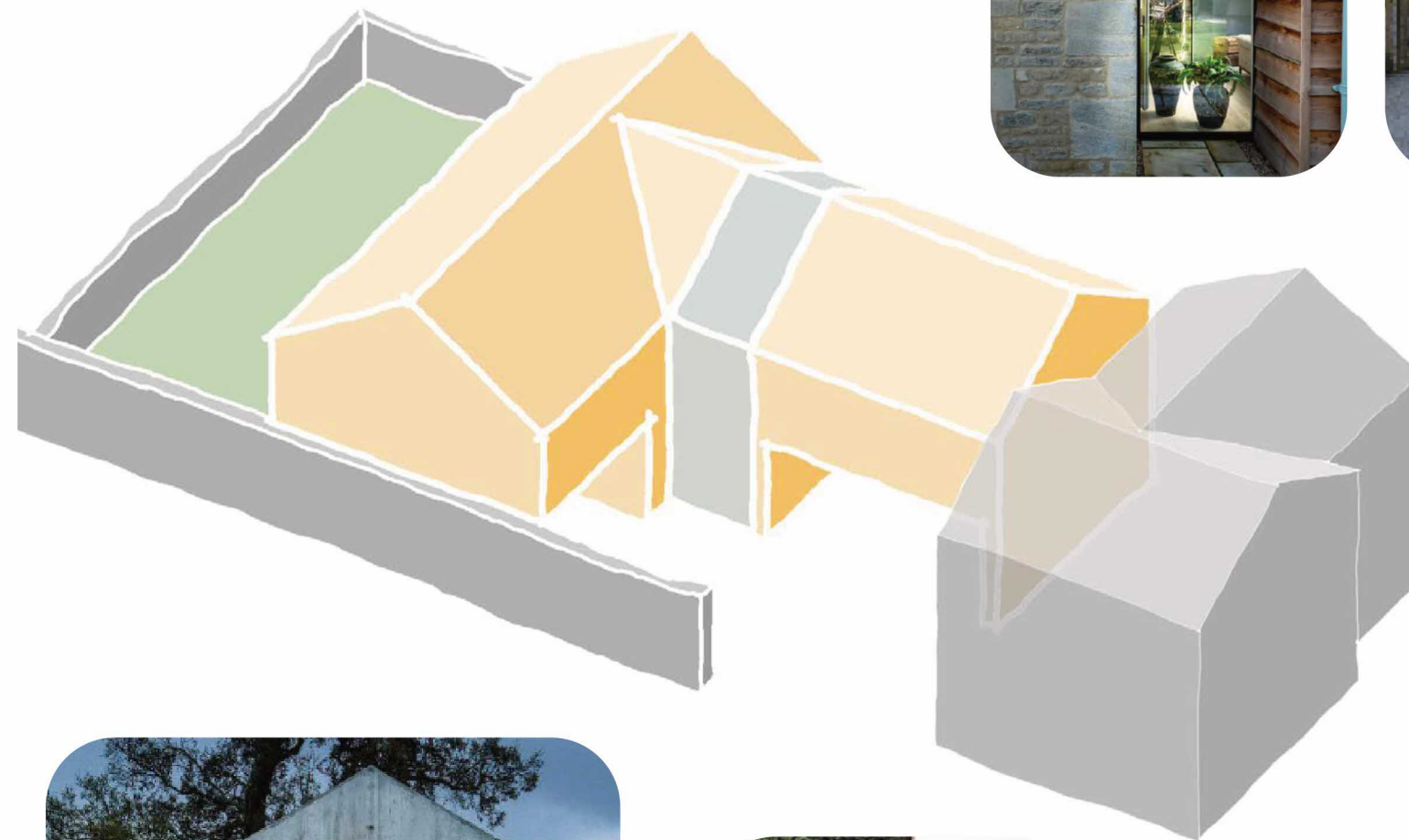
First Floor Plan - Proposed

* not to scale

1266 - 2 bedroom, 2 storey, Detached Dwelling at SY15 6PY

3.0 Concept Design

3.6 Initial Massing



1266 - 2 bedroom, 2 storey, Detached Dwelling at SY15 6PY

3.0 Concept Design

3.7 Concept Render



The Proposal

4.0 The Proposal

4.1 Proposed Ground Floor

The ground floor is designed to strike a balance between functionality and comfort, capitalizing on the distinctive attributes of the site. This level unfolds into a series of purposefully crafted spaces, tailored to meet the needs of the residents and elevate their overall living experience.

