New dwelling

6 Backgate
Cowbit

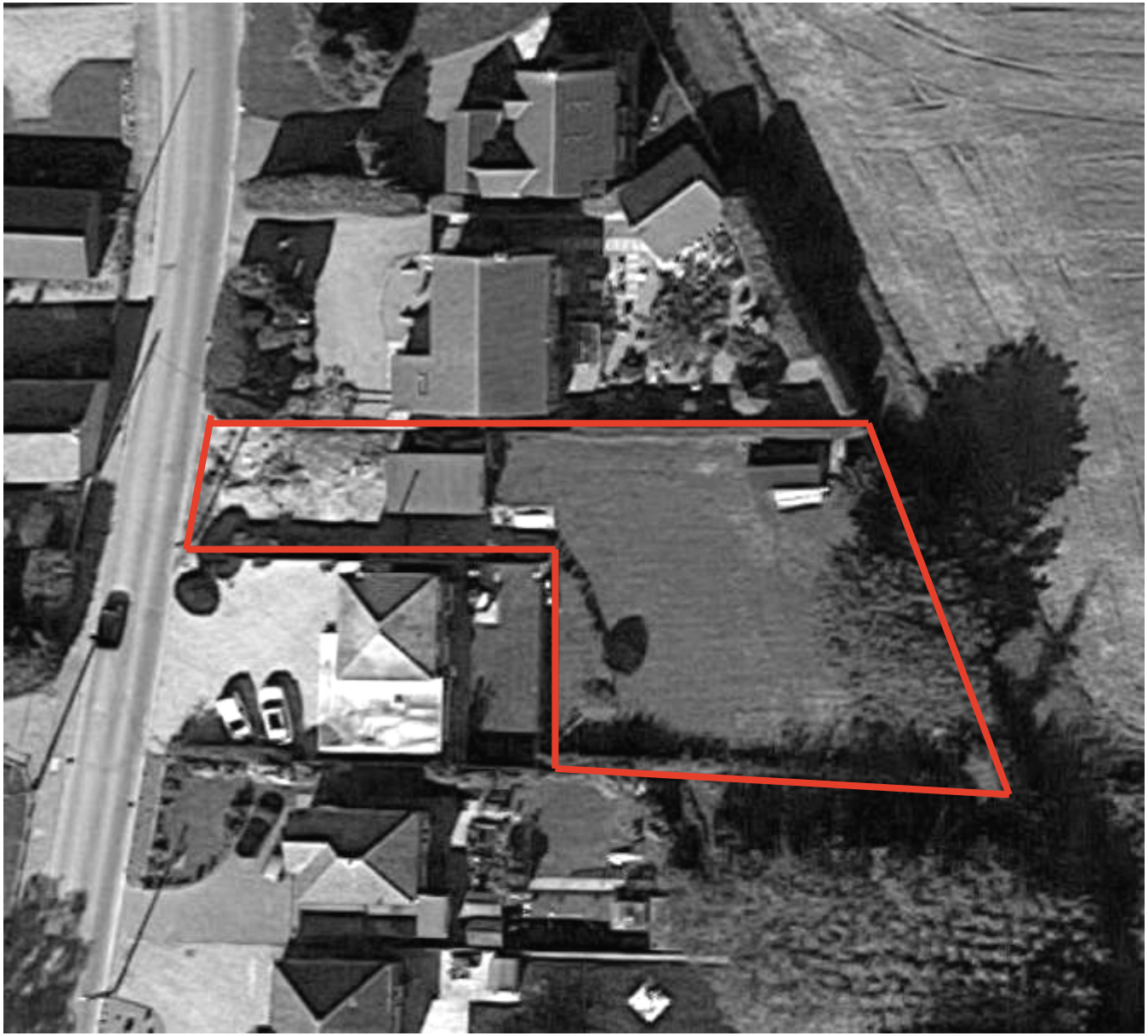
Design and Access Statement

July 2022

Rev B



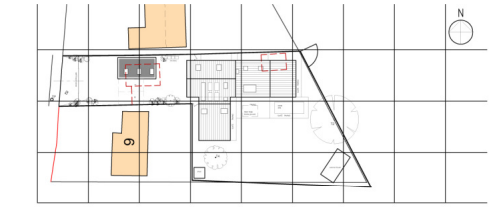
Existing



Existing plans -



Proposed plans -



A-102 1 SITE PLAN

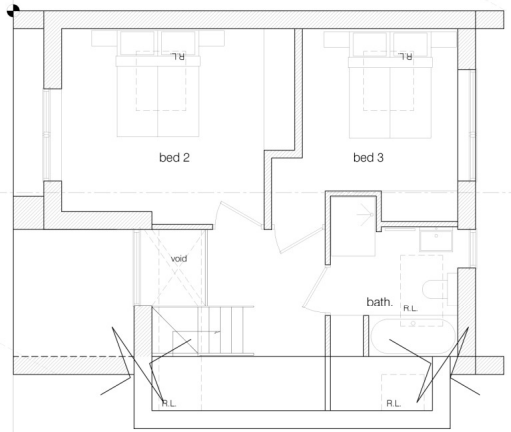
1:500 0m 5 10 20 / 2.5 7.5 15 25



N

A-102 2 GROUND FLOOR

1:50 0mm 500 1000 2000 / 250 750 1500 2500



N

A-102 3 FIRST FLOOR

1:50 0mm 500 1000 2000 / 250 750 1500 2500

Proposed - elevations



North elevation



East elevation



South elevation



West elevation

Proposed—views



