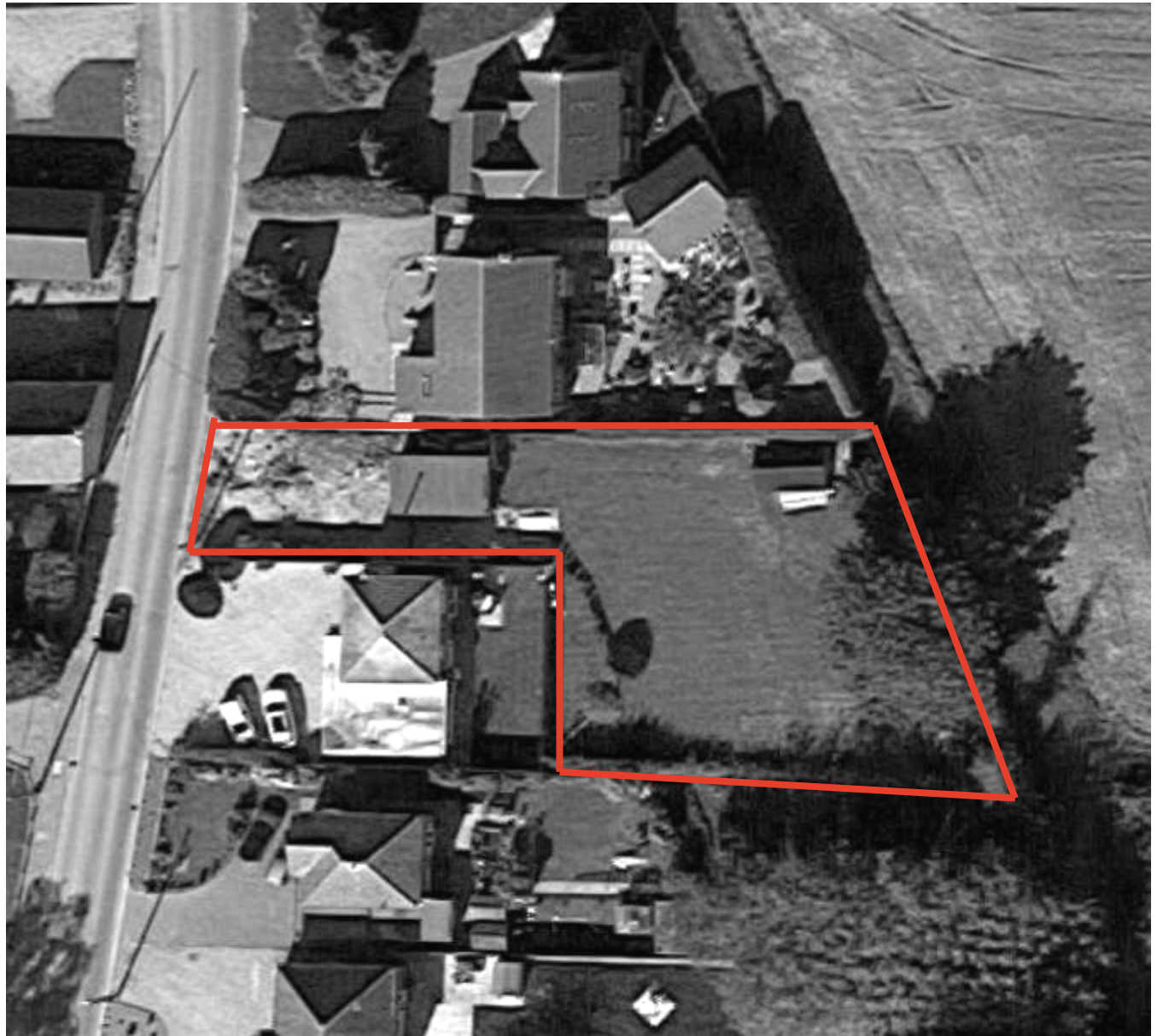


New dwelling
6 Backgate
Cowbit
Design and Access Statement
June 2020



Existing

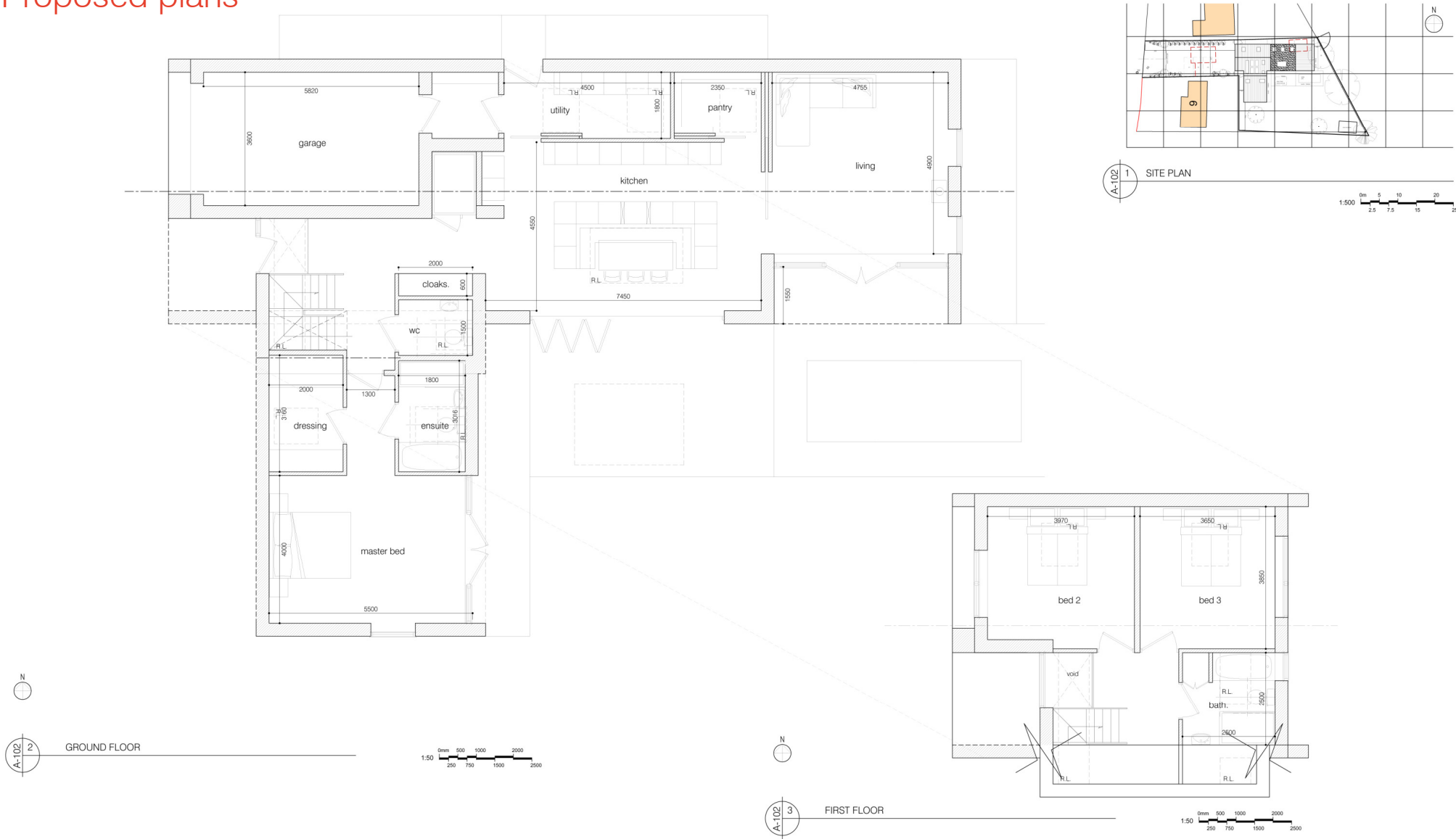


RAW

Existing plans -



Proposed plans -



Proposed - elevations



North elevation



East elevation



South elevation



West elevation

Proposed—
views



Front view



Rear view

Scale

The new dwelling sits between a two storey dwelling (no, 6) to the south, and a chalet bungalow to the north

The plot is 971m² and has a 28m² brick garage on the site. Which will be demolished as part of the proposal. The proposed footprint is 186m² (19% of the plot area)