South-Facing Garden:

Embracing the southern orientation, the ground floor opens up to a sunny strip garden. Benefiting from natural sunlight throughout the day and seasons, this outdoor retreat connects with the downstairs rooms. The existing substantial stone wall ensures both a sense of privacy from the road and an intimate connection with the outdoors.

Private Guest Bedroom with Ensuite:

On the ground floor, there is a private guest bedroom that is designed to provide a welcoming haven for visiting friends or family. A bathroom on this level adds an extra layer of convenience.

Study with Garden Access:

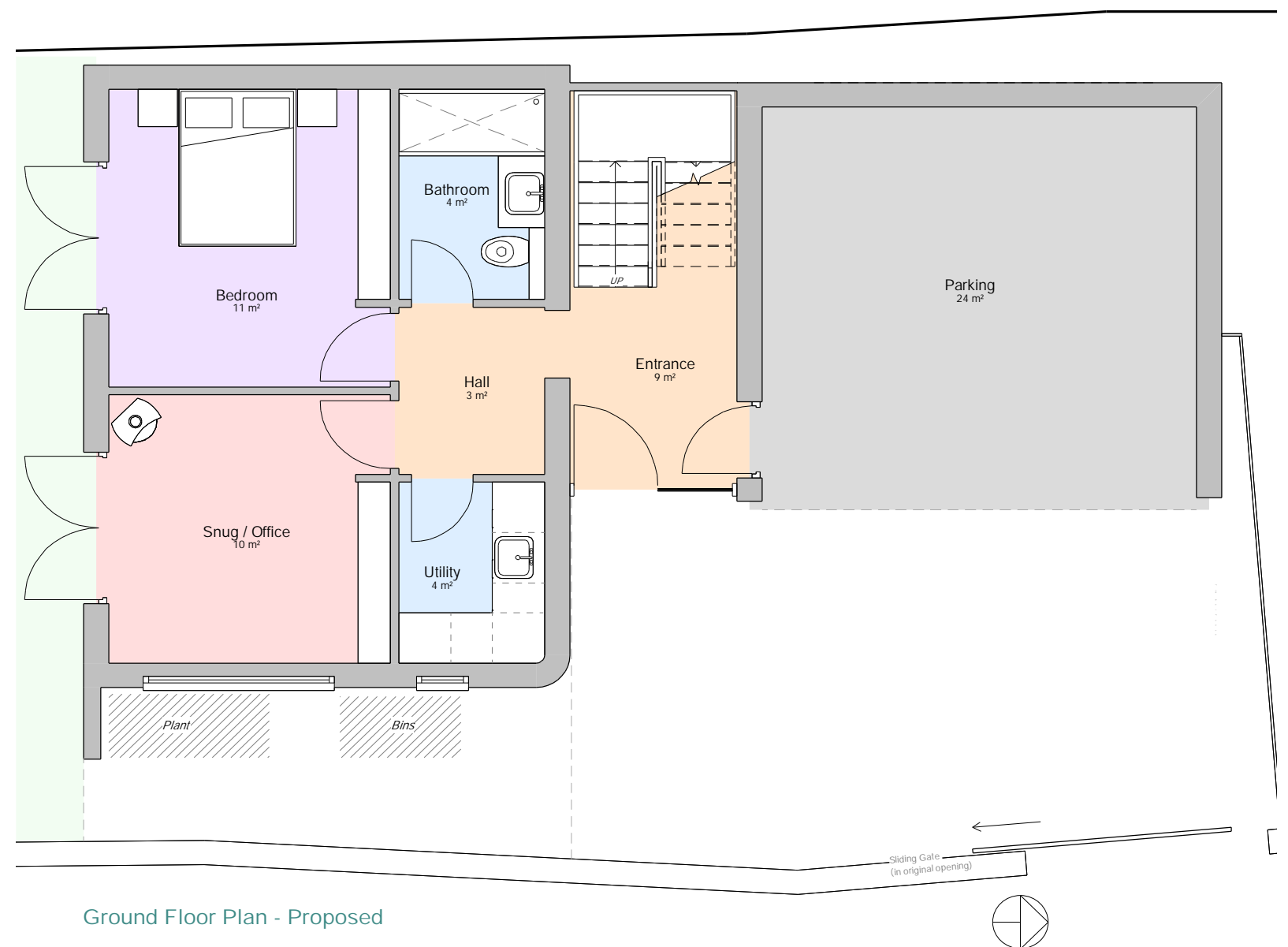
A breakout space functioning as a workspace or snug is located in a tranquil position on the ground floor. This area not only provides a quiet retreat for focused endeavours but also seamlessly extends into the garden. The connection with the outdoor environment ensures an inspiring atmosphere for work or study.

