



Design statement

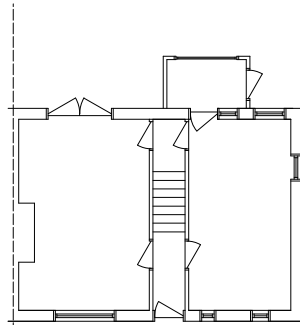
Proposed extension

to

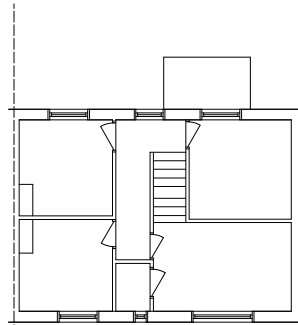
10 Ninth Avenue
Galon Uchaf
Merthyr Tydfil

Mr and Mrs Arkany

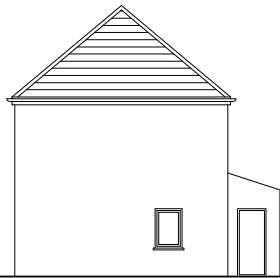
Existing



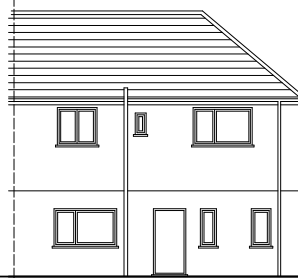
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



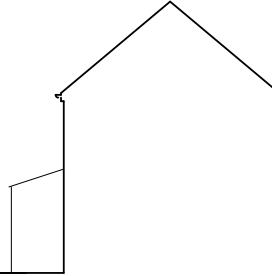
EXISTING SIDE ELEVATION



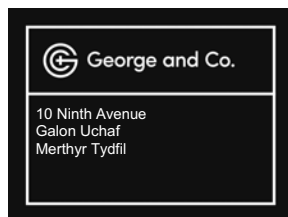
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



675.01	Existing plans		
sketch	1:100@A3	Nov '19	CG
1st Floor Woodfred Studios 62 High St Merthyr Tydfil CF37 8DE 07830328652 hello@georgeandco.studio www.georgeandco.studio			
DO NOT SCALE THIS DRAWING		©George and Co.	

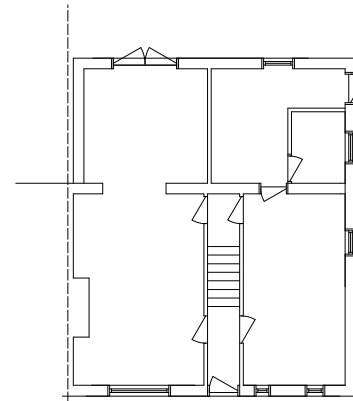
NOTE: GEORGE AND CO ARE NOT RESPONSIBLE FOR THE ORIGINAL SURVEY



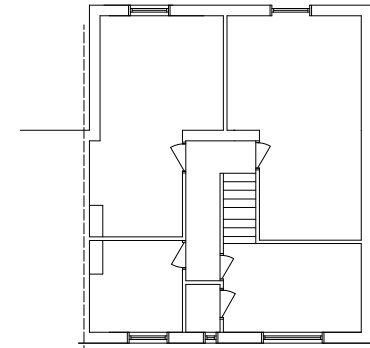
Brief

We were asked to help a couple rearrange/adjust they're digital planning submission to enable the application to be validated, shown to the right

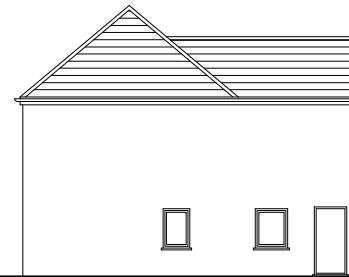
We had comments from the planning department that the scheme does not fit with the host building; and we would agree. We would also point out that the roof could not be constructed as designed by the original CAD technician. There would be a nasty lead valley detail between roof plains.