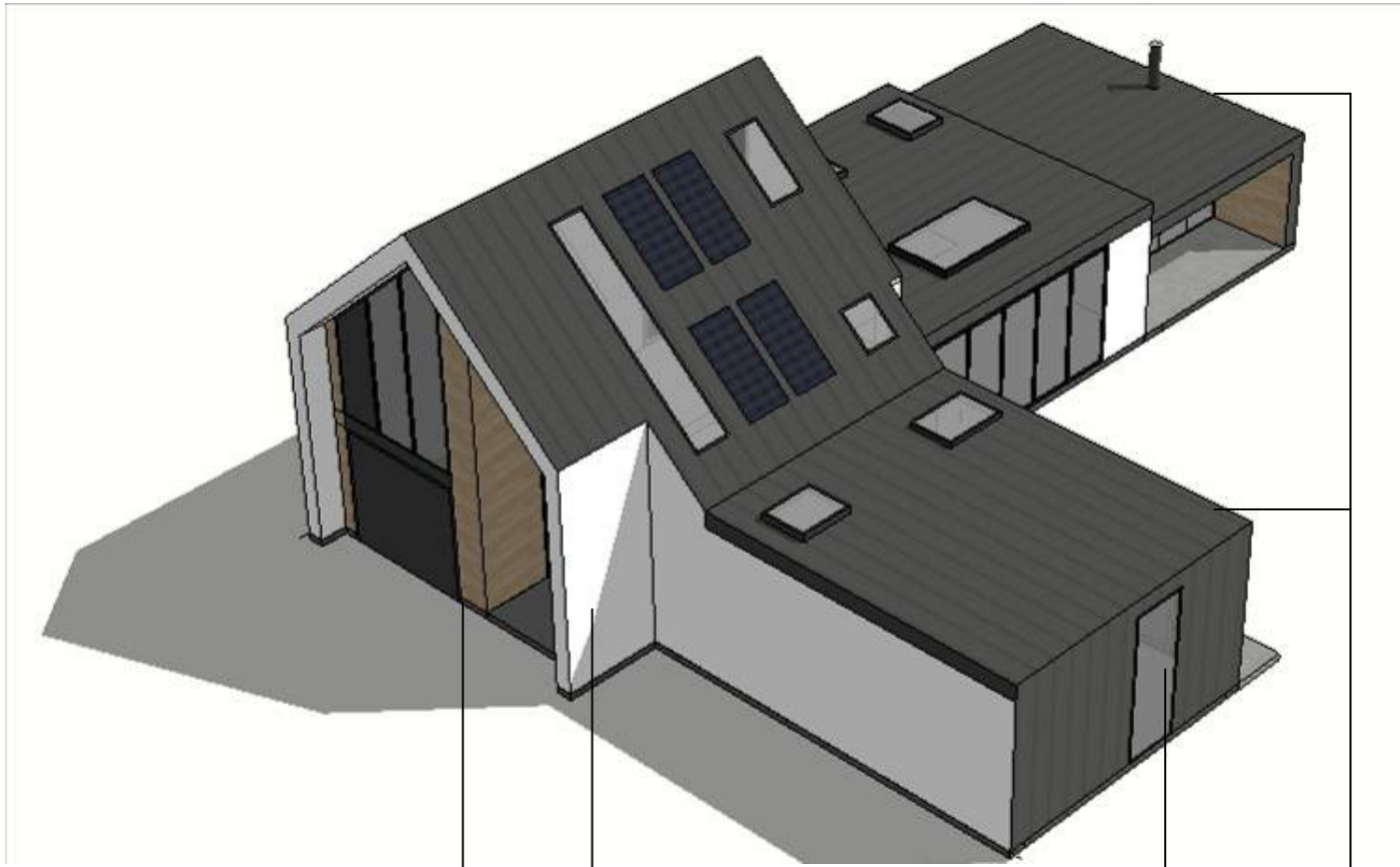
The two storey element of the building gives prominence to the street scene, whilst bridging the height difference between its neighbours. The roofline drops down on the back to reduce the impact on the two neighbouring dwellings.

* gross internal floor areas measures at +1700mm ceiling height in accordance with RICS



Street Scene

Materials —



Timber cladding
(sweet chestnut)



Render
(off white)



Aluminium Windows
(dark grey)



Zinc
(dark grey)

Use

The application is a new dwelling on a plot which currently forms part of the garden to no. 6 Backgate, Cowbit

Access

The dwelling is open plan and fully accessible, with ground floor living and sleeping accommodation. Two further bedrooms are accessible via and stair to the first floor, which meets Part M and Part K of the Building regulations,

Amount

The proposal is to demolish the 28m garage and replace it with a mainly single storey, part 2 storey dwelling which sits in the north west corner of the plot, to provide a primary elevation to Backgate, and fully benefit from the south westerly views of the garden.

The floor area of the dwelling is 177m²* over two storeys (133m² GF/44m² FF), with a 27m² integral garage.

Sustainability

The new extension will be insulated in excess of current building regulations standards where possible.

The larger areas of glazing will allow useful passive solar gains (south west facing), balanced to suit the volumes of the larger living spaces and help to heat the house in temperate months

The proposed rooflights to the most frequently used spaces will hugely improve the reduction in lighting energy demand and provide ventilation to more humid areas, and night cooling in peak summer.

The dwelling will also benefit from rain water harvesting and solar thermal hot water, to further reduce energy demand.

Precedents

