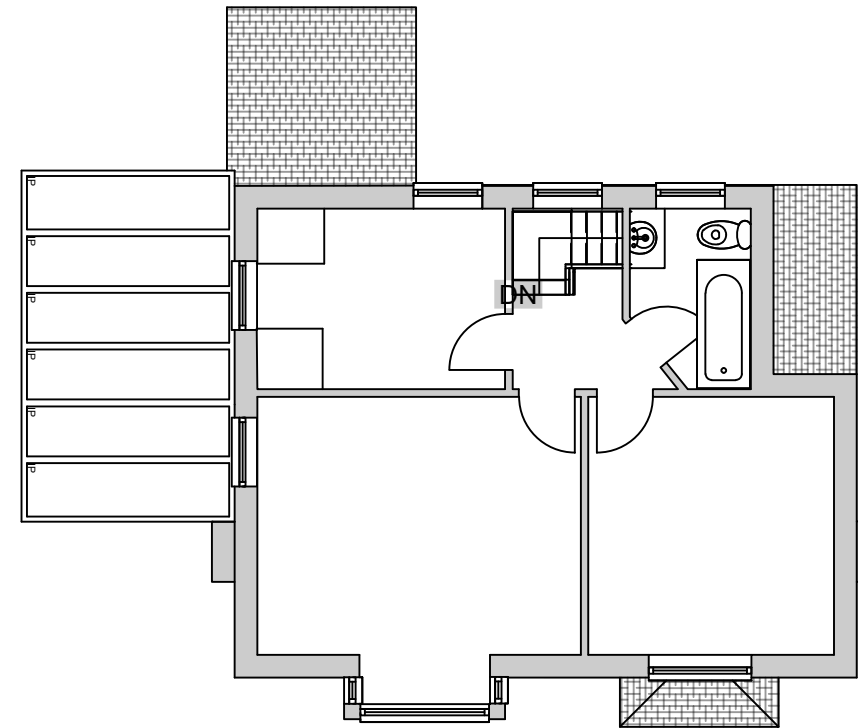
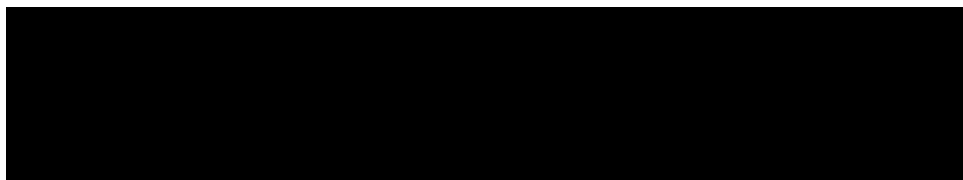


**GROUND FLOOR PLAN:**  
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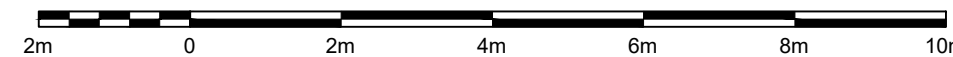


**FIRST FLOOR PLAN:**  
**1:100**



# Malvern

1:100



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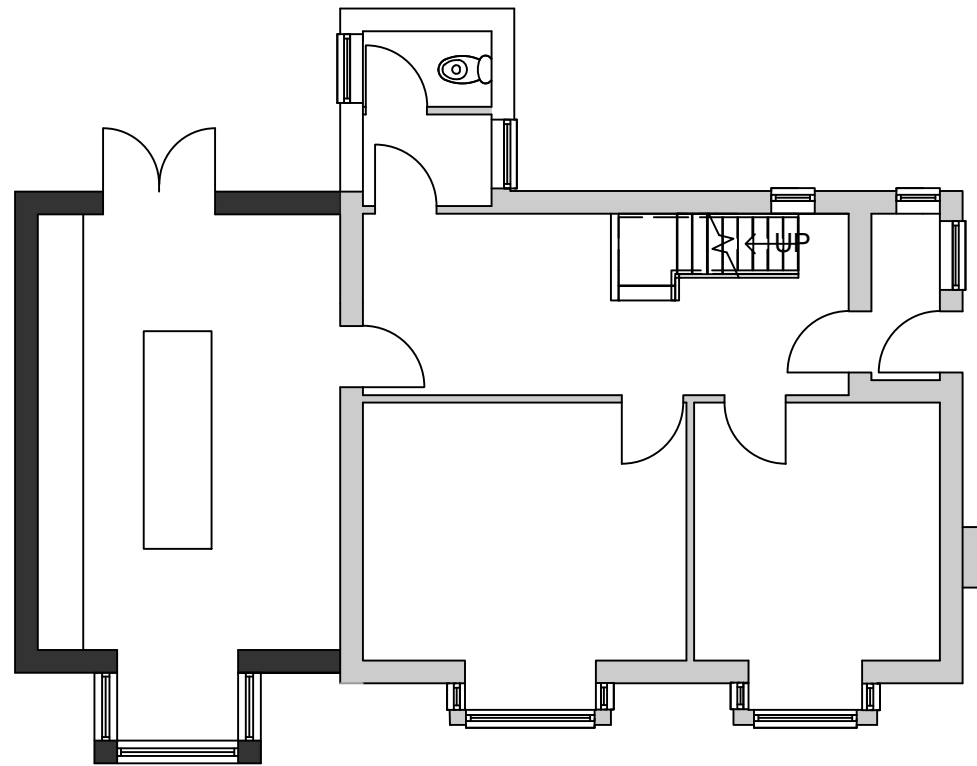
Client Name  
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Project Title  
**Proposed Two Storey Extension & Refurbishment**

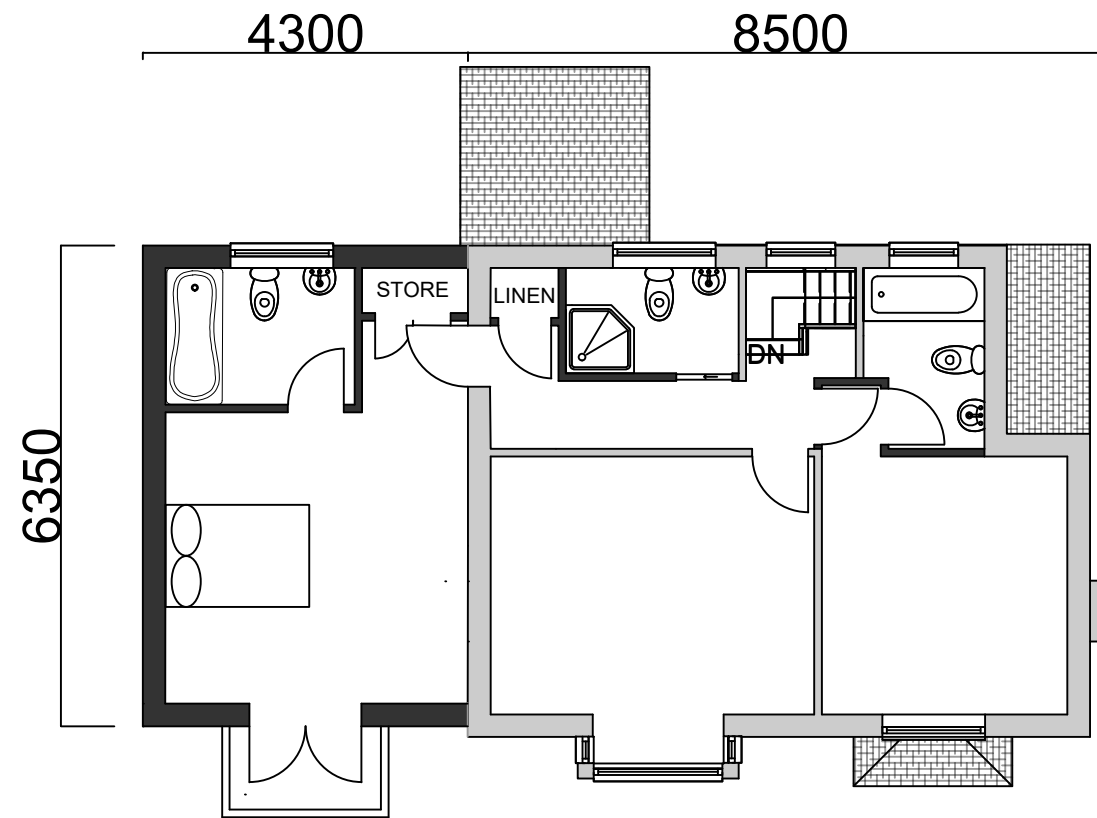
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Drawing Title  
**Existing Plans**