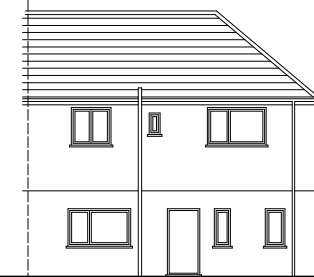
PROPOSED GROUND FLOOR PLAN



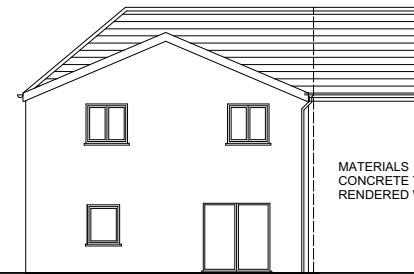
PROPOSED FIRST FLOOR PLAN



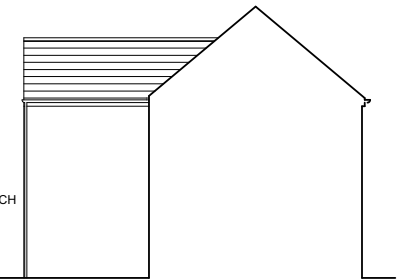
PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

MATERIALS
CONCRETE TILE TO MATCH
RENDERED WALLS TO MATCH

Context

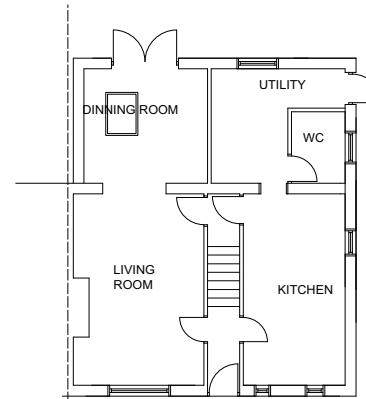
Our understanding of the character and appearance of the existing property is:

1. Hipped roof
2. Concrete tiles
3. A linear rear appearance
4. Non formal, non grid windows.

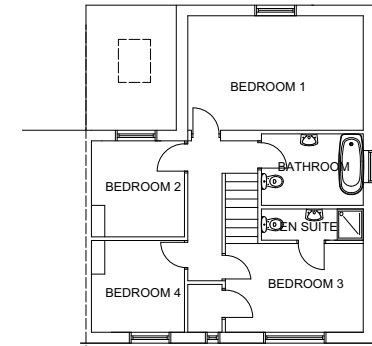


The planning department has suggested this scheme, but also suggested building out a further 1 meters from where the rear extension stops, to accommodate the floor area lost from the recessed first floor.

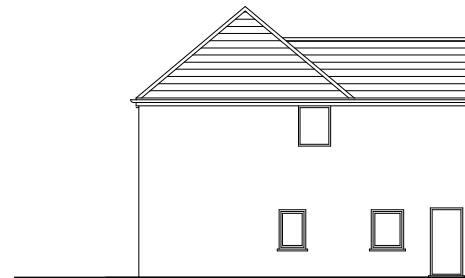
We do not feel that this is good design, as its just adding sqm to a room that doesn't need it, at a cost of £16k to the build of the extension while still having not addressing the small bedroom number 2.



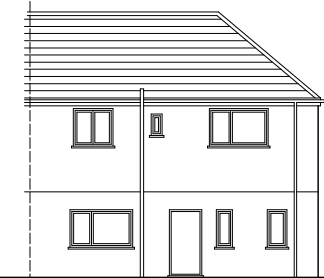
PROPOSED GROUND FLOOR PLAN



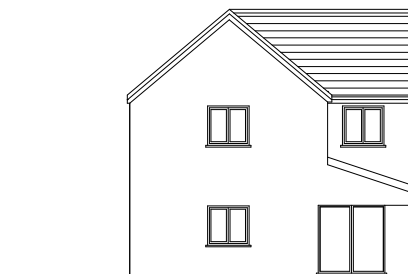
PROPOSED FIRST FLOOR PLAN



PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

MATERIALS
CONCRETE TILE TO MATCH
RENDERED WALLS TO MATCH

We submitted this option, but had the comment of

'in my opinion, the roof design, mass and scale of the extension would have a detrimental impact on the character and appearance of the existing property'