Front view



Rear view

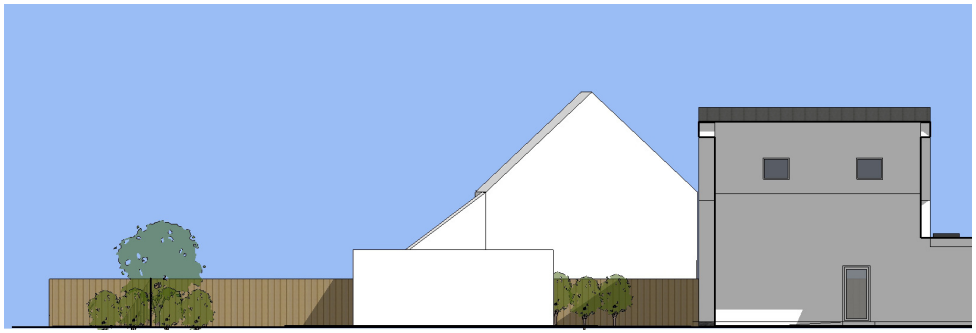
Proposed -
Elevations (garage)



North elevation



East elevation



South elevation



West elevation

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)

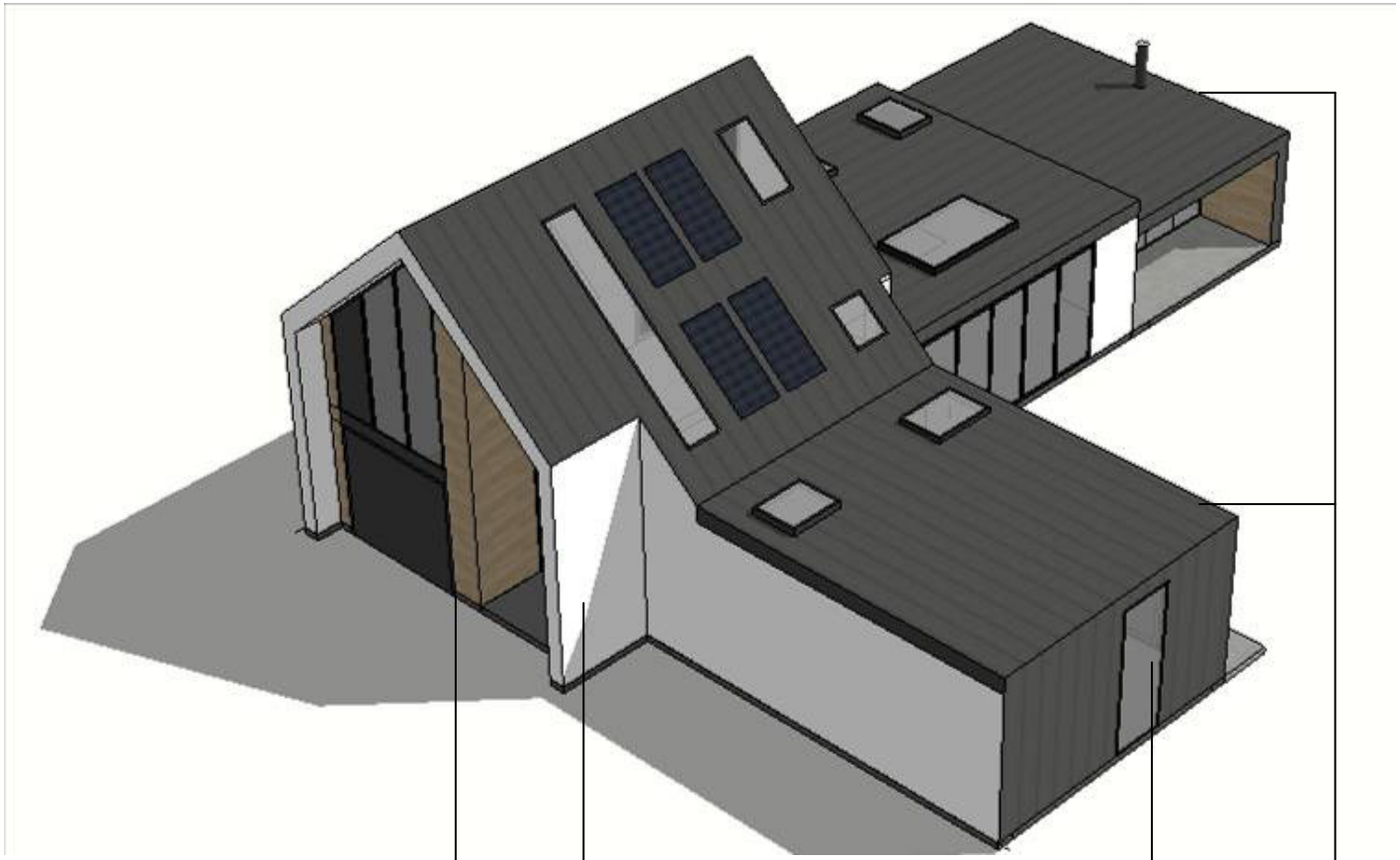
The two storey element of the building gives prominence to the street scene, whilst bridging the height difference between its neighbours. The roofline drops down an the back to reduce the impact on the two neighbouring dwellings.

* 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