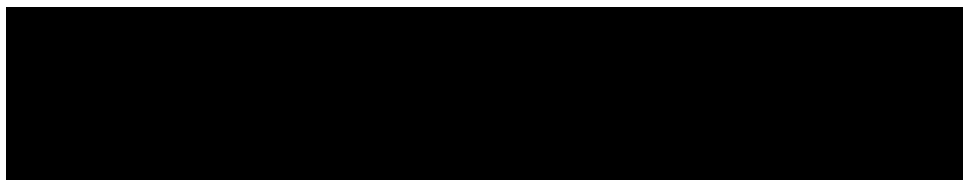
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JAN 2026		1:100			RDS			
PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV STAT	REV NO
25006	AA	A1	XX	PL	A	101	P1	01



GROUND FLOOR PLAN:  
**1:100**

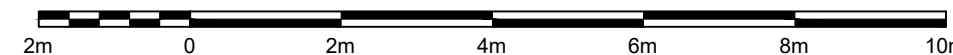


FIRST FLOOR PLAN:  
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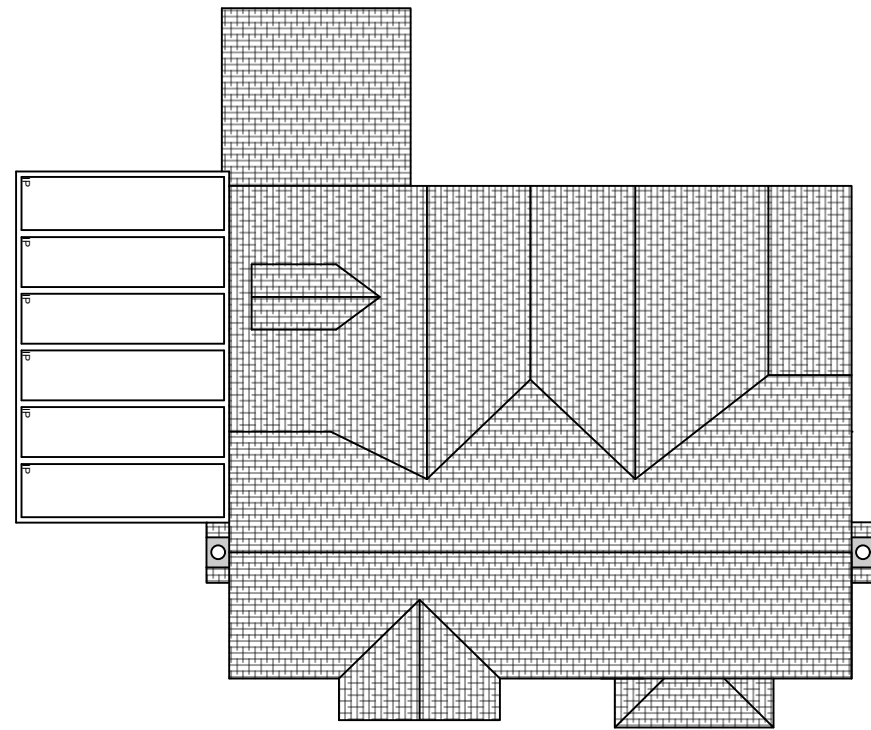


**Malvern**

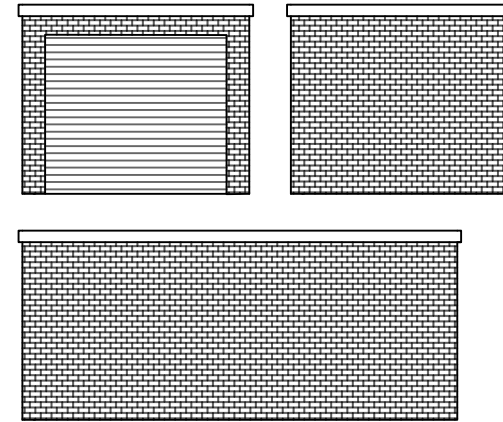
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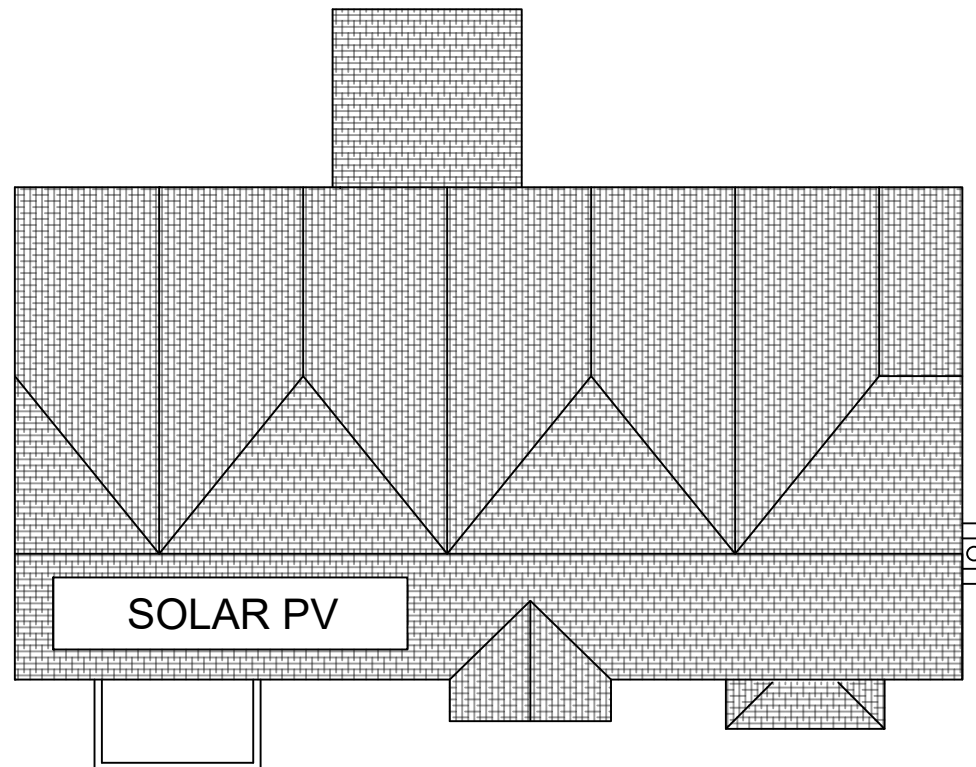
W:	<a href="http://affordablearchitectural.co.uk">affordablearchitectural.co.uk</a>							
M:	<a href="mailto:enquiries@affordablearchitectural.co.uk">enquiries@affordablearchitectural.co.uk</a>							
T:	01902 239360							
Client Name	[REDACTED]							
Project Title	<b>Proposed Two Storey Extension &amp; Refurbishment</b>							
Project Address	[REDACTED]							
Drawing Title	<b>Proposed Plans</b>							
DATE	SCALE							
<b>JAN 2026</b>	<b>1:100</b>							
PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV STAT	REV NO
<b>25006</b>	<b>AA</b>	<b>A1</b>	<b>XX</b>	<b>PL</b>	<b>A</b>	<b>102</b>	<b>P1</b>	<b>01</b>