And

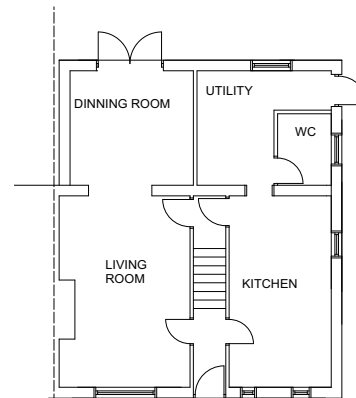
'a double gable extension would be alien to the area'

So if we said:

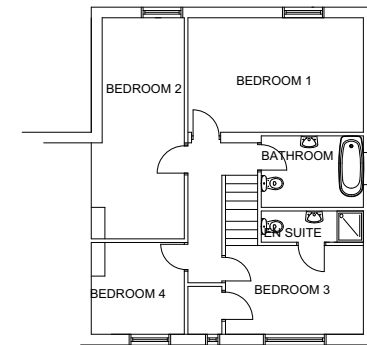
'in my opinion, the roof design, mass and scale of the extension **would not** have a detrimental impact on the character and appearance of the existing property' where do we go.

We feel this is a little subjective and not real dialogue in the design.

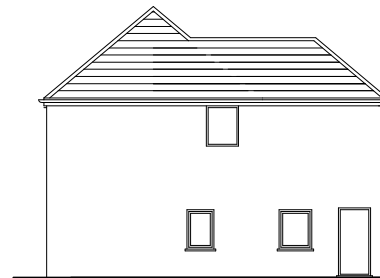
The next couple of pages would outline our thoughts in a critical approach.



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



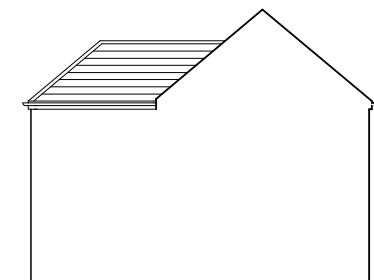
PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

Going back to our understanding of the character and appearance of the existing property is:

1. Hipped roof
2. Concrete tiles
3. A linear rear appearance
4. Non formal, non grid windows.

We have a hipped roof, that is lower and subservient to the existing house than the one proposed by the LPA.

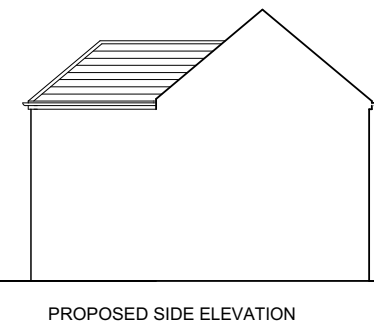
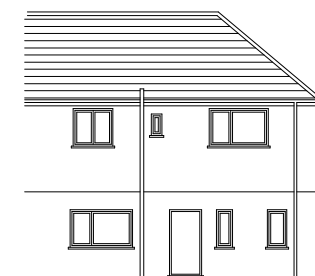
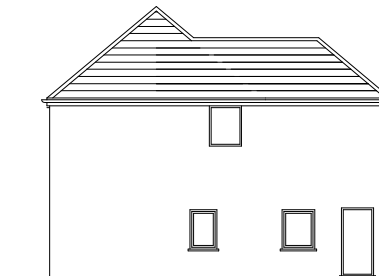
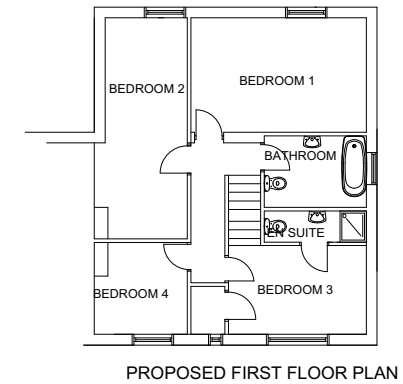
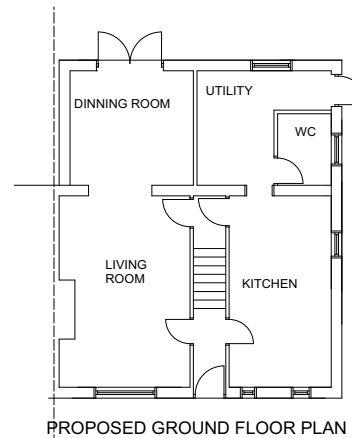
We have concrete tiles.

