

Description and details of project

Proposal for a two-story side extension on top existing single-story structure, creating bedroom, office & wetroom. Includes attic conversion with dormer & internal stairs.

Property: 62 Bassaleg Road, Newport. NP20 3PY

Room Descriptions

- **Additional First Floor Bedroom:** The proposed first-floor bedroom will measure approximately 3.5m x 2.8m, with a large window facing south east overlooking Bassaleg Road.
- **Home Office:** The home office, accessed from the first-floor bedroom, offers flexibility for potential alternative uses such as a walk-in wardrobe or nursery. It will measure 2.3m x 1.6m with large patio bi-fold doors overlooking the Nant Coch park.
- **WC/Wetroom:** The WC/wetroom is in the same area as the Home Office and will incorporate a wet room including shower, compact toilet and washbasin, with mechanical ventilation to ensure adequate airflow.
- **Attic Bedroom:** The attic bedroom will be accessible via stairs from the existing small bedroom (which will become part of the landing) that go up into the attic, with a door on entry and a dormer window facing the Nant Coch park. (or Velux depending on budget).

Staircase Details

The new case leading from the old small bedroom will go up and turn to the left into the attic room.

Terracing Effect

The existing garage extension will be adapted to be recessed back 200mm on the ground floor and 1000mm on the first-floor taking into account terracing and the reduction of the visual impact.

Akin to 50 Bassaleg Road extension

The design of the proposed extension has been informed by the approved plans for 50 Bassaleg Road, acknowledging the similar building structure and intent of a two-story side extension. However, the key difference is the access to the first floor rooms. I will be accessing it from the landing next to the new stairs where Number 50 Bassaleg Road has its access at the top of the existing stairs to give access to 2 rooms. The internal layout differs to accommodate the desired configuration of the home office and WC/wetroom adjacent to the bedroom. The other difference is the use and internal walls of the downstairs extension area. However, the external build and appearances are the same.

Window and Door Replacement

We plan to change all doors and windows during this build process to improve energy efficiency and aesthetics.

- **Triple Glazing:** On the front elevation facing Bassaleg Road, we will install triple-glazed windows. This choice will not only significantly reduce noise transmission into the facing rooms but also contribute to enhanced thermal performance.
- **Style and Materials:** We will utilize standard uPVC in anthracite grey, styled appropriately to complement the existing architectural features of neighboring properties.
- **Thermal Performance:** The proposed extension will prioritize thermal efficiency. All new windows, particularly those on the front elevation with triple glazing, are targeted to achieve a U-value of 0.8 W/m²K or lower. The attic bedroom conversion will incorporate high-performance insulation in the roof and walls, exceeding current building regulations, to minimize heat loss and optimize overall energy performance.

Materials

All external materials used will be finished to match existing textures, colours and finishes subject to planning approval.

Impact on Neighboring Properties

Potential impacts on neighboring properties have been carefully assessed. To address privacy concerns, the home office patio doors will feature obscured glass. If these patio doors are not acceptable I will be seeking to have a Balcony Juliet. Furthermore, and in line with the planning condition imposed on the approved application for 50 Bassaleg Road, the applicant commits to installing and maintaining a 1.8-metre high privacy screen along the existing deck area on both the north-east and south-west sides of the property in perpetuity. This measure is proposed to ensure the continued privacy of neighboring occupiers. The extension's design also minimizes any potential for overlooking or loss of light to neighboring properties, ensuring a harmonious integration with the existing built environment.

Drainage

The proposed first-floor wetroom (WC, toilet, and basin) will utilize the existing soil vent pipe (SVP) located adjacent to the new plumbing fixtures, minimizing disruption to the current drainage system. Rainwater disposal from the new roof area will be directed to existing drainage points where feasible. Any new drainage connections will comply with current building regulations.