EXISTING ROOF PLAN:  
**1:100**



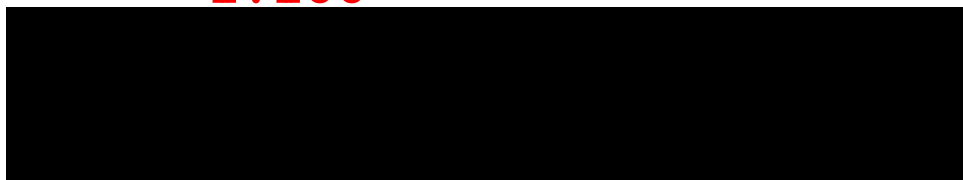
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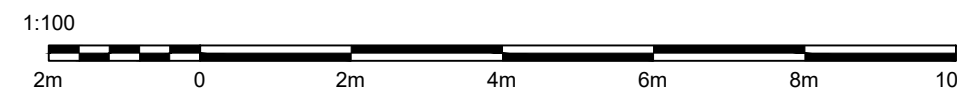
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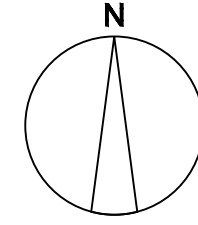
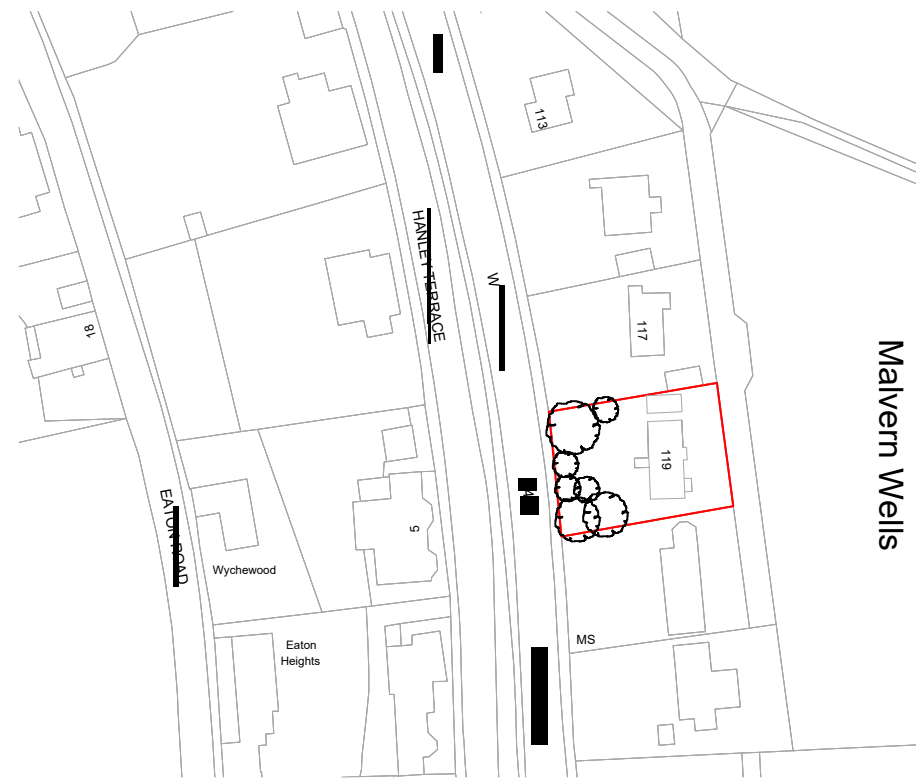
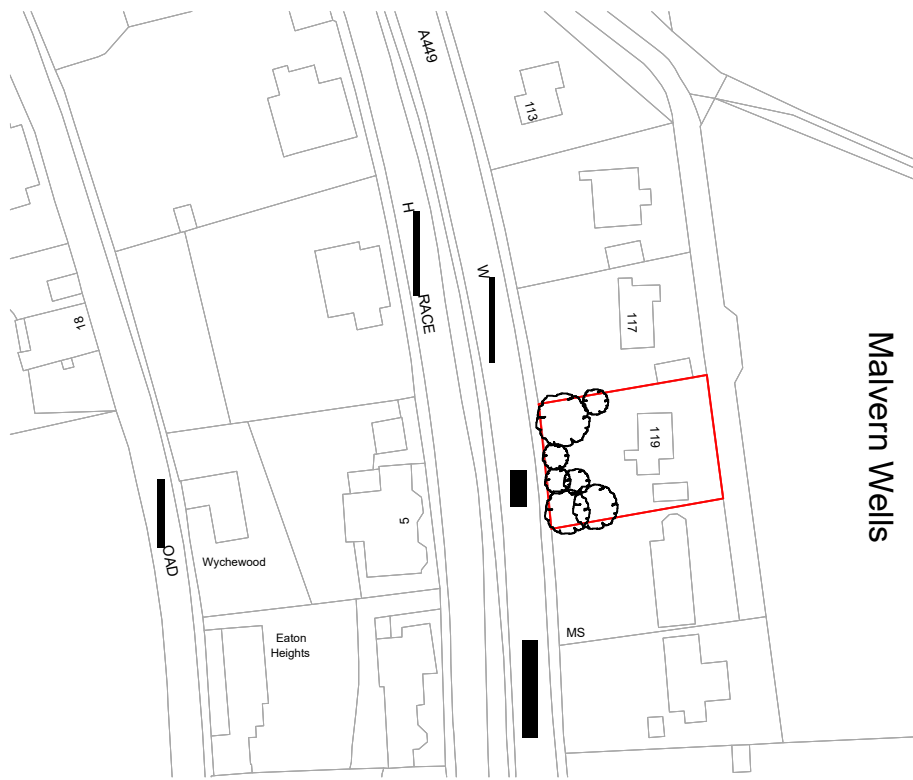
PROPOSED GARAGE PLAN:  
**1:100**



# Malvern



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T:	01902 239360
Client Name [REDACTED]	
Project Title Proposed Two Storey Extension & Refurbishment	
Project Address [REDACTED]	
Drawing Title Proposed & Existing Roof, Garage Elevations & Plans	
DATE	SCALE
JAN 2026	1:100
DRAWN RDS	
PROJ NO	AUTHOR
25006	AA
VOLUME	LEVEL
A1	XX
DOCTYP	ROLE
PL	A
DRW NO	REV STAT
103	P1
REV NO	
01	