Stairs to the First Floor:

A dog-leg staircase efficiently links the two levels while also introducing a touch of character to the interior space, adding to the overall aesthetic appeal of the home.

Summary

The ground floor unfolds as a carefully orchestrated blend of practicality and comfort. From the inviting entrance porch to the sunlit garden, each element is carefully curated to enhance the daily lives of the residents. The use of glass to infuse natural light, and the thoughtful spatial arrangement collectively contribute to creating a harmonious and inviting living environment. This level is envisioned as a sanctuary of comfort, promoting an indoor-outdoor lifestyle.



* not to scale

4.0 The Proposal

4.2 Proposed First Floor

Elevated Living with Scenic Vistas

The first floor of the home is designed to deliver a living experience that capitalizes on the natural beauty surrounding the site. This level serves as a private sanctuary, offering breathtaking views of the church, castle, and picturesque tree-covered hills while striking a balance between privacy and a connection to the landscapes.

Orientation for Views:

Thoughtfully oriented to maximize the surrounding views and maintain privacy from and for neighbouring houses, the first floor is designed to immerse residents in the captivating beauty of the landscape and showcase the charm of the surroundings without compromising the intimate sanctuary of the home.

First-Floor Living Spaces:

The main living spaces are located on this level, including the living room, kitchen, and dining room, positioned to provide great views. Strategically placed windows frame views of the church, treetops, and surrounding countryside creating an ideal setting for relaxation and comfort.

Vaulted Roof:

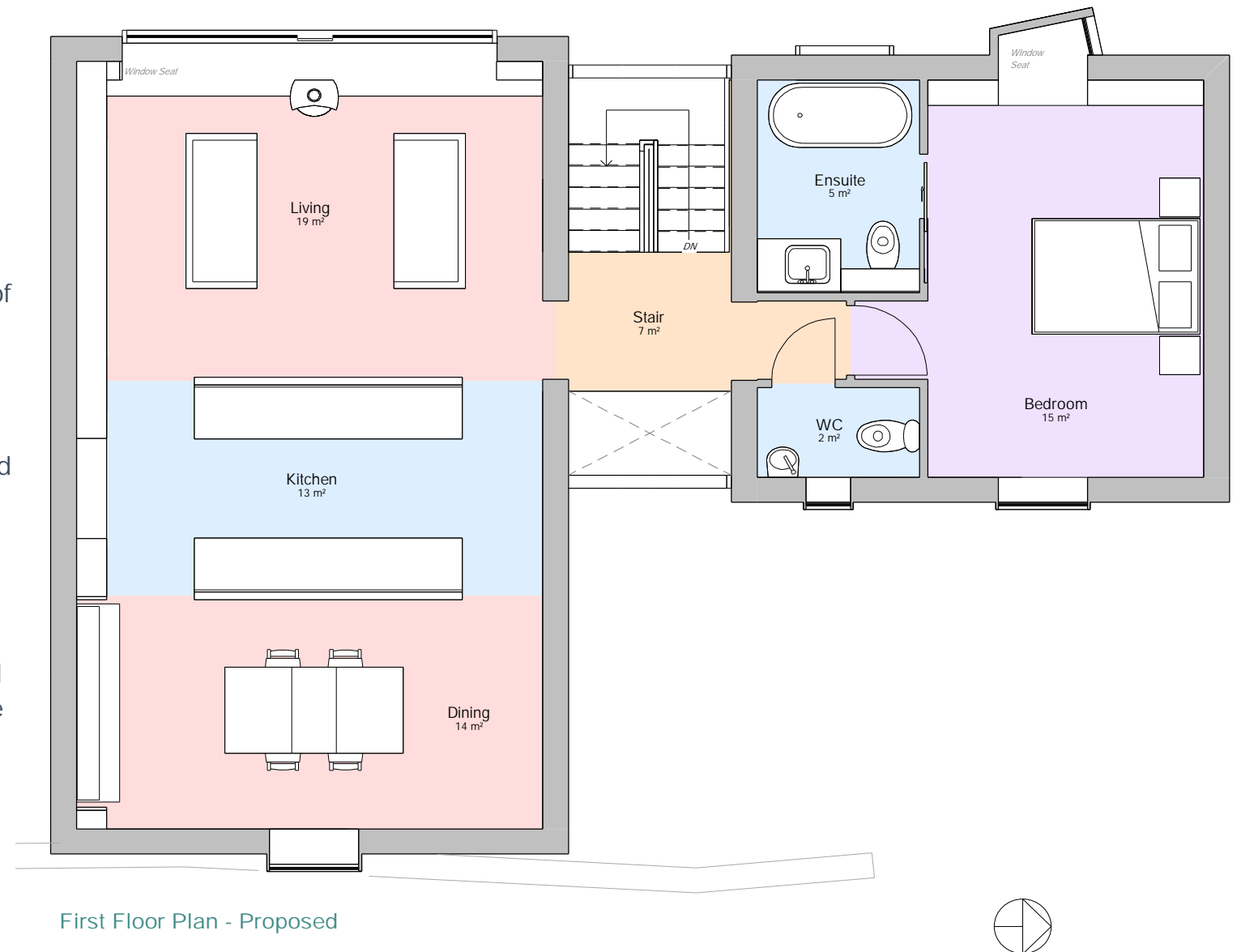
The open vaulted roof crowns the first floor, introducing a modern and aesthetically pleasing architectural element. This design adds visual appeal and serves as a conduit to capture and amplify the remarkable views offered by the first floor. It imparts a sense of openness, spaciousness, and a connection with the natural surroundings.

Staircase with a View:

The staircase, thoughtfully positioned, unveils panoramic views of the countryside and Montgomery Castle as one ascends into the building. This feature serves as a functional element but also transforms the act of moving between levels into a visually engaging experience, reinforcing the connection with the natural surroundings.

Summary

The first floor unfolds as a private retreat immersed in the scenic beauty of Montgomery and the countryside. It is a composition of design elements intended to celebrate and seamlessly integrate with the surrounding landscape, elevating the daily living experience for the residents.