It still follows a linear rear appearance at the rear.
Window layout to still be looked at.

The extension would sit within the same rear mass of the main house; and the ridges, due to the split, would be lower than option the LPA suggested.

So rather than subjective opinion, wouldn't the fact that the ridge lines would be lower mean that it has less impact on the context on the area. Also, as it is all contained within the silhouette out the building.

We've done a mass study and would strongly suggest that there is not effect on the host building with one or two gables.







46 Galon Uchaf Rd
Merthyr Tydfil, Wales

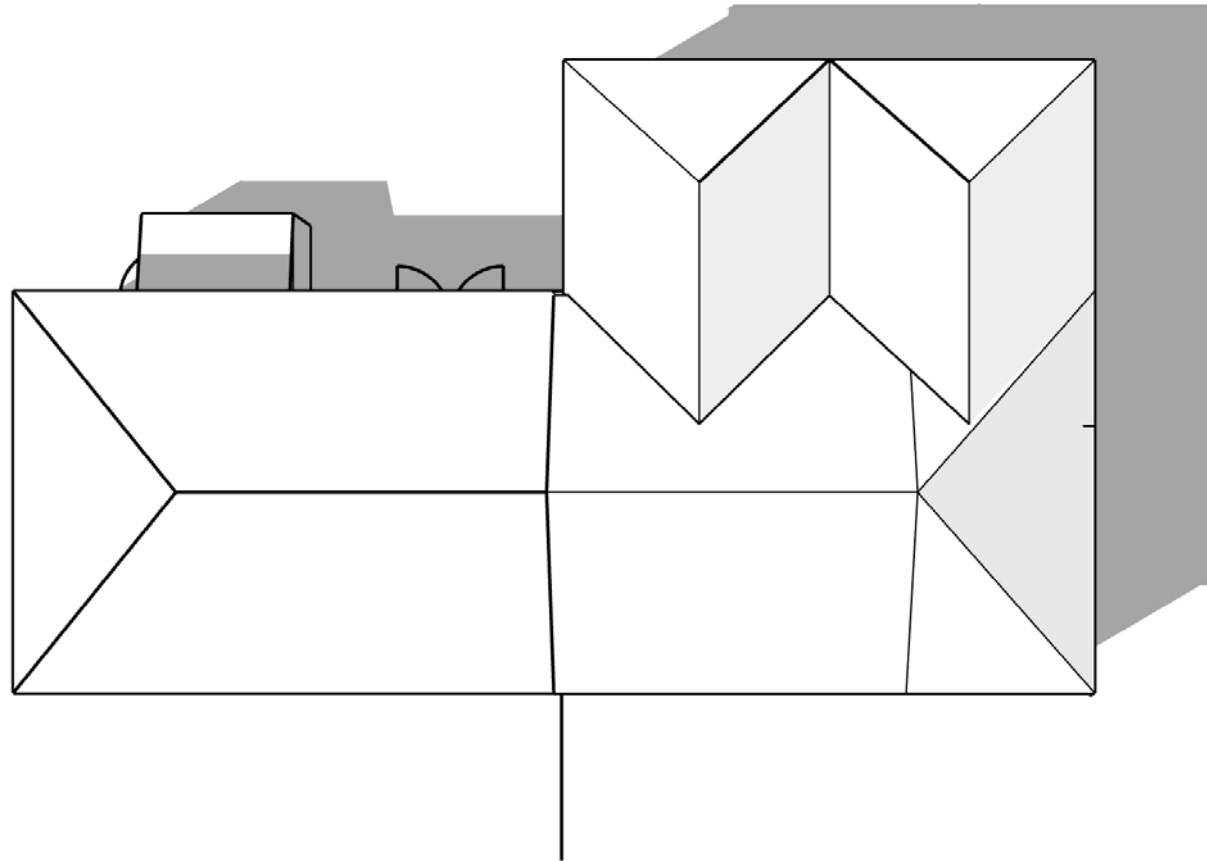
With regards to the second comment of 'a double gable extension would be alien to the area'