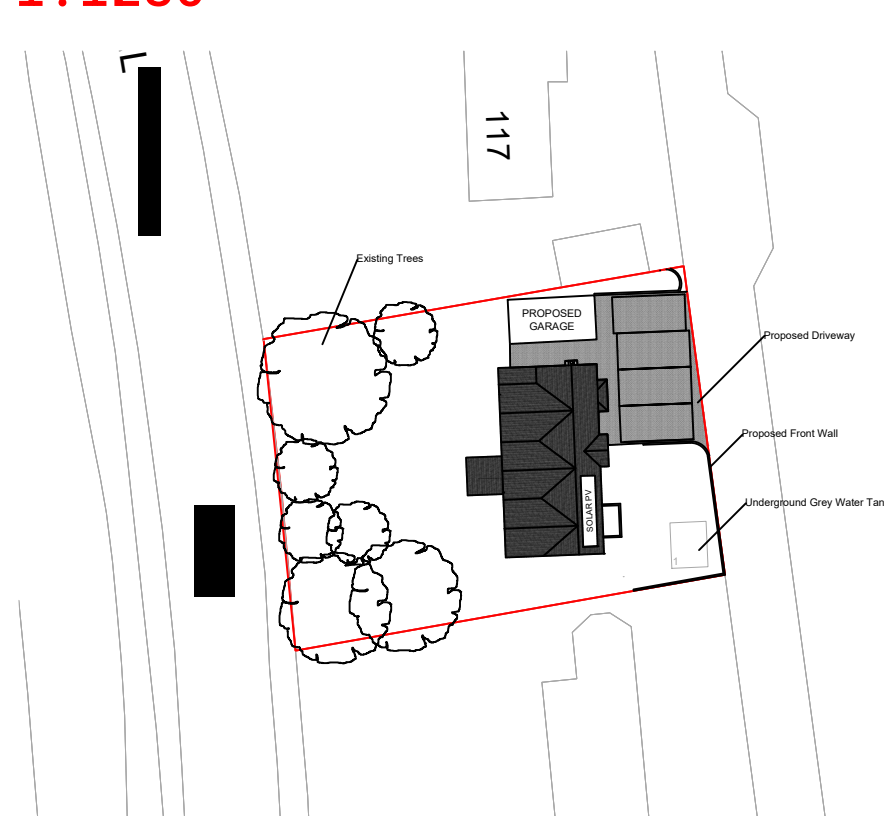
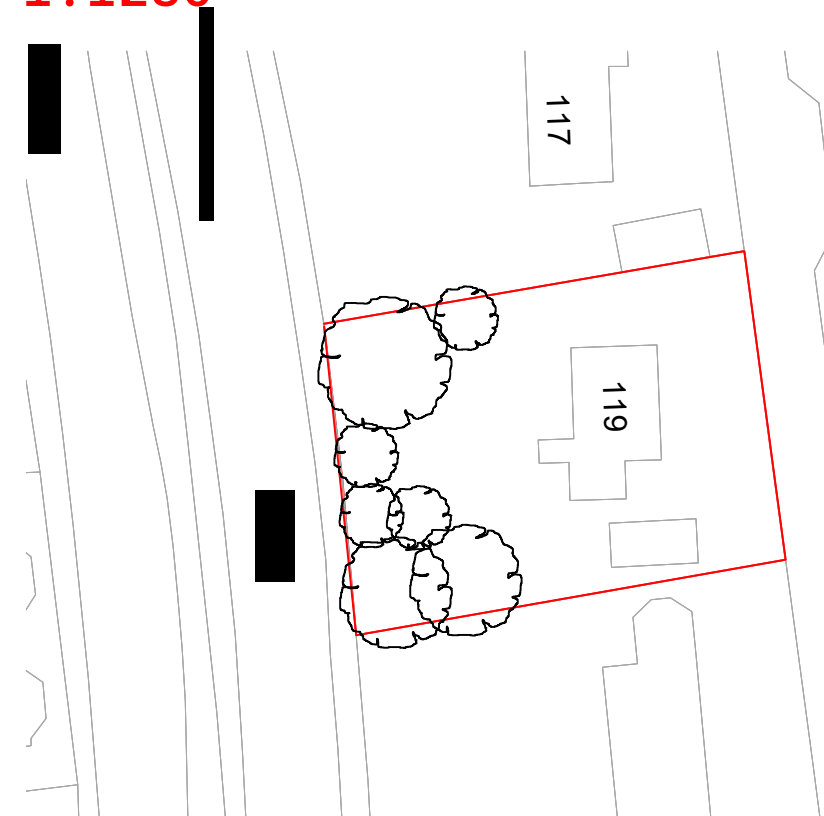
1. Solar Photo Voltaic Panels to be installed on front face of roof.
2. Ground Floor to be finished in Red Facing Brick to match existing.
3. First Storey to be clad in Vertical Millboard - Smoked Oak.
4. All windows to be changed to Anthracite Grey UPVC Windows.
5. Proposed Garden Wall to level front garden to match existing height.
6. F1 - Underground Grey Water Tank to be installed when leveling off front Garden
7. Proposal will accomdate 5 parking spaces (1 being in the garage).
8. Proposal to change existing garage location to opposite side of house. Size & Materials of existing garage to remain the same.

**EXISTING LOCATION:**

**1:1250**

**PROPOSED LOCATION:**

**1:1250**

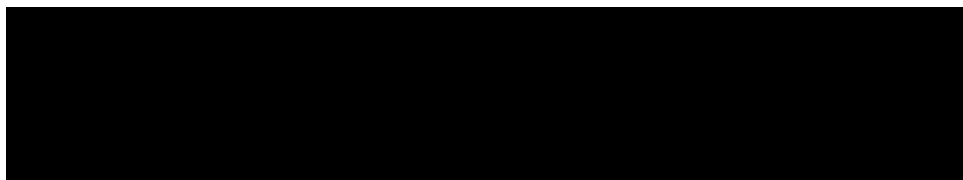


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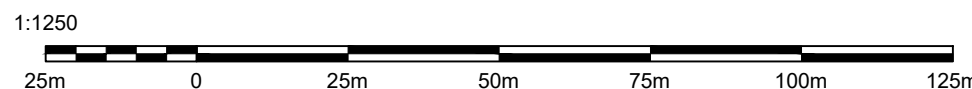
**1:500**

**PROPOSED BLOCK:**

**1:500**



# Malvern ans



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Client Name  
[REDACTED]

Project Title  
**Proposed Two Storey Extension & Refurbishment**

Project Address  
[REDACTED]

Drawing Title  
**Proposed & Existing Location & Block**

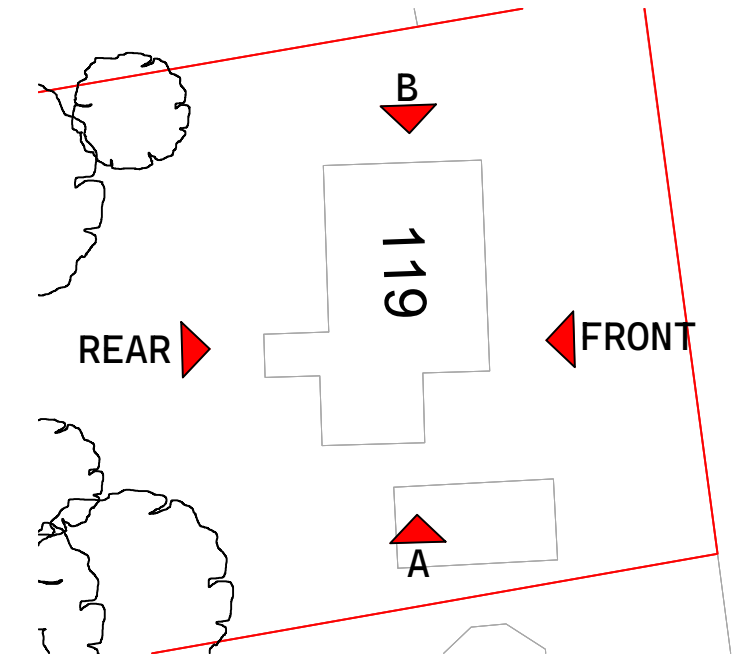
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PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV STAT	REV NO
25006	AA	A1	XX	PL	A	104	P1	01



**FRONT ELEVATION:**  
**1:100**



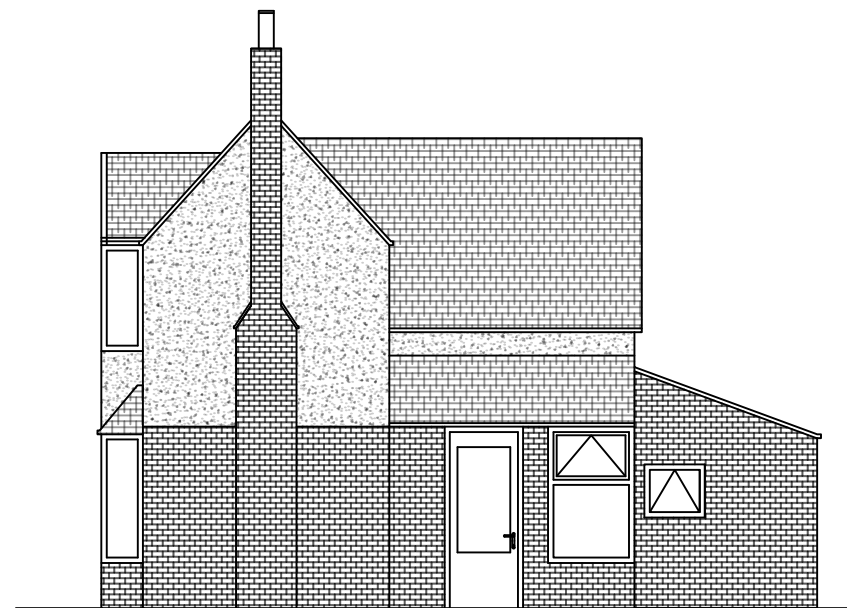
**SIDE A ELEVATION:**  
**1:100**



**REFERENCE PLAN:**  
**NTS**



**REAR ELEVATION:**  
**1:100**



**SIDE B ELEVATION:**  
**1:100**



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Client Name  
**Mr & Mrs Revell**

