

# BASE

## DESIGN & ACCESS STATEMENT

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**PROJECT REFERENCE:** BA4170

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**PROJECT NAME:** 22 Hawthorn Road

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**PROJECT DESCRIPTION:** Erection of a two-storey side extension and internal reconfiguration

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**PROJECT LOCATION:** 22 Hawthorn Road, Shrewsbury, SY3 7NB.

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## EXECUTIVE SUMMARY

- The applicant's primary intention is to erect a two-storey extension to the existing four-storey dwelling at 22 Hawthorn Road.
- The new extension will seek to match the scale, materiality and form of the adjacent property, 20 Hawthorn Road.
- The purpose of the extension is to provide the applicant and their growing family with additional living accommodation, bedrooms and socialising space for guests.
- Pre-planning advice has been received from the local authority and the proposal has been amended to address the comments received.

## 1.0 INTRODUCTION

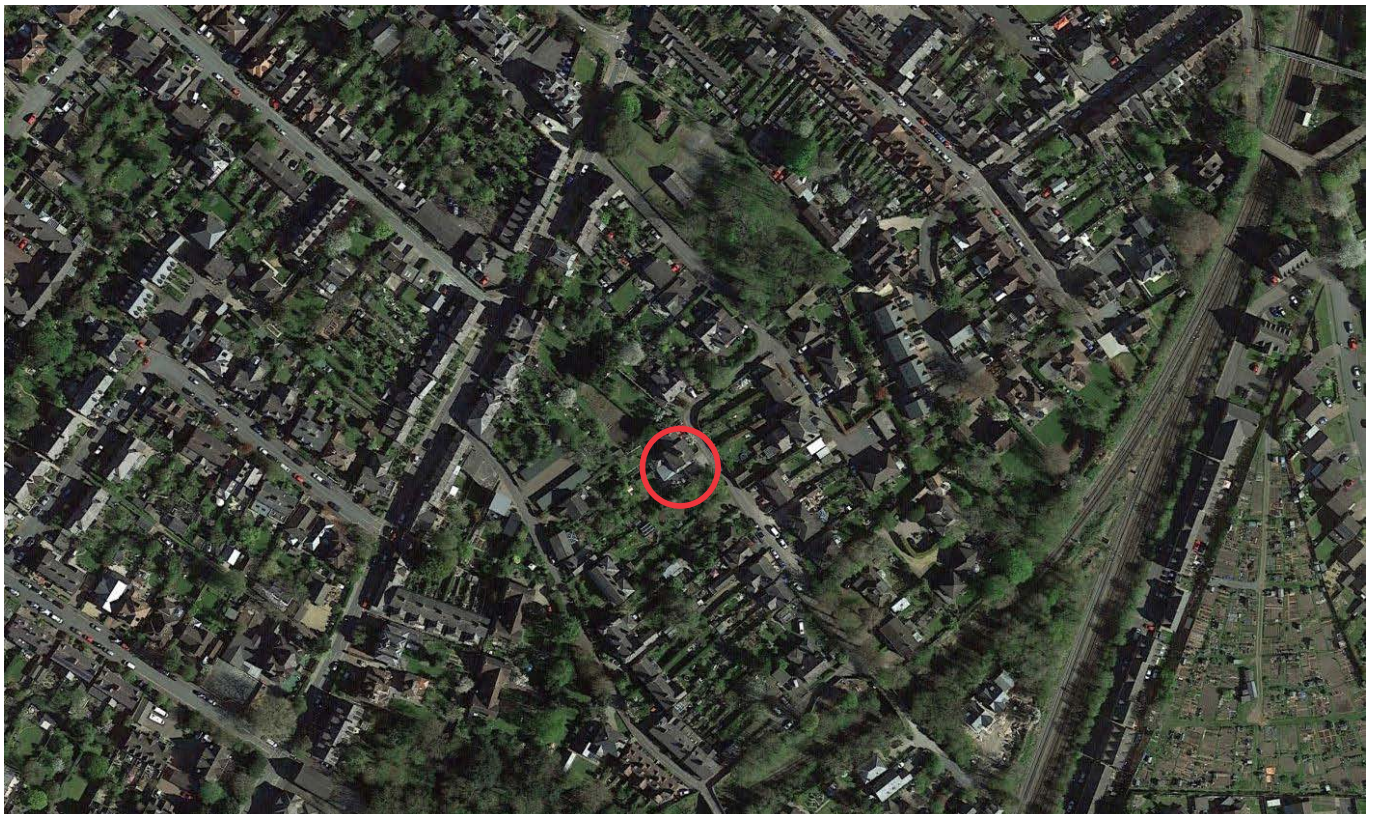
This statement has been produced to support a householder planning application for the extension of the existing property at 22 Hawthorn Road.