We would suggest that any extension would be alien to the area, as there hasn't been a first floor extension in that area.

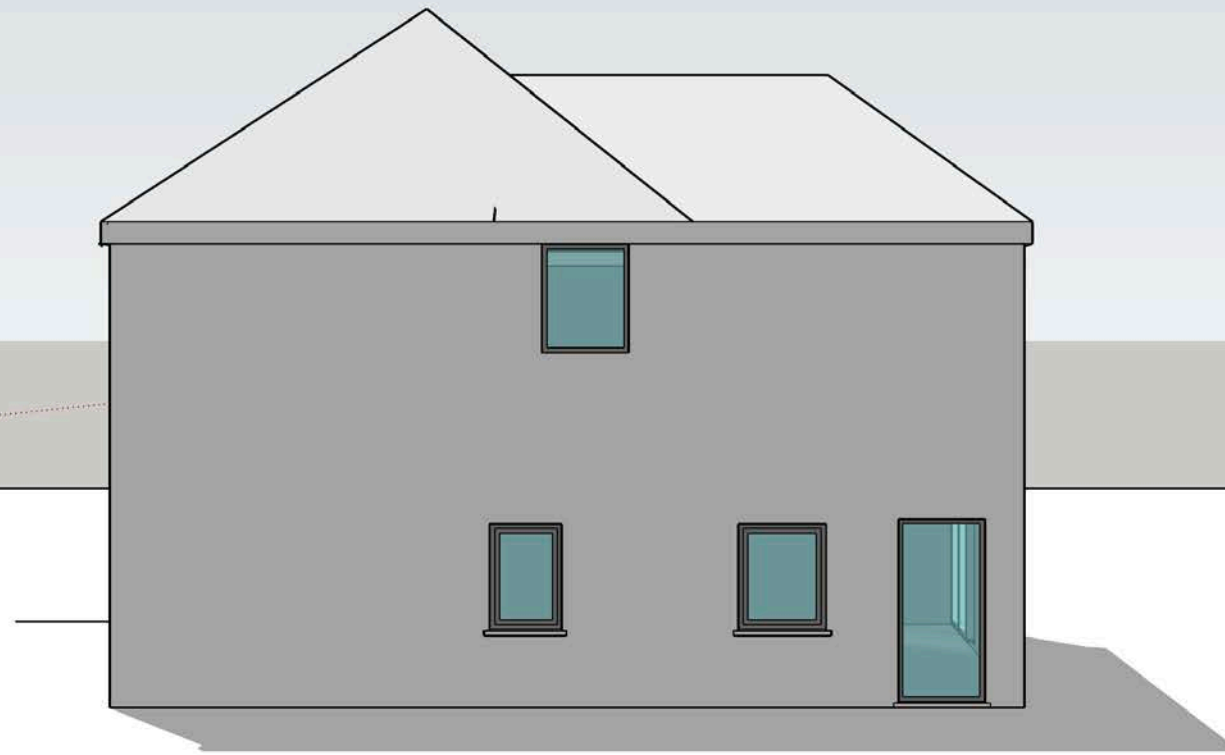
However, the double gable form is featured in the area, so would that mean that it's isn't as alien as once thought?