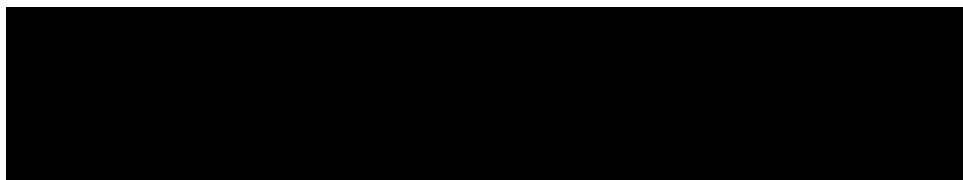
Project Title  
**Proposed Two Storey Extension & Refurbishment**

Project Address  
[REDACTED]

Drawing Title  
**Existing Elevations**

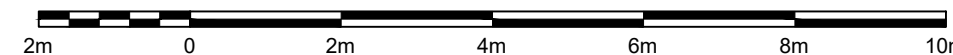
DATE: **JAN 2026** SCALE: **1:100** DRAWN: **RDS**

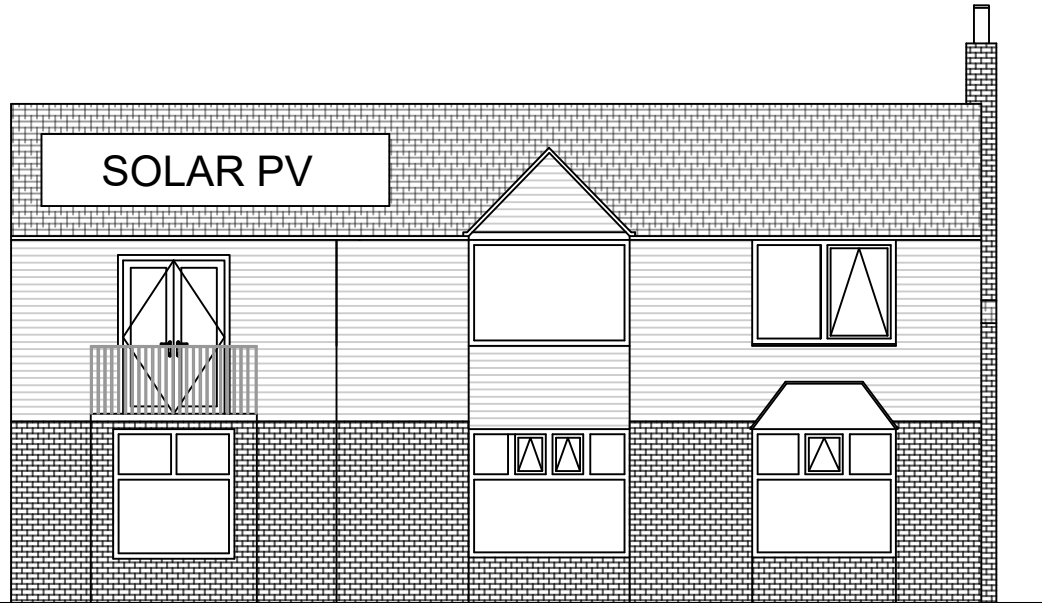
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25006	AA	A1	XX	PL	A	201	P1	01



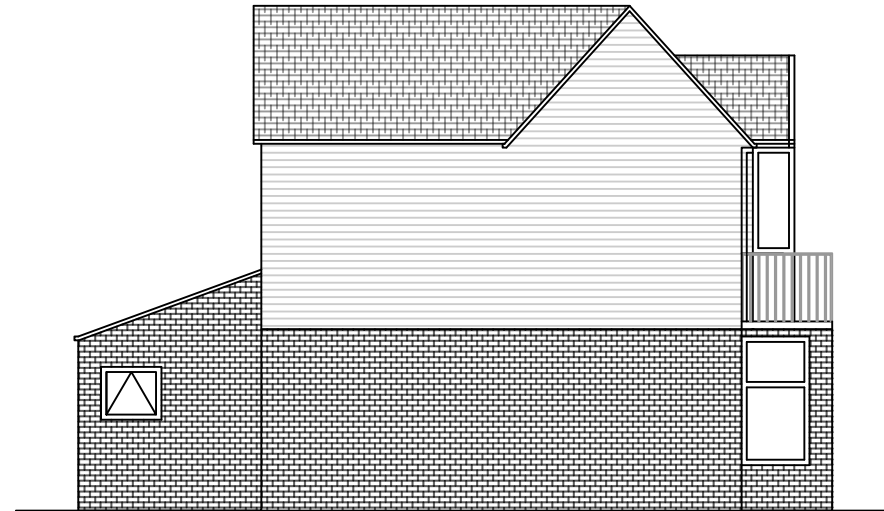
# Malvern

1:100

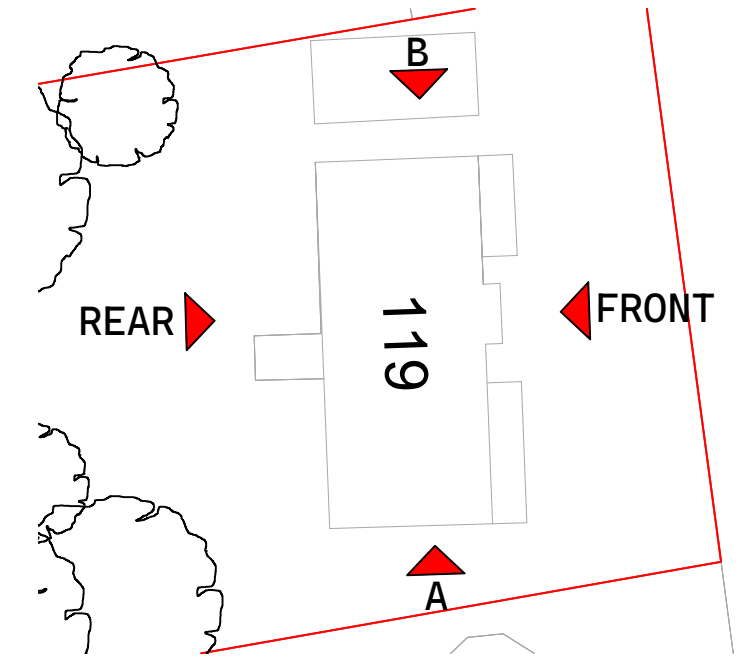




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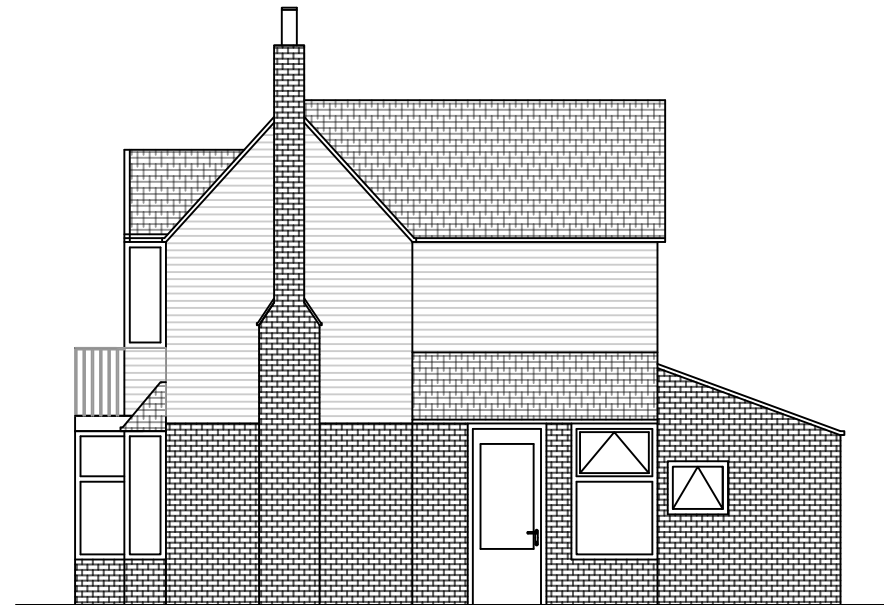
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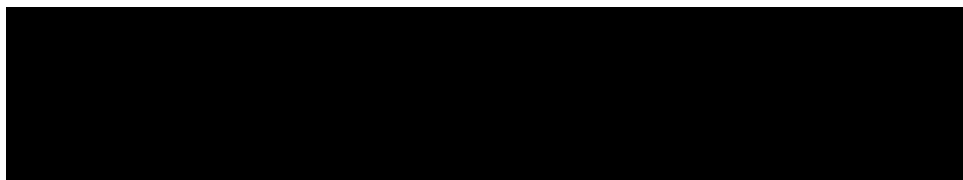
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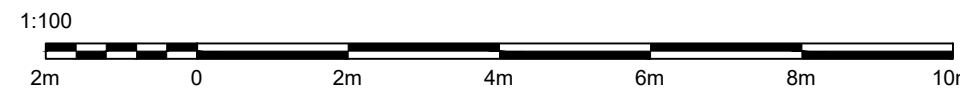
**REAR ELEVATION:**  
**1:100**