* not to scale

4.0 The Proposal

4.3 Use, Amount, and Layout

Use:

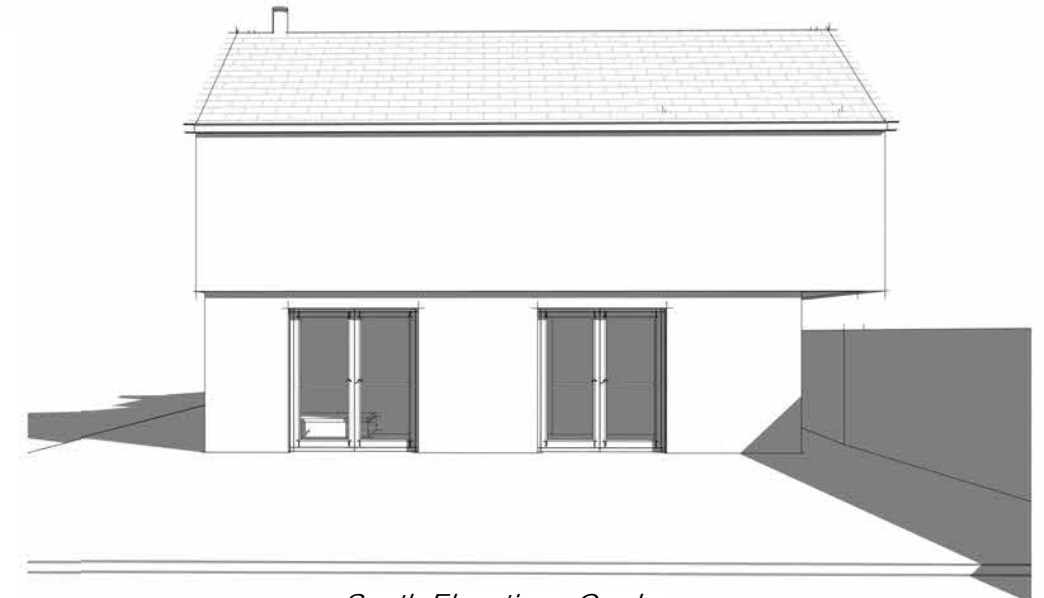
The proposed development is designed for use as a family home, emphasizing comfortable living while maintaining a respectful integration with the historic and picturesque context of Montgomery. The ground floor balances private and communal spaces, offering a functional layout that accommodates daily activities seamlessly. The first floor elevates the living experience with panoramic views, creating a tranquil retreat. This home is conceived as a blend of contemporary design and the charm of Montgomery.

Amount:

The development consists of a single-family home of approximately 116 sqm, comprising two floors that carefully respond to the site's character and surroundings. The approach to spatial distribution ensures that the amount of built space is in harmony with the available land, promoting a sense of openness while maximizing functionality. The positioning of the residence on the site allows for optimal use, creating a balance between the built environment and the natural landscape.

Layout:

The layout of the proposed residence is planned to optimize functionality and enhance the living experience. The ground floor features private spaces such as a guest bedroom and study, seamlessly connected to a south-facing garden. The first floor hosts the main living areas, and the master bedroom. These are oriented to capture stunning views of Montgomery's landmarks. The arrangement of spaces fosters a fluid and intuitive movement throughout the residence, creating a balanced and practical layout.



South Elevation - Garden



West Elevation - Rear

* not to scale

4.0 The Proposal

4.4 Scale, Landscaping, Appearance, Parking

Scale:

The scale of the proposed development is tailored to respect and complement the character of Montgomery. The two-story structure maintains a modest scale, ensuring that it integrates seamlessly with the surrounding context and does not overpower any of the historic town buildings. The carefully considered proportions will contribute to allowing the home to coexist with the existing architectural fabric while offering modern amenities and a unique living experience.

Landscaping:

Landscaping will play a crucial role in the proposed development, aiming to enhance the connection between the built environment and the natural surroundings. The south-facing garden on the ground floor creates an outdoor retreat, framed by the existing stone wall to the east for privacy. The landscaping design will seek to incorporate native plantings and the use of vegetation to soften the transition between the residence and its surroundings will be carefully considered.