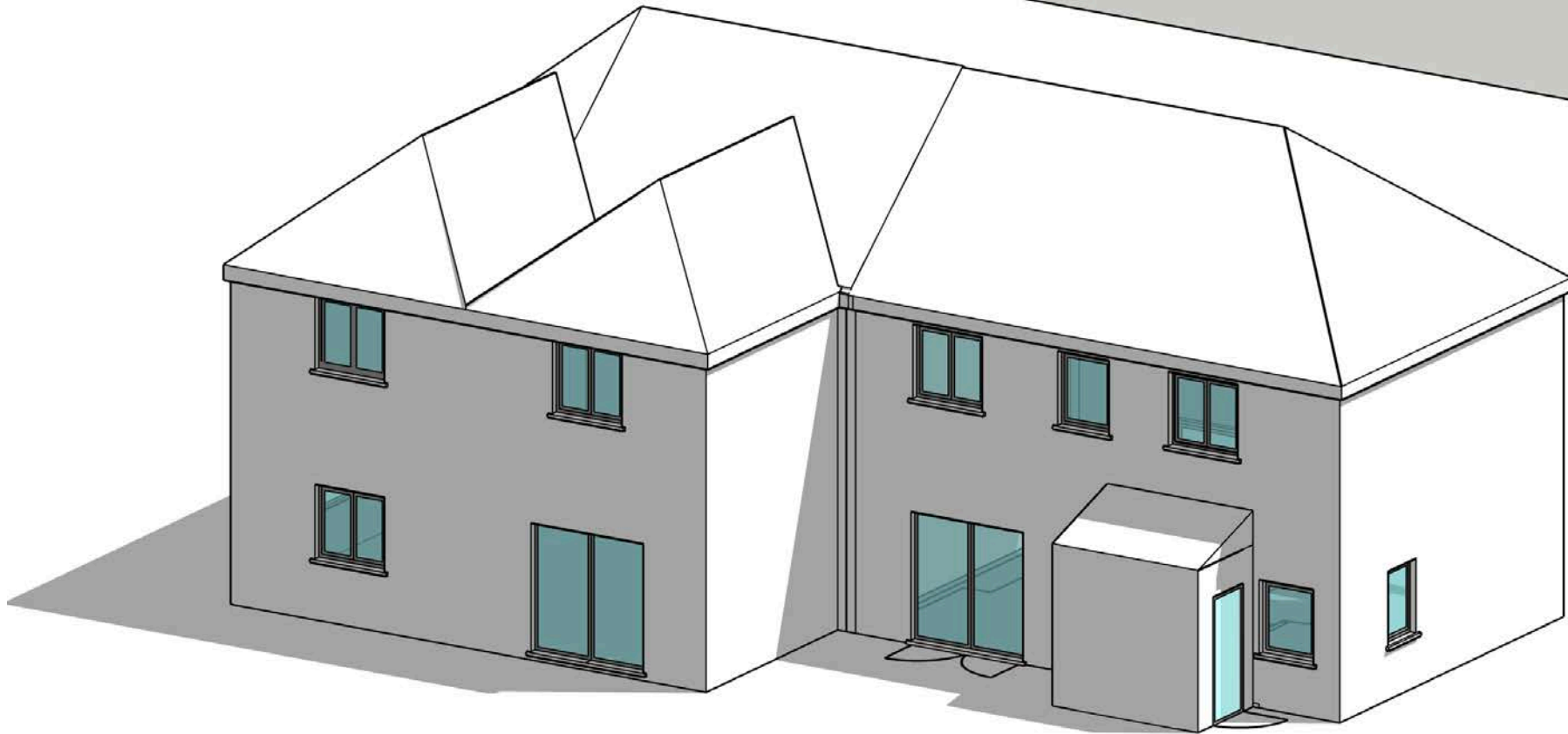
The extension sits behind the sun path, so would only cast on the owners site



This elevation would not change other than have a taller ridge on the LPA option.