**SIDE B ELEVATIONS:**  
**1:100**



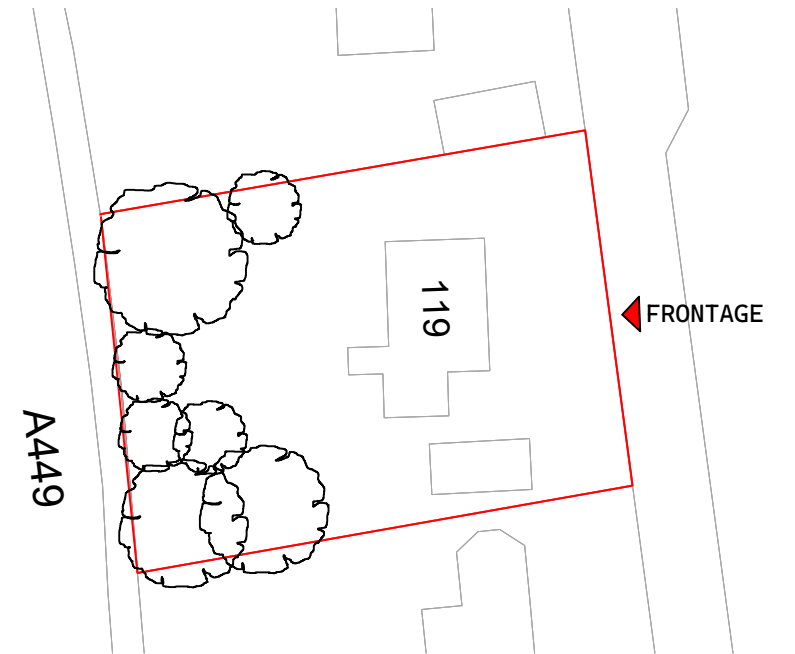
**Malvern**



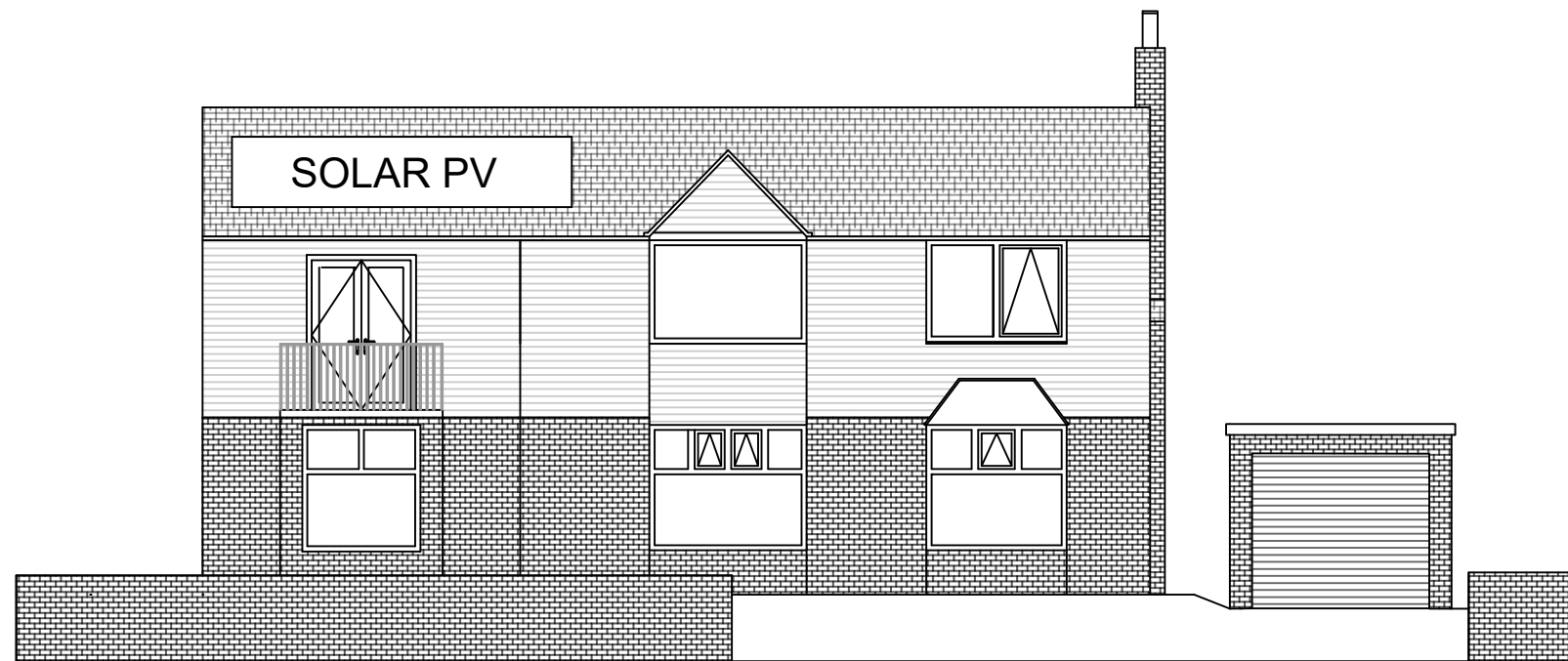
									
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M:					enquiries@affordablearchitectural.co.uk				
T:					01902 239360				
Client Name									
[REDACTED]									
Project Title									
Proposed Two Storey Extension & Refurbishment									
Project Address									
[REDACTED]									
Drawing Title									
Proposed Elevations									
DATE			SCALE			DRAWN			
JAN 2026			1:100			RDS			
PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV STAT	REV NO	
25006	AA	A1	XX	PL	A	202	P1	01	



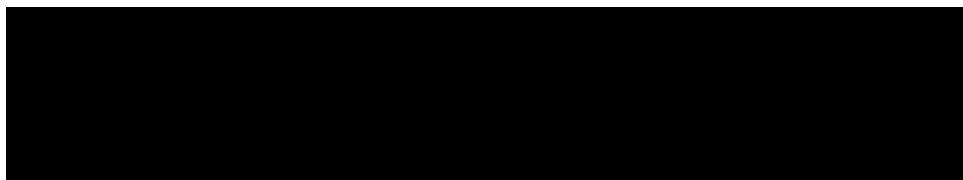
**EXISTING FRONTAGE:**  
**1:100**



**REFERENCE PLAN:**  
**NTS**

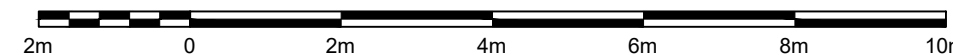


**PROPOSED FRONTAGE:**  
**1:100**



# Malvern

1:100



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Client Name  
[REDACTED]

Project Title  
**Proposed Two Storey Extension & Refurbishment**

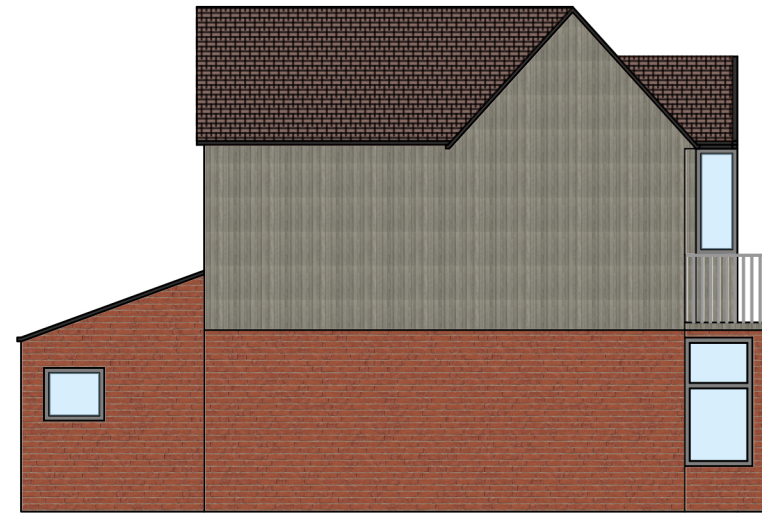
Project Address  
[REDACTED]

