

Design Statement for 64 Newton Road

January 2024

This document aims to justify the design choices for this new proposal. There is a strong emphasis on design and quality asserted throughout the proposal. The architect and the client are very keen to distance themselves from many of the poorly designed/constructed extensions that are prevalent in the area. This document highlights several of these areas and proposes an approach where design and detailing will be central to the proposal.

Site Address

64 Newton Road, Great Barr, B43 6BW

Architect

Azhar Kapadi - I am a qualified architect with experience of working on mixed scale developments across the country. I am also an urban design officer for a local authority.

Client

The client, Mr Alim, has a large family where space is a premium. With several of his children growing older he is finding it difficult to accommodate his family within the space available. The client is positively design driven and is keen for any future proposal to enhance the existing scenario.

Previous Site Application DC/23/68009

Submitted 28.02.23 and planning permission granted.

Rationale for a new application

There are two major reasons for a new application being submitted for this property:

1. The client was separately looking to rebuild / amend his existing garage. The current garage is in a poor internal condition and would benefit with having a physical and visual link to the main house if a small office (habitable room) were to be added.
2. New building regulations legislating for improved U values has meant that typical 300mm external walls are no longer suitable in meeting the required U-values. Walls will have to increase approximately by 50mm. The previous proposed bedroom extension was already quite tight and narrow and with the increased wall thicknesses, the space is not suitable as a larger bedroom enjoying a view to the rear.

Similarly any amendments to the existing garage in its current footprint would now have to accommodate increased wall thicknesses. Currently these are single skin brickwork structures so with the increased wall thicknesses being so substantial, any conversion to a habitable space would leave the internal space impractical and ineffective.

A few design options were considered and the most suitable option was to attach the garage to the main building. Visually this was more effective, and functionally this was a

better solution. The reason to opt for a double storey element here is for economical (futureproofing and longevity) and design reasons.

Relevant Planning Policy

National Guidance:

The National Planning Policy Framework

National Model Design Code

Building for a Healthy Life design toolkit

Local Policy:

BCCS - ENV3: Design Quality

SADD - EOS9: Urban Design Principles

Design

Front Elevation

The render coat finish has been continued to the front elevation extension so it can tie in with the existing. Details such as headers and sills are preserved to match with the existing. Whilst it is usually recommended that any extension is set back by at least a metre this would then have a negative impact on the ability to create the new adjoined roof. There is also no concern about terracing effects when adjoining properties are adjoined.

The proposal makes a conscious effort to preserve the design of the existing roof. This is largely overlooked in similar planning applications for properties on Newton Road. This is intrinsically impacting the character of the area and disrupting the urban grain.

Side Elevation

The side elevation is the least visible and is externally treated as per the existing finish. There is no impact on neighbours with the existing buffer of trees /hedgerows maintained. Windows positioned on this elevation are minimal and where necessary they will have obscure glazing.

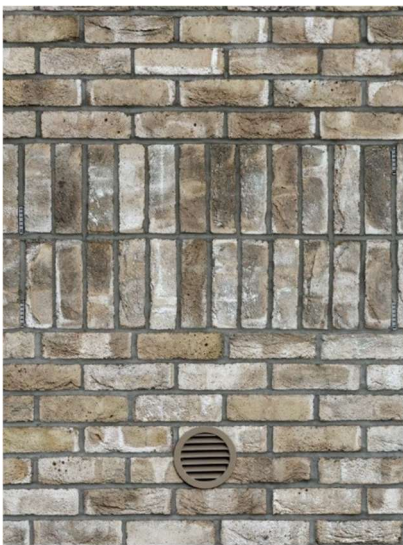
Rear extension

The rear extension offers opportunity for an innovative interpretation of the existing materials. A multi-blend / textured grey brick is proposed which will enhance the building overall and delicately juxtapose the existing with new elements. This proposal wishes to express the beauty and durability of brickwork through the introduction of a carefully selected brick. The materiality is treated as a band horizontally. To avoid any monotonous single surface elevation, the massing of the geometry is carefully arranged to provide depth and relief between single and double storey elements. The brickwork helps greatly in providing quality and depth to the elevations, and this is a much more considered approach to if the building was fully finished in render or pebble dash for example. Soldier headers are also follow this horizontal band delineating the base and upper floor. Upper floors are a render finish as to relate back to the existing material.

The elevations have carefully considered brick dim proportions, finding a coherent balance between glazed areas and non-glazed areas. The double storey element over the existing garage is purposely sat back as to not clash with the main gable roof and provide relief and depth to the elevation. The roof form picks up on the existing gable roof style, whilst maintaining the majority of the existing roof shape.

Generous green space to rear garden been maintained and unaffected by the latest proposal. Car parking arrangements are unaffected, with enough room available in the front driveway and garage to accommodate residents in a dwelling of this size.

Design Precedents – Intent for the scheme



Similar size planning applications in immediate context

131 Newton Road_DC1963780 Proposed single and two storey rear and side extension - GRANTED

Reason example selected : Similar sized property. The proposal for 64 Newton Road demonstrates a higher design standard, more coherent with the surrounding context.

Large dwelling which does not enhance or preserve the characteristic of the existing streetscape (*I would argue this is not safeguarding visual amenity of the area*). Massing of dwelling particularly the roof is dominant upon the streetscape. Materiality of render makes the house void of depth or detail but is not discriminated strongly enough by planning policy.

The final built scheme is considerably worse than the latest amended proposed elevations on the L.A planning website.



*Disclaimer:
Drawing by ZS
Partnership Ltd.*

*Photos – google
maps*

PROPOSED FRONT ELEVATION

AZKA
ARCHITECTS

132 Newton Road_DC2064248 Proposed demolition of existing dwelling and erection of a detached 6 No. bedroom dwelling - GRANTED

Reason example selected : Tight site plot. The proposal for 64 Newton Road is less overbearing in comparison as it is sat back from the main road, with much less impact on neighbours whilst maintaining more outdoor space.



Disclaimer: Drawing by Penguin Services Ltd.

156 Newton Road DC1861662 Proposed two storey front and rear extensions- GRANTED

Reason example selected : Site is more constrained than 64 Newton Road. The latter has less harmful impact on neighbouring properties. No.156 demonstrates a monotonous design with vital architectural details from the approved planning drawings completely absent in the final built scheme. The 'shopfront looking garage door' epitomises how this scheme has not safeguarded the visual amenity of the area. The proposal for 64 Newton Road will prioritise high quality design sympathetic to the neighbouring context.



Photos – google maps

Conclusion

I believe this submitted proposal demonstrates good design quality, in line with local and national planning policy. The proposal preserves and respects the existing dwelling and considers design more holistically to the surrounding urban form, particularly in comparison to similarly sized dwellings in the area which have been given planning approval.