

LANZA

Architects

JUSTIFICATION STATEMENT FOR CORA MARIA, NEW BARN LANE, GL52 3LU



To be read in conjunction with the following documents;

610-01 Survey Site Plan
610-02 Survey Ground and First Floor Plans
610-04 Survey Elevations

2402 PL01 Site / Block Plan
2402 PL02 Proposed Floor Plans
2402 PL03 Proposed Elevations

Sustainability Statement

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1.0 Introduction

- 1.1 Cora Maria is located in the area of Prestbury under Cheltenham Borough Council. The property is a detached dwelling constructed in the late 1950's.
- 1.2 The dwelling is of brick cavity wall construction with plain clay tiled roof. The internal layout comprises a hall, sitting room, dining room, kitchen and WC. To the first floor, there are three bedrooms and two bathrooms. There is a single garage attached to the north elevation.
- 1.3 Externally, there is a front parking area with access to the single garage and a wrap around garden.
- 1.4 The property is located in Flood Zone 1, with low probability of flooding and therefore a flood risk assessment is not considered necessary.

2.0 The Proposals

- 2.1 The applicant seeks consent to erect a two storey extension on the south elevation. The additional space to the ground floor will provide an open plan living, kitchen and dining space and the first floor extension will provide an additional master bedroom and ensuite along with internal alterations which will rationalise the existing layout of the dwelling.
- 2.2 The applicants wish to remodel and extend to the rear of the house to provide a more sociable open-plan kitchen – dining area to the ground floor which will allow them to gather as a family and provide direct access to the garden. The additional space to the first floor will provide a home office and an ensuite guest bedroom along with space for their growing family.



Left; South elevation of the dwelling to be extended. Right; Garage position and turning space from entrance.

- 2.3 The single storey garage to the front of the house will be removed in order to provide a more generous parking and turning area which will avoid the applicants from reversing out onto New Barn Lane as the current situation requires.
- 2.4 The two storey extension is simple in design and the roof form will copy that as existing. Sliding doors will provide access to the garden and create an 'inside-outside' space with level access threshold onto the decking. New windows in the west elevation will provide additional natural light into the "task spaces" such as kitchen and bathroom.
- 2.5 A new flat roof canopy over the Utility door will provide protection from the weather when bringing shopping and the pram indoors.
- 2.6 Internal alterations will provide a comfortable family home suitable for C21 living. The stairs will be retained and the doors off the landing rearranged to provide additional accommodation and access to the extension.
- 2.7 Insulation is a key part of sustainability; it serves to conserve energy by minimising the escape of heat from the building. Due to the age of the building, heat loss is a principle issue in this

dwelling. Joints will be taped to prevent the loss of heat through air gaps and all new windows and doors will meet current u-values. For more information, refer to the sustainability statement.

- 2.8 The existing structure will be retained where possible and new joists installed to meet Part A, building regulations approval.
- 2.9 The design relies heavily on natural light through the sliding doors, windows and rooflights. This ensures the dwelling relies on natural light rather than power as much as possible throughout the day. However, in line with Part K, protection from falling and to reduce overheating from excessive glazing, sills of the existing windows will be raised by 300mm.
- 2.10 We have considered neighbouring properties at either side, both of which are set away from the boundaries. We have refrained from adding windows in the extension on the East elevation where the distance to the boundary is reduced.
- 2.11 Solar Panels are proposed on the South pitch of the roof to assist with the additional power load on the dwelling. Refer to sustainability statement.



Aerial image of the site indicating the position of the neighbouring properties and access.

3.0 Relevant Planning History

There is no planning history for this dwelling, following its initial construction.

4.0 Scale and Materials

- 4.1 The scale of the proposals are proportionate to the site and will provide the additional accommodation required for C21 living.
- 4.2 The hipped roof design is in keeping with the existing building and roof tiles will be red clay plain tiles to match those existing and existing roof tiles will be reused where possible.
- 4.3 All elevations will be rendered and finished an off white colour for a uniform appearance. The exact brick will not be easily sourced and therefore to avoid a jigsaw effect, the applicant wishes to render the entire building. The brick arch over the front door will be retained as a mid-century feature.



Brick detail over the front door retained.

4.4 All doors and windows will be replaced with heritage style uPVC windows with coloured frames, in 'sage green'. All rainwater goods will be replaced and these will be black plastic.

5.0 Landscape and Access

5.1 Existing access arrangements to the site will be maintained and the turning area will be enlarged. This is convenient for all purposes anticipated including emergency services.

5.2 The proposals do not require the removal of trees or hedges.

6.0 Justification

6.1 The Applicant wishes to carry out alterations to an existing building to improve the layout of the building yet retain the proportions of the existing building. The proposal seeks to enhance the appearance of the dwelling whilst improving its functionality. We consider the design approach sympathetic to the property and its neighbours.

6.2 The proposals meet the requirement for sustainable design to incorporate energy saving principles into new homes as part of C21 living. The proposals consider environmental design and incorporate this where possible.

6.3 In our assessment of the site and surroundings we consider that our proposal adequately reflects the principles of urban design. These proposals represent the minimal scope of work which we consider necessary to achieve the stated aims. With that in mind, we hope you find the proposals acceptable.

END OF STATEMENT

Date: 26th March 2024

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