Drawing Title  
**Proposed & Existing Frontage Elevations**

DATE		SCALE		DRAWN	
JAN 2026		1:100		RDS	
PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE
25006	AA	A1	XX	PL	A
DRW NO	REV STAT	REV NO			
203	P1	01			



**FRONT ELEVATION:**  
**1:100**



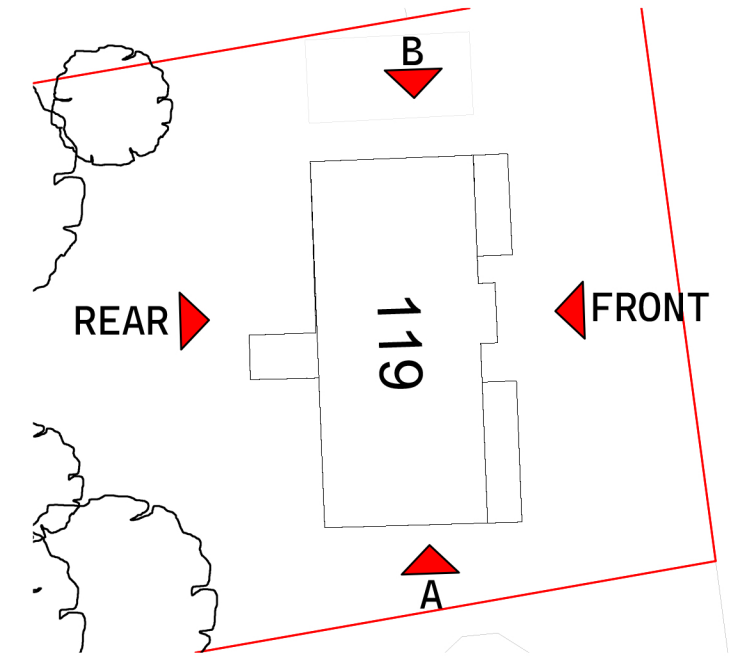
**SIDE A ELEVATIONS:**  
**1:100**



**REAR ELEVATION:**  
**1:100**



**SIDE B ELEVATIONS:**  
**1:100**



**REFERENCE PLAN:**  
**NTS**



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T: 01902 239360

Client Name  
[REDACTED]

Project Title  
**Proposed Two Storey Extension & Refurbishment**

Project Address  
[REDACTED]

Drawing Title  
**Illustrative Proposed Elevations**

DATE		SCALE			DRAWN			
JAN 2026		1:100			RDS			
PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV STAT	REV NO
25006	AA	A1	XX	PL	A	204	P1	01

**Proposed Elevations**

## Design and Access Statement

**Site Address:** [REDACTED]

**Applicant** [REDACTED]

**Prepared By:** Ryan Skitt, Affordable Architectural

**Proposal:** Two-storey side extension, external cladding alterations, garage relocation and rebuild, new front garden wall, installation of solar PV and greywater system.

### 1. Introduction

This Design & Access Statement has been prepared to support a Householder planning & demolition in a conservation area application for proposed alterations and extensions to the existing dwelling at [REDACTED]. The application is submitted in accordance with national and local planning policy requirements and addresses design rationale, site context, access, and sustainability considerations.

### 2. Site Location and Context

The property is a detached two-storey dwelling situated along [REDACTED], a prominent residential route within **Malvern Wells**. The area is characterised by detached houses with varied architectural styles, most dating from the late Victorian to interwar periods. Properties typically feature red brick or stone finishes, pitched roofs, bay windows, and mature boundary treatments.

The site is located **within the Malvern Wells Conservation Area**, though the property itself is **not listed**. It contributes positively to the character of the area through its proportions, set-back position, and traditional form.

### 3. Existing Property Description

119 Wells Road currently consists of:

- Two storeys, red brick construction on the lower floor with beige render above
- White-framed UPVC windows
- A single-storey garage on the left-hand side
- A gently sloping front garden with an open driveway
- Traditional roof form with gables facing the street

The dwelling is in good condition but limited in internal space and lacks modern sustainability features.

#### 4. Design Proposal

The proposed works aim to enhance the living accommodation, energy efficiency, and external appearance of the property while remaining sympathetic to its setting within the conservation area.

##### Key Design Elements:

- **Two-Storey Side Extension:**

A new extension to the right-hand side of the house will add additional internal space. The extension mirrors the original building's roof pitch, ridge height, and materials at ground level, ensuring it blends in harmoniously.

- **New Cladding:**

The first floor will be re-clad in vertical Millboard smoked oak composite cladding—a contemporary, low-maintenance material with a natural wood appearance, suitable for sensitive locations.

- **Garage Relocation and Rebuild:**

The existing single garage will be demolished and rebuilt on the opposite side of the house, using the same dimensions and red brick material to retain consistency with the existing and proposed elevations.

- **Front Garden Wall:**

A new low-level brick wall will define the garden's edge and accommodate ground level changes, using matching red brick for continuity.

- **Sustainability Features:**

The proposal includes solar photovoltaic panels mounted on the front roof slope and an underground greywater harvesting tank in the front garden.

#### 5. Layout and Scale

The layout remains largely unchanged, with the footprint expanded modestly to the right-hand side. The proposal maintains front and rear garden space and provides for **five off-street parking spaces**, including the new garage.

The scale and height of the extension match the existing building. The garage remains single storey. No overdevelopment is proposed, and the overall massing remains in keeping with neighbouring properties.

## 6. Appearance and Materials

- **Ground Floor:** Red facing brick to match existing
- **First Floor:** Vertical millboard cladding in smoked oak
- **Roof:** Retained existing pitched style
- **Windows:** Anthracite grey UPVC units
- **Garage and Wall:** Red brick to match house

The material selection strikes a balance between traditional references and a modernised, sustainable update.

## 7. Access

Vehicular access is unchanged from the existing arrangement. The proposal provides for a widened, levelled driveway with five parking spaces. Pedestrian access from the street remains via the same route. The site is accessible and compliant with general residential design principles.

## 8. Environmental and Sustainability Considerations

The proposals incorporate:

- **Solar PV panels** to generate renewable electricity
- **Greywater recycling tank** to reduce water consumption
- **Improved insulation** to meet or exceed current energy standards

These upgrades will reduce the long-term environmental impact of the dwelling.

## 9. Conclusion

The proposed development is a high-quality, modestly scaled improvement to a family home within the Malvern Wells Conservation Area. It respects the character and appearance of the area, enhances energy performance, and contributes positively to the local streetscape. It is respectfully submitted that the proposal complies with national and local planning policy and should be granted planning permission.

## STATEMENT OF SIGNIFICANCE – HERITAGE STATEMENT

**Site Address:** [REDACTED]

**Applicant:** [REDACTED]

**Prepared By:** Ryan Skitt, Affordable Architectural

**Proposal:** Two-storey side extension, proposed external cladding, proposed garden wall, demolition of existing garage and construction of new garage on the opposite side.

### 1. Introduction

This statement has been prepared in accordance with the South Worcestershire Development Plan Policy SWDP24 and Paragraphs 207–221 of the National Planning Policy Framework (NPPF). It addresses the potential impact of proposed development works at 119 Wells Road on the setting and significance of the nearby designated heritage asset:

- Heritage Asset: Twenty-seven gas streetlamps on Wells Road
- Listing Status: Grade II
- Historic England Reference: 1389549

### 2. Site Context and Relationship to the Heritage Asset

Although the postal address is 119 Wells Road, the property is accessed via a private road set well back from the public highway. There is a pedestrian gate onto Wells Road at the rear of the garden, but the house itself is not visible from the street due to dense and well-established trees and hedging along the boundary.

