

23018 - 137 Quaker Lane – Supporting Statement Ref:2023/93369

This statement is to be read in conjunction with the planning application referenced in the title above. The statement will provide rationale and justification with regards to the contemporary nature of the design.

The current state of the dwelling requires invasive updates which subsequently, provides ample opportunity for renovation and to give a cosmetic update to the property. The existing render looks tired and houses on the street have begun updating their properties (2 Ashbourne Avenue for example – which can be seen from 137 Quaker Lane doorstep) which visibly gives the street scape a visual lift and improves the aesthetic vernacular of the area – which fundamentally is what we are trying to achieve.

The current layout of the dwelling isn't suitable for current use, the proposed design will not only provide a family home with functional internal spaces – the new design will improve access to daylight and well-being of the occupiers. The design consists of an eco-friendly composite cladding which will bring a high-quality finish to the property and will also provide longevity with a long life span due to its durability. The design adopts the existing elevational design language (half and half) but is more representative of modernisation and uplift.

The design is appropriate in density as it will stand no larger in height than the current dwelling and will fit proportionately on the plot. The existing dormer (and dormers on the street) currently comprise of a composite PVC cladding - the design of the rear extension at first floor purposefully blends in to the dormer utilising the proposed eco-friendly composite cladding to tie the existing property in with the proposed extension improving buildability and therefore, reducing the carbon footprint.

The design is considerate to the environment through the use of sustainable, durable and eco-friendly materials which is being factored in to the government's plan for decarbonisation. This scheme will also result in the occupier having a more sustainable dwelling through the implementation of new wall fabrics that supersede even current regulations. The proposal aims to cover portions of the house which are currently subject to the most cold-bridging due to dated construction methods.

The current design is sympathetic to the surrounding area with the two-storey element being situated on the more landscaped side of the rear garden with a step down to one storey as it gets closer to 139 Quaker Lane. There is considerable distance between the proposal to any surrounding property.

To conclude, the proposal will provide the family with a functional but high-quality living space that will not only make a positive contribution to the well-being of the occupiers, but will vastly improve the street scene of Quaker Lane. The proposal is an innovative approach to combine the dormer (which is partially existing) with the extension through the use of higher quality, ecofriendly materials.