This image shows the original building, with the new double gable extension, replicating its simple form.



Greystead, Herefordshire

New House

Mitchell Eley Gould

We were invited to work in collaboration with Kate Darby Architects to develop detailed design for this extension to a family home. The scheme used a palette of traditional materials from the local vernacular and yet used them in a clipped and careful way to compose the elevation of the new extension. The design provides family kitchen dining space and utility on the ground floor and two children's bedrooms on the upper floor with bed-decks in the roof void over integrated storage.

DETAILS

Completed: April 2011

Cost: £150,000

Contract: Traditional JCT 05



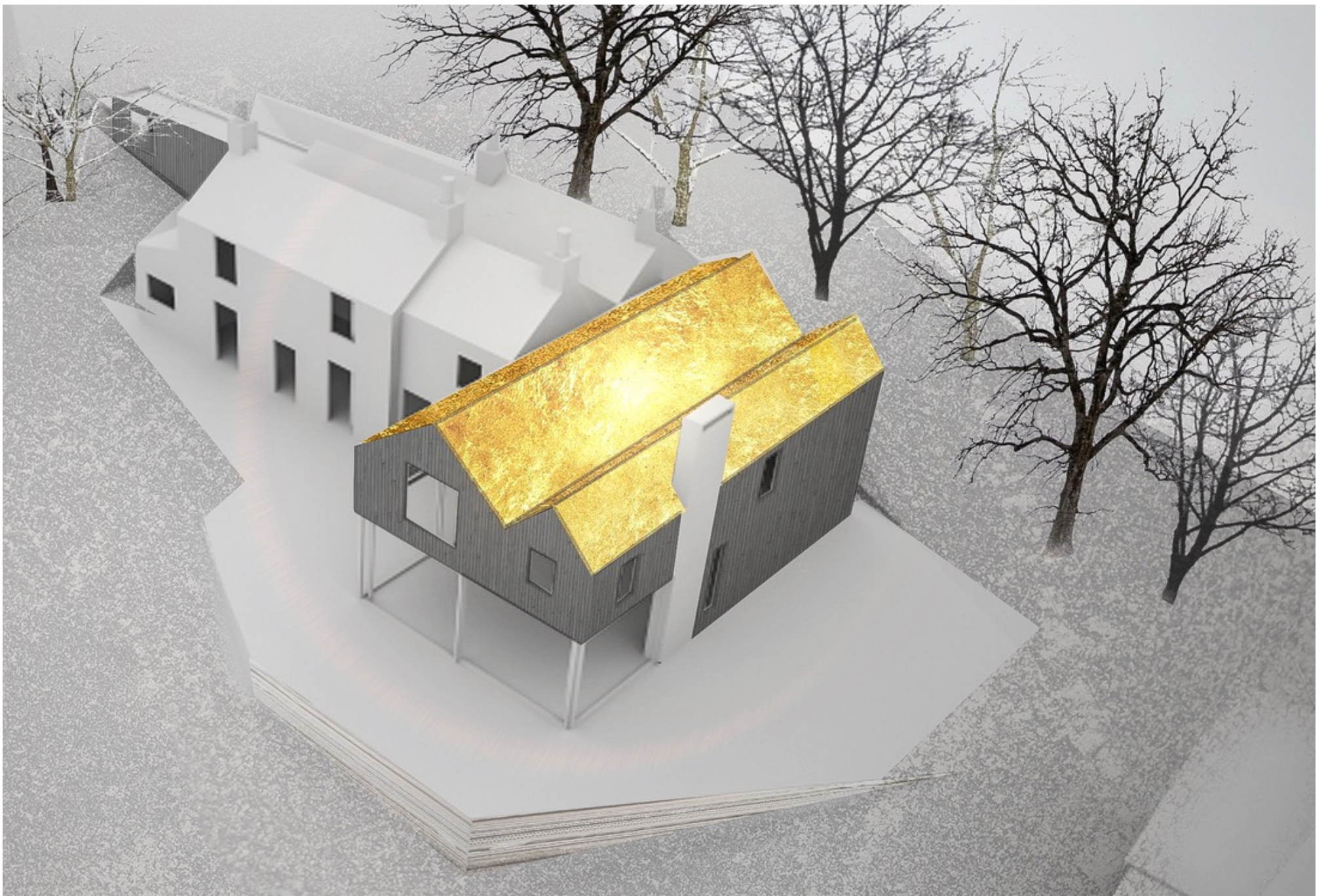
We've attached one that we worked on with Piers Taylor and Kate Darby Architects, it was part of a semi detached development. Our view was that the ridges could be lowered, due to splitting the span between wall plates, plus it gave a much more satisfactory architectural appearance.



