

1 The Dana, Alterations to Outbuilding – Description of Proposal

Address of Property: 1 The Dana, Castlefields, Shrewsbury, SY1 2HP.

Description of proposal: Alterations to existing adjoining outbuilding to include an extension, conversion to green roof and addition of external solid wall insulation and timber cladding.

The Property

1 The Dana is located within the boundaries of the Castlefields and Spring Gardens Special Character Area, part of the Shrewsbury Conservation Area.

It is a semi-detached brick dwelling c.1925 located across the road from the former Dana Prison perimeter wall, a designated heritage asset. The front elevation of the property faces south south east and the rear elevation faces north north west to The Dana.

To the rear of the property is an adjoining single storey red brick outbuilding containing an entrance porch, bathroom and shed. The outbuilding appears to have been constructed at two different times, the shed being older with the bathroom/porch linking it to the property added at a later date.

The outbuilding roof is a mixture of tiled sloping roof sections and a flat bitumen roof which is currently leaking. The heights of the roof sections vary, the highest point is the shed apex at c.3.6m, the apex of the tiled roof section over the porch/part of the bathroom is c.3.3m and the flat roof section is c.2.25m high.

The existing drainage is poor, with guttering at differing levels, some preventing one of the shed doors fully opening. The pitched roof sections drain onto the flat roof before reaching the guttering exacerbating wear and tear. The overall outbuilding drains into a pipe lying just below the surface of the ground that crosses the entrance to the porch to reach the main drain against the wall of the house. It frequently blocks up with soil/debris creating a pool outside the front door.

Proposal

The outbuilding is to be extended northwards approximately 1.3m. The two existing shed doors will be removed and bricked up and one larger door will be built into the eastern side. This is to allow easier access into the shed, particularly for getting bicycles in and out on a daily basis.

The existing roof sections are to be removed and realigned to improve aesthetics, drainage and thermal efficiency. The replacement will be a 'green' roof using sedum species. The construction will include a new pitched roof section extending over the existing flat roof area so that the unsightly and thermally inefficient flat roof can be removed. In order to do so, the pitch angle of that section of roof will be reduced so that it can extend out further without resulting in any height increase. Due to the conversion to a green roof the pitch is able to be reduced further than with tiles. This section will also extend over the porch and as far as the eastern edge of the bathroom to provide rain cover outside the front door, but the actual footprint of the porch will not change. New guttering will be installed and connected to a downpipe above the drain outside the bathroom, with diversions to two water butts to provide water for gardening.

The addition of a green roof will require the roof supporting structure to be strengthened. It will then be insulated, waterproofed and covered with the appropriate substrate and drainage material before either a sedum mat is overlain or plug plants planted. Appropriate sedum species will be chosen to suit this north facing area. The proposal for a green roof is to increase biodiversity, improve insulation and reduce surface water runoff, all of which are appropriate measures to improve the sustainability of the building. To allow sufficient light into the outbuilding, a thermally efficient skylight will be added in the shed section of the roof and a further one above the porch.

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The exterior of the entire outbuilding will have external solid wall insulation added with wooden cladding over the insulation– the insulation and cladding are to reduce heat loss and improve the efficiency of the building. The cladding along with the green roof will also improve aesthetics by breaking up the overbearing red brick which comes from the house itself, existing outbuilding and prison walls/gym that overlook the property.

Relation to Planning Policy

There is no proposed change to the roof height and due to the neighbouring property's existing outbuilding, no change will be viewed from their side. From the street, as noted by the PRE-APP advice, very little of the building will be seen aside from the roof, which will be a positive improvement, adding greenery to the area. The scale of the design is in proportion with its surroundings and will not be overbearing or result in loss of privacy to surrounding neighbours. **(CS6, SAMDev MD2, SAMDev MD12)**

The design focuses on incorporating sustainable design and construction principles. The green roof will provide a small scale enhancement for wildlife particularly bees, butterflies and ladybirds. The green roof will slow water flow therefore reducing surface water runoff; combined with the two water butts there will be less overall surface water drainage. The addition of external solid wall insulation, cladding and the green roof will reduce heat loss and improve the energy efficiency of the buildings. **(CS6, CS18 and SAMDev MD2).**

Whilst the proposed materials do differ from the existing outbuilding, it has clearly been constructed in two parts at two different times and later than the main house. It lacks visual and historic coherence, is aesthetically poor, poorly insulated and has poor drainage. **(SAMDev MD13, CS17, PPS5, NPPF s.12)**

Ecology

The property is located within 400m of water (River Severn) and the proposals affect the roof of the outbuilding. There has therefore been a discussion with Shropshire Council's ecologist, Sue Swales regarding bats. It has been agreed that no pre-planning surveys are required as per the emails appended to this document. However Reasonable Avoidance Measures (RAMs) as suggested in English Nature's (now Natural England) Bat Mitigation Guidelines (2004) will be employed to ensure no harm to any bats. This will include:

- A check carried out by a licensed bat worker immediately prior to soft removal of the existing roof to ensure there is no evidence of any bats roosting.
- Carrying out the work at an appropriate time of year (between 1st September and 1st May) and in appropriate weather conditions (above 6°C) to minimise the likelihood of bats being present.
- After completion of the work, a bat box will be erected either as part of the amended outbuilding or at an alternative and possibly more appropriate location on the house itself.