The Grade II listed gas streetlamps are located on Wells Road and therefore near this gated rear access point; however:

- The lamps cannot be seen from the house, and
- The house cannot be seen from the lamps or Wells Road generally, due to the substantial natural screening.

These boundary trees and shrubs will be retained in full throughout the proposed development. No thinning or removal of this vegetation is planned.

### 3. Assessment of Impact on Significance

Given the visual and physical separation between the listed gas lamps and the development site:

- There is **no direct intervisibility** between the asset and the proposed works.

- The **setting of the heritage asset is not affected**, as the lamps remain part of the uninterrupted historic streetscape along Wells Road.

Although there is no impact on views or proximity, the design has nonetheless been developed with sympathy to the local character:

- The **roof pitch and form of the extension follows the existing dwelling**, ensuring visual continuity.
- The **materials** proposed (including timber cladding and muted tones) are chosen to be visually recessive and non-intrusive.

#### 4. Conclusion

The proposed development at [REDACTED] as no impact on the setting or significance of the Grade II listed gas lamps. The natural screening between the site and Wells Road remains untouched, and no heritage features are affected or diminished in terms of visual appreciation or historic context.

The scheme is fully consistent with SWDP24, relevant guidance within the NPPF, and good practice regarding conservation of the historic environment.



## WATER MANAGEMENT STATEMENT

**Site Address:** [REDACTED]

**Applicant:** [REDACTED]

**Prepared By:** Ryan Skitt, Affordable Architectural

**Proposal:** Two-storey side extension, proposed external cladding, proposed garden wall, demolition of existing garage and construction of new garage on the opposite side.

### 1. Introduction

This statement has been prepared in support of a planning application for a two-storey side extension, installation of vertical cladding to the first floor, replacement of all windows, demolition and replacement of garage, construction of a new front garden wall, installation of solar photovoltaic panels, and installation of an underground greywater tank.

This report addresses Policies SWDP29 (Sustainable Drainage Systems) and SWDP30 (Water Resources, Efficiency and Treatment) of the South Worcestershire Development Plan (SWDP), as well as national guidance relating to sustainable water management.

### 2. Minimising Water Usage and Wastage

To reduce water consumption and meet the requirements of SWDP30, the following water efficiency measures will be implemented:

- **Dual/Low Flush WCs:** All newly installed toilets will be dual flush (4/2.6 litre), reducing overall water consumption.
- **Aerated/Low-flow Taps and Showerheads:** All taps and shower fittings will be fitted with aerators or low-flow restrictors to reduce potable water use without compromising performance.
- **Water-Efficient Appliances:** Kitchen and utility room appliances (e.g. dishwasher and washing machine) will be selected based on high water efficiency ratings.
- **Water Butts:** A water butt (minimum 200L capacity) will be installed to collect rainwater from the new garage roof for use in watering ornamental plants.

#### Rainwater Harvesting System (Underground Tank)

A key feature of the development is the installation of an underground rainwater harvesting tank, which will collect and store rainwater from the roofs of the main house and/or garage. This stored water will be filtered and used for non-potable applications on-site, specifically:

- Flushing of ground floor WCs

- Potential future connection to first floor WCs, depending on final plumbing configuration
- Irrigation of external planting and garden areas

This system represents a sustainable approach to water management by capturing and reusing rainwater that would otherwise run off into the drainage network, thus reducing demand on mains supply and contributing to resilience in periods of drought.

Combined with low-flow fixtures, efficient appliances, and water butts, this system is expected to ensure total household water consumption is below 110 litres per person per day, consistent with SWDP30 requirements.

### **3. Sustainable Drainage & Surface Water Management (SWDP29)**

The following measures will ensure that surface water drainage is managed in a sustainable and coordinated manner:

- Use of Permeable Surfaces: All new hardstanding (driveway and garden path) will use permeable paving.
- Gutter Filtering Systems: Leaf/debris guards and first flush diverters will be installed to improve water quality of collected rainwater.
- Attenuation Measures: The underground greywater tank will include a controlled overflow connection to avoid sudden discharge to the main sewer network.
- Maintenance Plan: Drainage features (gullies, gutters, water butts, greywater filters) will be inspected every 6 months and cleared as required.

### **4. Water Quality Management**

All surface runoffs will be filtered prior to infiltration or controlled discharge. Oil/grease traps will be used if needed during construction. No foul water will be discharged into watercourses.

### **5. Conclusion**

This scheme has been designed to ensure water is used efficiently and runoff is sustainably managed on-site, in accordance with SWDP29 and SWDP30, helping to reduce demand on public water resources and manage local flood risk.

## HERITAGE STATEMENT

**Site Address:** [REDACTED]

**Applicant:** [REDACTED]

**Prepared By:** Ryan Skitt, Affordable Architectural

**Proposal:** Two-storey side extension, proposed external cladding, proposed garden wall, demolition of existing garage and construction of new garage on the opposite side.

### 1. Introduction

This Heritage Statement has been prepared in support of a Householder Planning Application for 119 Wells Road, Malvern. The proposal involves a two-storey side extension, changes to the external appearance (including cladding), the demolition and rebuilding of the garage on the opposite side of the dwelling, and the construction of a new front boundary wall.

### 2. Heritage Context

The property is located just off Wells Road (A449) on a private road in Malvern Wells, within the administrative area of **Malvern Hills District Council**. Based on local designations and council data, this property **falls within the Malvern Wells Conservation Area**, which is a designated heritage asset under the Planning (Listed Buildings and Conservation Areas) Act 1990.

This area is characterised by spacious, detached late 19th- and early 20th-century villas, often constructed of red brick or stone, with steep roof pitches and mature landscaping. Architectural quality and townscape consistency are important features of the area.

The application site is **not a listed building**, nor is it locally listed, but it is considered to make a **positive contribution** to the character of the conservation area.

### 3. Description of the Existing Building

119 Wells Road is a detached two-storey family home of brick construction with a pitched roof and simple elevational treatment. The building sits slightly elevated from the street level and currently includes:

- A single-storey garage to the left of the property
- Traditional red brick elevations
- Anthracite Grey-framed UPVC windows
- An open front garden with sloping terrain

### 4. Proposed Development Summary

The proposals, as illustrated in the submitted drawings (Ref: AA\_PROPOSED\_PLANS\_PLANNING\_WR14\_4PD\_R0), include:

- A **two-storey side extension** to the right-hand side of the property to provide additional living space, designed in keeping with the original roof form and ridge height.
- A **change in cladding** material to the upper floor using vertical Millboard composite cladding in a smoked oak finish, providing a natural and modern interpretation of local materials.
- The **demolition of the existing garage** and construction of a new garage of the **same size and materials** on the opposite side of the house.
- The addition of a **front garden wall** to level off the terrain and define the property's edge, constructed in matching red brick.
- Integration of **solar photovoltaic panels** on the front roof pitch and a **greywater tank** underground, improving sustainability and efficiency without altering the appearance from the street.
- The resulting scheme allows for **5 off-street parking spaces**.

## 5. Impact on Heritage Significance

The proposals have been developed with careful regard to the surrounding built environment and the character of the conservation area. The impact is considered to be **neutral to positive**, for the following reasons:

- The **scale and massing** of the proposed extension are subordinate to the original dwelling and preserve its proportions and visual dominance.
- The use of **high-quality, contemporary materials**, such as smoked oak-style cladding and anthracite windows, offers a modern aesthetic while remaining sympathetic in tone and texture.
- The garage relocation maintains the original form and materials, ensuring continuity in appearance.
- The **brick garden wall** ties into the site's existing material palette and helps define the boundary in a manner consistent with similar properties along Wells Road.
- Solar PV panels are roof-mounted and unobtrusive.
- The design introduces **no harm to key views or vistas** and retains the architectural rhythm of the streetscape.



## 6. Conclusion

The proposals have been sensitively designed to enhance the usability and energy performance of the property while ensuring that its appearance continues to **preserve the special architectural and historic character** of the Malvern Wells Conservation Area. The design respects local materials, scale, and form, and aligns with the requirements of the National Planning Policy Framework (NPPF) and local planning guidance relating to heritage conservation.

We therefore consider the application to be appropriate in heritage terms and respectfully request that planning permission be granted.