Appearance:

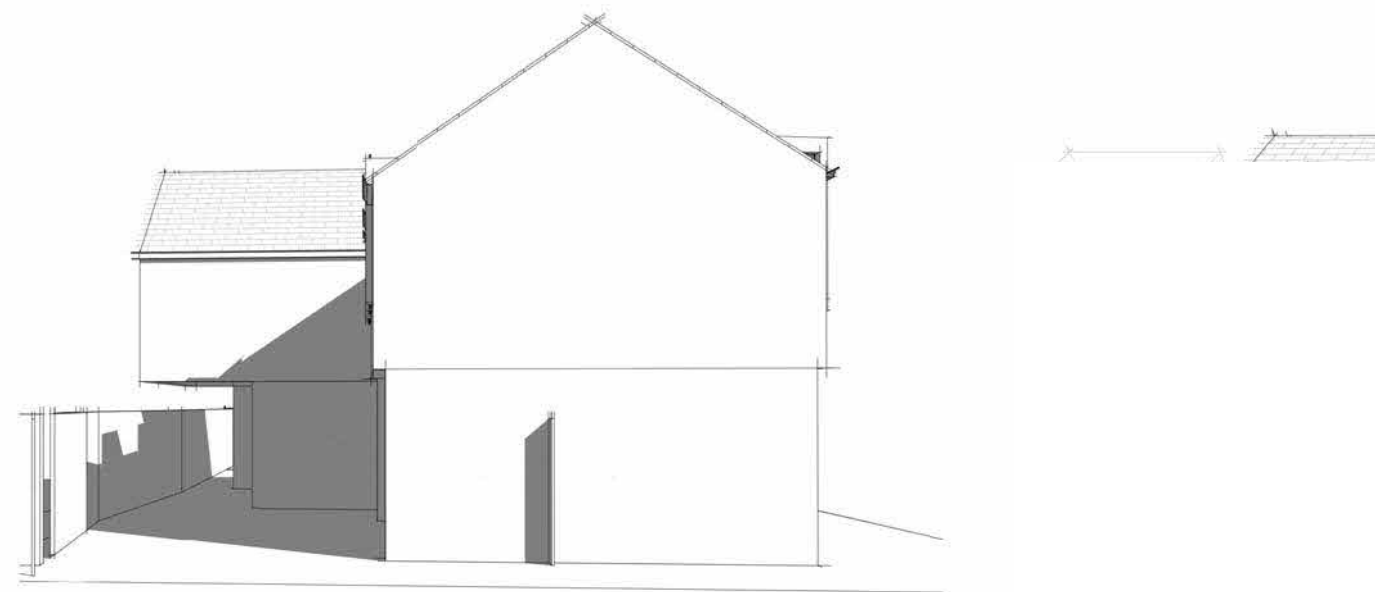
The architectural appearance of the proposed home will be characterized by a contemporary design that respects and responds to Montgomery's historic context. The exterior features a harmonious blend of traditional materials used in a modern way and a nod to traditional elements. Windows on both floors capture natural light and frame captivating views. The open vaulted roof on the first floor adds a distinctive and aesthetically pleasing element, contributing to the unique appearance of the residence. The overall design ensures that the appearance is complementary to the charm and character of Montgomery.

Parking:

The proposed parking arrangement replaces the existing double garage on the site with two off-road parking spaces, positioned beneath the main master bedroom. This configuration maintains continuity with the current parking layout, utilizing the same opening in the historic stone wall for access. The placement of the parking spaces retains the convenience of off-road parking while optimizing the use of available space. The design aligns with modern residential needs while respecting the historical context of Montgomery, offering practical and accessible parking facilities for the residents without adding a burden to the street parking in the area.