However, to focus on the comment 'a double gable extension would be alien to the area' we would say, so what?

Why can't we be designing extensions that push the boundary of architecture. We have had this scheme approved, with Pier Taylor of Invisible studios and are waiting for the tenders to come to construct.

Its an extension to a small cottage







More examples of 'alien' extensions.

Worth noting that all these extensions won an RIBA award for design.









We recently had a planning refusal from MTCBC LPA over turned at appeal. The interesting comment to look at was the one stating that complement doesn't mean match. We've already discuss that the double gable would be smaller in height/scale.

A critical assessment through models making a 3d visuals show that the extension is:

Subservient to the host dwelling.
Compliment the scale and design of the host building.
There's no recessed extensions in the area.
Respects design by using a hipped roof structure.
There are a variety in the shape and size of building in the area, therefore would not have an adverse effect on the character of the area.

Its noted that it is to the rear; and would not be viewed in any other context other than its own.

Hopefully you'll agree with out critical assessment of this extension and would agree the comments from the LPA are subjective views.

elevation is open to view as one walks towards it along Clos Pencae. It is a large detached house and its rear garden is enclosed by a high brick wall.

4. The proposed extension would be unusual as the first floor would be wider than the ground floor. The construction would utilise cantilevers to create an overhang and the extension would also be clad in timber. This is not a material used on the existing houses on the estate but can be seen on a nearby nursing home.
5. The Council's 'A Design Guide for Householder Development' supplementary planning guidance advises that rear extensions should complement the scale and form of the dwelling. However, complement does not necessarily mean match. The proposed extension would be subservient to the host building and so would complement it in terms of size. It would also respect the style and proportions of the host property.
6. With regard to fenestration and materials, the designer has deliberately chosen to contrast but this is a legitimate approach in my view. I consider that the size and spacing of the windows and doors is right in terms of the proportions and design of the extension. The recipe of a novel design and different fenestration and materials would mean that the extension would be seen for what it is, a later addition to the house. It would, in my view, complement and create a pleasing addition to the house and provide interest in the street scene.

Conclusions

7. Given the wide variety in the shape and size of the buildings on Clos Pencae, subject to the imposition of a condition regarding materials, I do not consider that the resultant building would have an adverse impact on the character and appearance of the area. For the reasons given above and having regard to all matters raised, I consider that the proposal complies with Policy BW7 of the Merthyr Tydfil Local Development Plan 2006-2021, adopted 2011. I conclude, therefore, that the appeal should be allowed.
8. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objective of creating attractive communities.

Anthony Thickett

Inspector

5 Ninth Ave

Merthyr Tydfil, Wales

If there was an extension that was Alien, wouldn't this be it?
Our host dwelling is the one behind.





Contact details

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