

PHILIP HUMPHREYS ARCHITECTS

Tan-y-Castell, Broad Street, MONTGOMERY, Powys. SY15 6PH
Tel : 01686 668373



REAR EXTENSION TO CARTREF, PRINCES STREET, MONTGOMERY



DESIGN AND ACCESS STATEMENT

January 2024

INTRODUCTION

Cartref is one of a terrace of three cottages in Princes Street dating from the eighteenth century. Accommodation is on four levels with a kitchen in the basement, living rooms on the ground floor and bedrooms on the first and attic floors. Running across the whole of the rear of the property is a modern conservatory with polycarbonate roof and upvc windows.

The present conservatory, which provides access from the house to the kitchen in the basement is cold and unattractive. The Perspex roof and upvc windows are inappropriate for a historic building such as this. It is also narrow, making it unsuitable for anything other than storage. It is proposed replace it with an oak framed garden room, which will be more appropriate to a grade II listed building.

This statement should be read in conjunction with drawing numbers 1075/23//1 – 5 and Heritage Impact Statement and Green Infrastructure Statement.

APPEARANCE AND CHARACTER (See also Heritage Impact Statement)

Scheme Development:-

The present conservatory is of inferior construction and not in keeping with the character of the house. It is important that any development should enhance the character, appearance and setting of the building. It should not adversely affect any particular feature of the building and it should be compatible with the character of the building and its surroundings.

Scale :-

The floor area of the proposed extension will be 11 sq.m. larger than the present conservatory.

Design Approach :-

The new extension will have an oak frame with a slate roof. A section of flat roof will be required to avoid the roof covering the first floor window. The flat roof will be hidden behind a section of slate roof, which will act as a parapet so that the flat roof will not be seen from below. There will be a small rooflight in the flat roof above the window to the living room to provide additional daylight.

The extension will extend further into the garden than the present conservatory in order to make it a more usable space. Full height glazing with bifold doors will provide an attractive link between house and garden. The bifold doors and window frame will be in black aluminium, set into the oak frame. This will minimise the visual impact of the glazing.

The historic fabric of the building will be untouched by the proposal. The design of the extension and the materials proposed will be sympathetic to the building and greatly enhance the appearance of the rear of the house.

ENVIRONMENTAL SUSTAINABILITY AND BIODIVERSITY

The garden room will be constructed in sustainable materials wherever possible. The structure will be in oak with reclaimed slates for the roof.

Surface water from the house and extension will be similar to the present run off and will be taken to a soakaway.

Biodiversity and ecology issues will be covered by a Green Infrastructure Statement.

PLANNING POLICIES

It is believed that the following planning policies and advice are relevant to this application.

PPW	Planning Policy Wales (Edition 11, February 2021)	National Policy
TAN5	Nature Conservation and Planning	National Policy
TAN12	Design	National Policy
TAN24	The Historic Environment	National Policy
SP7	Safeguarding of Strategic Resources and Assets	Local Development Plan 2011-2026
DM2	The Natural Environment	Local Development Plan 2011-2026
DM7	Dark Skies and External Lighting	Local Development Plan 2011-2026
DM13	Design and Resources	Local Development Plan 2011-2026
H7	Householder Development	Local Development Plan 2011-2026
RES	SPG Residential Design Guide (2020)	Local Development Plan 2011-2026
SPGBIO	Biodiversity and Geodiversity SPG (2018)	Local Development Plan 2011-2026
DM15	Waste within developments	Local Development Plan 2011-2026
SPGCON	Conservation Areas	Local Development Plan 2011-2026

ACCESSIBILITY

This is covered in the Access Statement.