The site lies within the Belle Vue area of Shrewsbury, Shropshire. The property is located on Hawthorn Road which leads off Belle Vue Road, the primary vehicular access between Shrewsbury Town Centre and Meole Brace. Belle Vue is a large residential suburb near the centre of Shrewsbury and is covered by Belle Vue Conservation Area.

This statement is to be read in conjunction with the associated supporting documents including:

- Application Form
- PL-001 Location & Block Plan
- PL-002 Proposed Block Plan
- PL-003 Existing Floor Plans
- PL-004 Existing Elevations
- PL-005 Proposed Floor Plans
- PL-006 Proposed Elevations
- PL-007 Proposed Street Scene Elevation
- PL-008 Proposed External Visuals
- PL-009 Proposed Internal Visuals

## 2 THE LOCATION AND CONTEXT



Aerial View (Source: Google Maps)

## 2.1 THE LOCATION

The application site is located in Belle Vue, a suburb near the town centre of Shrewsbury, Shropshire. Shrewsbury is 40 miles west of Birmingham and positioned centrally between Oswestry, Telford, Welshpool and Craven Arms, connected by the A458, A49, A53 and surrounded to the south by the A5 between Holyhead and Telford. Shrewsbury is largely considered as a gateway town into England from Mid-Wales, meaning it is a very popular area and features an abundance of local amenities, recreational and educational facilities and public transport routes.

The nearest public transport connections to the site include a number of bus stops along Belle Vue Road and Shrewsbury Railway Station, 15 minutes walk away. Major cities like Birmingham, Manchester and Bristol have direct routes to and from Shrewsbury via train, making access to and from the town very efficient.

## 2.2 CONTEXT

The site is owned by the applicant and comprises a four-storey dwelling (including basement and loft space) which is currently occupied by the applicant and their family. They are looking to equip the dwelling with additional living spaces, and to provide a home that is better suited for their growing family requirements. The applicant and their family enjoy social gatherings with their extended family and are looking to create more suitable living spaces such as a formal living area and a playroom for their children at ground floor, as well as a new master bedroom suite and enlarged family bathroom at first floor.



Site Photographs

## **3 DESIGN**

### **3.1 DESIGN BRIEF**

The applicant approached Base with the brief to design and develop a two-storey extension to provide additional living accommodation and social spaces. Through careful and considerate design, the proposals laid out within this design and access statement were developed to create an extended property better suited to the applicant's needs and will offer plentiful external private amenity space, enhanced internal living areas and will maintain the current parking arrangements.

The applicant has laid out a number of requirements which were to be met during the design development stage, in order to create an extension to the existing property which meets their expectations and satisfies their requirements for a family home:

- Creation of a two storey extension to match the front facade of the adjacent semi-detached property to provide a balanced front elevation for both aesthetic and conservation purposes.
- Consideration of the position of the extension in relation to the adjacent property to ensure a subordinate massing which provides an efficient internal arrangement.
- Provision of a visual relationship between the kitchen, dining and living spaces.
- Provision of a new, enhanced, larger master suite with dressing area and ensuite, a larger family bathroom and an additional bedroom.

### **3.2 PLANNING CONSIDERATIONS**

There has been one previous application on the site:

SA/08/1309/F | Erection of a single storey extension to rear and a first floor extension to side and erection of 2.8 metre tall garden wall to side of dwelling (amended description)

Status: Approved                      Date: 19.12.2008

### **3.3 PRE-PLANNING APPLICATION**

A pre-planning application was previously submitted to the local authority to understand the key policy requirements and constraints related to the proposal. The pre-application response outlined that the proposal for the extension is acceptable under local and national policy frameworks. However, the response highlighted that additional information would be required to satisfy the requirements of the conservation team and the tree officers, principally relating to the appearance of the proposal within the wider context of the street scene and the protection measures for the existing trees.