Princess Street Elevation - Front



North Elevation - Side

* not to scale

Precedents

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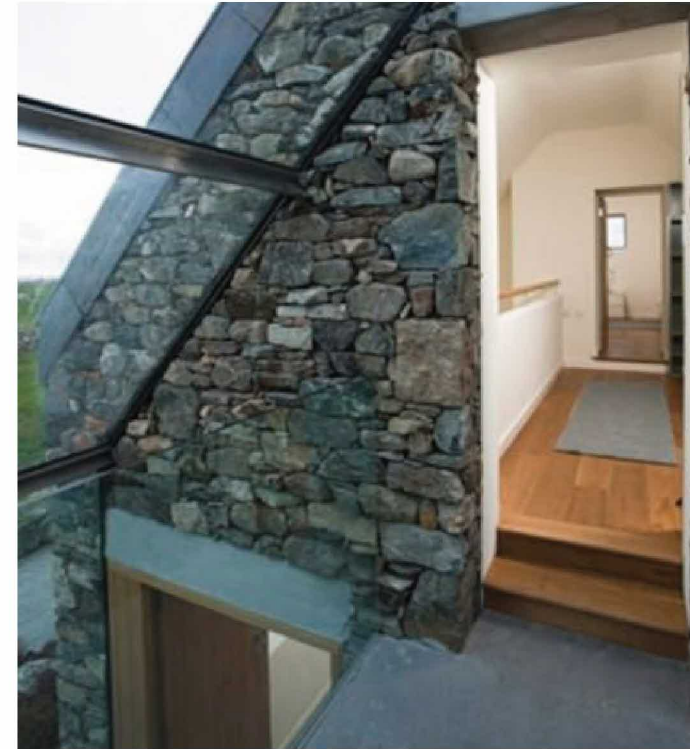
5.0 Precedents



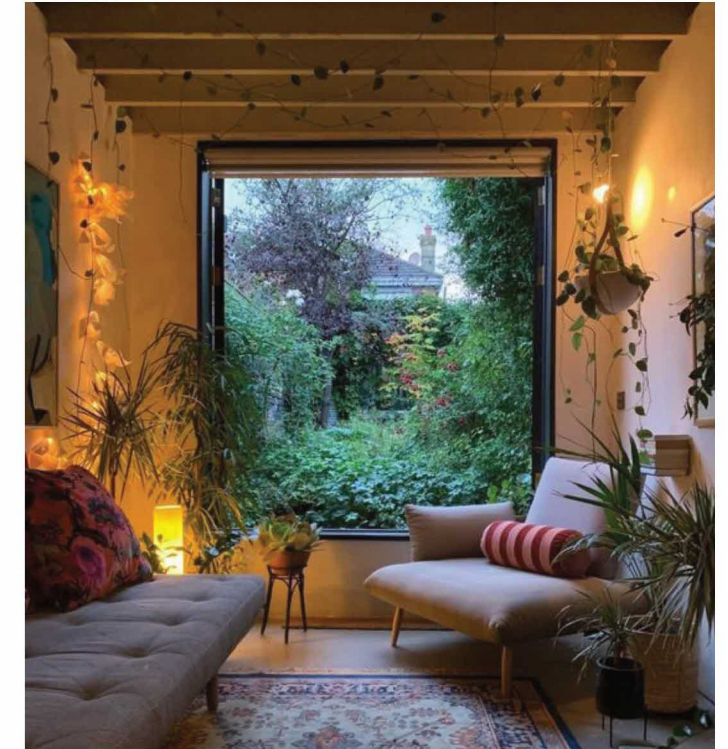
New above old with key openings and views