(CS17, Wildlife and Countryside Act 1981).

Emails regarding bats

From: Sue Swales <sue.swales@shropshire.gov.uk>
Sent: 03 July 2017 15:33
To: Heather Kieniewicz
Cc: Alison Tichford
Subject: RE: Pre-planning ecology advice (further to PREAPP/17/00021)

Dear Heather

Having looked at the photographs you have submitted, and considering the small scale of the development, I would not require a bat survey to be carried out prior to submitting a planning application as I consider the likelihood of bats being present to be low. You mention below that as a precautionary measure you will be commissioning a pre-commencement inspection for bats. Details of this, including any Reasonable (Risk) Avoidance Measures should be submitted with your application and this can be conditioned as appropriate. You might consider enhancement measures such as putting up a bat box?

Kind regards
Sue

Dr Sue Swales

Natural Environment Team Leader (Ecology)
Shropshire Council
Tel. 01743 258515
sue.swales@shropshire.gov.uk

From: Heather Kieniewicz [mailto:]
Sent: 03 July 2017 13:35
To: Sue Swales <sue.swales@shropshire.gov.uk>
Subject: Pre-planning ecology advice (further to PREAPP/17/00021)

Dear Sue

Further to our earlier call today, thank you for agreeing to have a look at our proposals prior to us submitting a planning application. As I mentioned on the 'phone we are proposing works to an outbuilding which adjoins our property on its northern side. We are close to the river and the main house is c.1925, although the outbuilding itself is newer (we don't know how old – it looks to have been built at two different times). The address is 1, The Dana, SY1 2HP.

We sought pre-application advice earlier in the year: PREAPP/17/00021 for the following proposal:

Alterations to rear of property to existing adjoining outbuildings to include an increase in the footprint, replacement/redesign of roof and installation of skylight and new doors.

In being advised to seek full planning permission we have altered the plans slightly and now propose:

Alterations to existing adjoining outbuilding to include an extension, conversion to green roof and addition of external solid wall insulation and timber cladding.

Emails regarding bats

Having worked as an ecologist I am aware that our proximity to the river will flag up the requirement for surveys and in any case I do not wish to harm any protected species. I would therefore get an independent pre-construction check done immediately prior to removing any tiles/doing works to the tiled roof to ensure there are no signs of bats having used or using the outbuilding to roost.

I have attached some photos (Doc 1) of the roof structure which is a mixture of sloping tiled sections and a flat roof section.

During the nearly 3 years living at the property I have not observed any signs of bats (droppings, staining, urine, and actual sightings) in/around the outbuilding and there are a lot of undisturbed cobwebs. The outbuilding is on the northern side of the main house and is fairly well lit at night due to a streetlight on The Dana/Victoria St. The tarpaulin/bricks on top of the flat roof section are to stem a leak in the middle of the flat roof.

In my view the potential entry points are under the ends of the eaves on the tiled roof sections, although these contain a lot of cobwebs and no signs of bat entry/egress such as staining. The tiles themselves have moss growing between them preventing access under or between them. The pitched tiled section over the 'shed' fits tightly to the wall with no gaps on the northern and eastern sides and cobweb filled spaces under the ends of the eaves on the southern side, plus it has a very open structure inside preventing roosting opportunities. The section which has potential for bats to roost in is the pitched section over the porch and bathroom, which is 1.3m wide by 3.22m long and does have a mini loft void, partially filled with insulation – again, however it is fairly cobwebby throughout.

I was hoping that surveys prior to planning might not be required i.e. I am happy to take the risk that if signs are found pre-construction we would have to delay works to conduct further surveys at that stage (or next appropriate season). Is it therefore possible for it to be condition of permission that we do get an independent pre-construction check for bats rather than an up-front survey, which may soon go out of date?

I have also attached the following which I was going to submit with the application:

- (Doc 2) Description of proposal (with info relating to bats to be added, once I understand your views).
- (Doc 3) 3d visualisations of proposal.

If you need any further information please let me know.

Thank you.

Kind regards,
Heather Kieniewicz