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8 Malting Lane
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DESIGN STATEMENT 8 MALTING LANE.DONINGTON

PROJECT: TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION.

8 Malting Lane is a three bedroom detached house constructed in ceria 1973 sitting on a large plot of 752/m2. The boarders consist of a dense tree line with established mature trees to No 6 Malting lane, a 2.1 M height privet hedge to the rear and side running along Chestnut Avenue including a mature silver birch tree. The frontage including copper beech tree. front drive and parking for 4 vehicles

The external walls are constructed in London brick and the internal walls are constructed in cinder block with a 50mm cavity, roof constructed in cut timbers with concrete interlocking double roman roof tiles. The windows are now white pvcu.

PLANNING HISTORY

A planning application was submitted and approved in 2019 ref H04-0810-19.

The proposal was to build above the garage to create an additional bedroom and to extend a conservatory to the rear. After careful review of the application we have decided to do a fresh application that will address the existing issues with 8 Malting lane.

The previous application does not address the small existing third bedroom that is too small for a bed and the new proposed bedroom above the garage is compromised by the pitched roof ingress into the space the existing with of the garage and the existing garage foundations are not suitable for a two storey extension. The proposal will also do nothing to improve the energy efficiency of the wall and roof as due to the small cavity and construction has a poor insulation ability.

PROPOSAL

We are proposing to extend to the side two storey with single story to the rear with side attached garage. The total foot print with extensions would be 146/m2 this is only 20% of the plot area so is within planning guidance of less that 50% of development.

The existing external brickwork has no architectural merit as Malting lane has mixed development of different brickwork and some with extensive white cladding finish to walls No 14 Malting lane is finished with white cladding.

We are proposing to insulate between the existing cavity space and fix external insulation to the existing brickwork then finish in white render. This will allow 8 malting lane to achieve a U value of 0.16 W/m2k this will exceed the current building regulation and meet the new standards proposed for new housing. Insulating the existing cavity will only achieve 0.35 W/m2k. Due to the current energy supply rises we want to bring 8 Malting lane up to a sustainable energy performance standard. Malting lane has mixed development and also a rendered house further down the lane amongst different brick finished houses so we feel the render finish will not be out of place and due to the extensive tree boarders will not be fully visible from all aspects. The proposal will make the property appear larger but we are only extending 1.5m from the existing garage and 3m single story to the rear the rear extension is permissible under permitted development. Malting lane has other large houses that will still be larger than the proposal.

IMPACT ON NEIGBOURING PROPERTY

We have considered the setting and the affect on houses near. No 6 is a large bungalow, this will not be affected as there is no development to this elevation and extensive trees of 5m in height boarder this elevation so no impact will be felt. The rear extension is of single storey with no windows proposed to No 6 boundary. No 14 Malting lane is a bungalow but is on the other side of Chestnut avenue and too far to have any affect or light impact. The house to the side of No 14 is the large white cladding house.

The rear elevation properties will have the existing hedge line and the distance will be more that 20m from their windows to have affect. The front aspect we propose small balcony above the proposed bay windows, we understand that planning policy has references to balconies. The front elevation balconies will only look lout to the front road and no more can be seen then is visible from the existing windows, the extensive tree line to N0 6 will make it impossible to see in to front garden or property and the balcony to the Chestnut Avenue side will be no more than the existing landing window that looks directly in to No 14 Malting lane. These balconies are only .8m deep so offer no full seating position they are mainly for design and window cleaning access. No 24 Malting lane has a large front balcony affronting Malting Lane.