Separation of new above old



Linking spaces of different levels



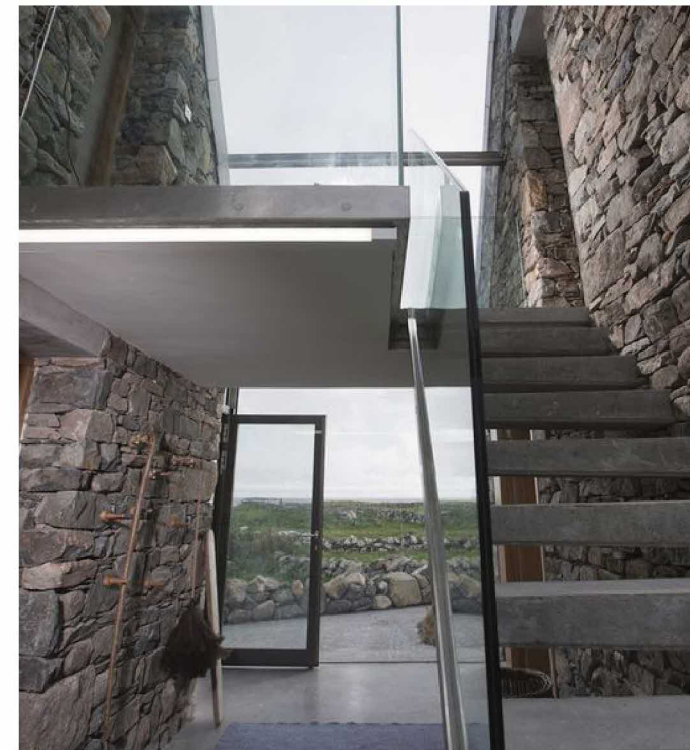
Inside to outside



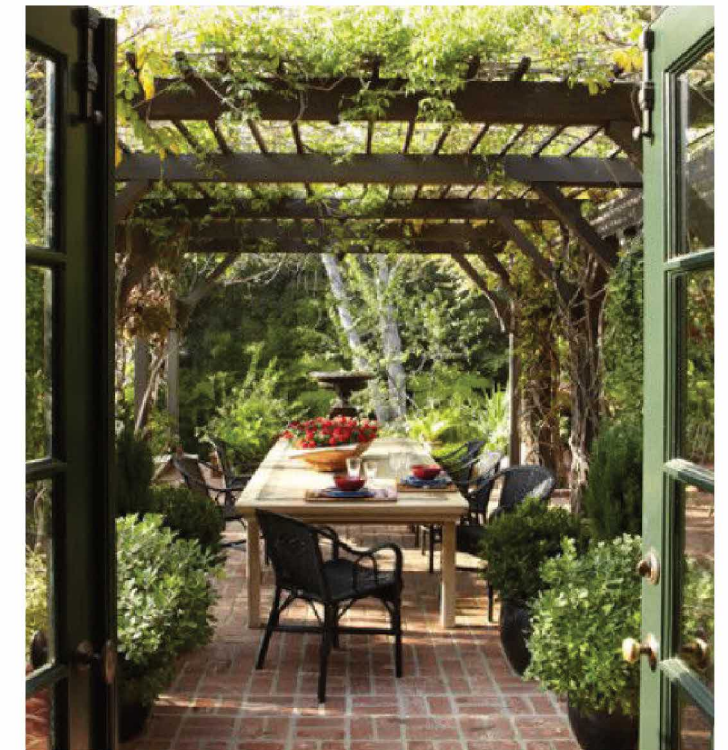
Claiming transitional spaces with light and views



Framing views and giving reason to linger



Staircase linking spaces



Inside to outside maximising compact spaces

Materiality

6.0 Materiality



Existing stone wall



Welsh slate roof tiles



Crisp contemporary openings in stone wall

Conclusion

7.0 Conclusion



Conclusion:

This design and access statement encapsulates the thoughtful and context-sensitive approach undertaken in envisioning the new home in Montgomery. Drawing inspiration from the town's rich historical tapestry and picturesque surroundings, the design strikes a balance between modern living and traditional aesthetics. Carefully thought-out spaces on both the ground and first floors are tailored to enhance the residents' daily experiences, fostering a sense of comfort and connection to the landscape. The strategic positioning of living areas captures panoramic views of the church, castle, and tree-covered hills, providing an elevated and serene atmosphere. Embracing both privacy and openness, the design ensures a complementary blend with the existing fabric of Montgomery. The aim is to contribute positively to the town's architectural legacy. This statement not only serves as a comprehensive guide for the proposed development but also invites constructive engagement and feedback, reflecting our commitment to creating a home that resonates with the character and charm of Montgomery.

* not to scale

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