The proposed scheme and associated application drawings have been updated to reflect the additional context requested by the conservation team to understand the subservient nature of the proposed extensions against the adjacent property. A heritage statement is appended to the application pack to address the impact of the proposal within the wider conservation area.

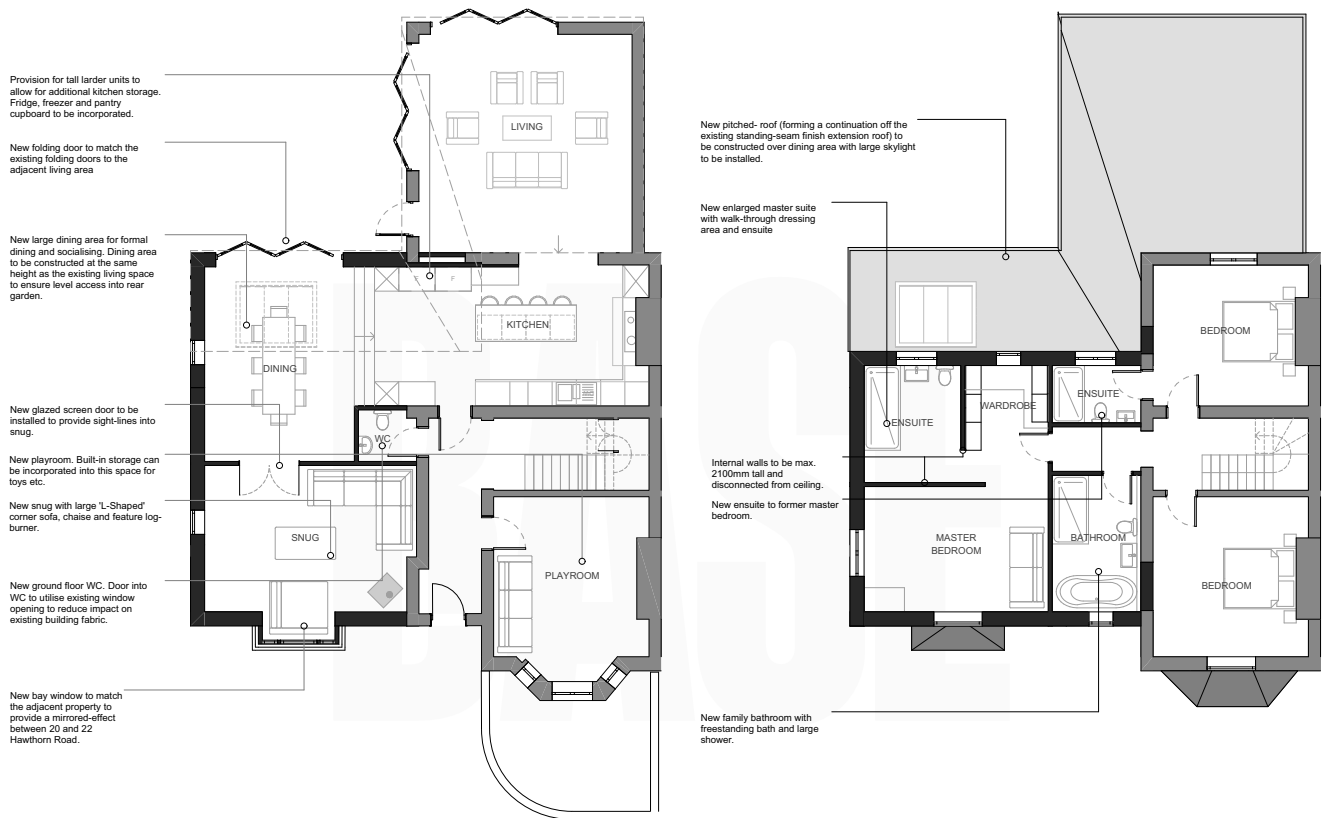
Additional detail has been added to the existing and proposed block plan to identify the proposed protection measures for the existing trees during the construction phase of the proposal.

### **3.4 DESIGN DEVELOPMENT**

Sketch options were explored in the initial stages of the design to achieve the best layout and room relationship to satisfy the applicant's aspirations for the property as well as achieving a design that ensured continuity with the adjacent property and immediate surroundings, remaining sympathetic to the conservation area and providing a degree of subservience to the central form of the range.

### 3.5 DESIGN PROPOSAL

Following this initial development and the receipt of the pre-planning advice, the proposed layouts were further refined to provide the optimal use of space throughout the property. This internal review and comparative analysis of the proposed sketch options highlighted an opportunity to further improve the internal space.



Proposed Floor Plans

The proposal seeks to make the following internal and external modifications to the property:

#### Ground Floor:

- New 'broken-plan' kitchen, living and dining areas with new formal dining area to be located within the new extension.
- New snug to be located within the new extension. Snug to be accessed adjacent to the dining area to provide a spill-out area for socialising.
- Existing snug to be reconfigured into a new playroom for the applicant's children. New playroom to provide separate space for toy storage and play area during social gatherings etc.
- New ground floor WC to be located adjacent to the staircase. Door into WC to utilise the existing window opening to limit impact on existing building fabric.

First Floor:

- New first-floor area to house a new large master suite with provision for a super king size bed, small seating area, walk-in wardrobe and en-suite with large walk-in shower. Master suite to make use of 2.1m tall dwarf walls with openings instead of doors to provide a private, but seamless appearance.
- Existing master bedroom to utilise reconfigured and slightly enlarged en-suite to form a new guest suite.
- A large family bathroom is to be incorporated into the new extension with large shower, standalone bath, basin and toilet to provide additional space for the applicants' growing family needs.

Site:

- The primary access to the site and into the building is to be maintained as existing.
- A small access gate to the side of the new extension is to be installed to provide external access to the rear of the property.

**3.6 USE**

There will be no change of use as a result of the proposal.

**3.7 SCALE**

There will be an increase in the scale of the building as a result of the proposal, however, the extension has been carefully considered to provide a subservient form against both the original dwelling and the adjoining property. The proportions of the proposed extension reflect that of the adjoining property, with the proposed ridge line of the proposed extension being lower than the adjoining dwelling, reinforcing the hierarchy of the site.

**3.8 APPEARANCE**

The proposed appearance of the extension has been carefully and considerably designed to respond to the existing dwelling and the surrounding context, through the use of matching materials, the introduction of detailed window heads and cills, and the use of matching cornice mouldings. The intention behind the approach is to provide a consistent and coherent appearance that is appropriate to both the immediate site and the wider conservation area .







Proposed External Visualisations

#### 4 ACCESS & HIGHWAYS

There will be no changes to the existing access as a result of the proposal.

#### 5 BIODIVERSITY & ARBORICULTURE

There will be no detrimental impacts to the biodiversity of the site as a result of the proposals and all existing trees and hedges will be retained. Tree protection measures will be implemented during the construction phase of the proposal.

#### 6 DRAINAGE & FLOODING

##### 6.1 DRAINAGE

All new drainage will utilise the existing drainage system on the site.

##### 6.2 FLOODING

After reviewing the Environment Agency flood maps, we have ascertained that the site of the proposed development is not located within an area at risk of flooding from rivers, the sea or from surface water and small watercourse flooding.

#### 7 CONCLUSION

- The proposed extension has been carefully and considerably designed to respond to both the existing and adjoining properties.
- The purpose of the extension is to provide the applicant and their growing family with additional living accommodation, bedrooms and socialising space for guests.
- The proposal will not result in harm to the existing dwelling or wider conservation area.
- The proposed scale of the extension has been carefully considered alongside the existing mass and scale of the property to provide a consistent and coherent appearance.
- A pre-application enquiry has been submitted to the local authority and all points have been addressed within this application.
- Highway safety would not be compromised by the proposals.
- The proposals would not contravene any local or national planning policy guidelines.

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