

alterations | 112 north allington | bridport | dorset | dt6 5dz

on behalf of Mr & Mrs H M G Maxwell



Fig.1 View of 112 North Allington from the south west.

**Design & Access Statement in support of an application for  
Planning Permission for a new building in the garden & Listed  
Building Consent for alterations to the cottage**

kim sankey | architect

architecture | design | interiors

Angel Architecture Ltd | Registered in England no 09113728 | The Glass Office | The Court | The Street | Charmouth | Dorset | DT6 6PE

---



**1.0 Use - What buildings and spaces will be used for**

112 North Allington is a Grade II listed building. At the time of listing on 19 September 1975 the list description identifies the property as one of nine in a terrace of C18 cottages. No 112 was purchased in 1970 by the applicant who carried out extensive improvements with the benefit of a local authority grant prior to its listing.

The applicants seek to modify their home to accommodate their multiple health



**2.0 Amount – How much will be built on the site**

43.4m<sup>2</sup> of new construction is proposed. A shallow slate roof covering is to be erected over a traditional roof pitch to an extension which houses the dining room, garden room, bedroom and wet room with Flextron solar film (see attached) on the south facing slopes. Internally works to the listed building comprise minor alterations to the end of the kitchen where it abuts the sitting room and the construction of a utility space for storage. The property is arranged over two storeys with the long galley-style kitchen on a ground floor under a flat roof.

The internal accommodation of the cottage will not be altered other than to receive a new kitchen with two plateau roof lights by the Rooflight Company and replacement floor finish.



Fig.2 Location plan at 1:1250 scale.



### **3.0 Layout – How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site**

The listed building will appear unaffected by the proposals in the street view, all changes to the existing property being internal and the extension is not visible in any public views. The closest public space is Broadmead play area at the end of the garden some 2m below garden level and 40m east of the cottage. There is no access to the garden apart from through the cottage. This will not change although for the duration of building works the Town Council has agreed for temporary access across the play area from the end of the garden.

The garden is relatively level, there are no steps inside the property and none out into the garden from the kitchen.



Fig.3 Model of the spaces from above looking south east with trees.

### **4.0 Scale - How big the buildings & spaces will be (their height, width & length)**

The provision of a dining room of 3.0 x 1.9m (internal dimensions), replacing the existing pergola, is essential since currently there is only a small table against one wall in the kitchen, this is the first space connecting the kitchen to the garden room 4 x 3.6m as seen in Figure 3 above.

The listed building will remain essentially unchanged, merely with a section of mono-pitched natural slate roof over the dining room at the end of the flat roofed kitchen. The intention is to create a single volume under two interlocking roofs, one over the garden room and the other over the bedroom 2.7 x 3.6m and wet room 2.2 x 2.4m each with different views of the garden. These spaces have been designed to accommodate a wheelchair user and comply with Part M of the current Building Regulations in respect of visually contrasting surfaces.

### **5.0 Landscaping – How open spaces will be treated to enhance and protect the character of the place**



The garden is very established with a large section given over to vegetables at the end closest to the summer house. There is a mature birch tree to the north side of the garden closest to the cottage, an acer and cotoneaster (shrub) on the south side. The scheme has been designed to retain these features although the acer could be moved if necessary.

The new building does not extend across the full width of the plot and it mirrors the arrangement of other extensions at No 106, 108 and 114 North Allington. The new structure will not overshadow any other property.


There is existing drainage from the former privy on the boundary wall which leads south to 108 North Allington then east to St Swithun's.

## **6.0 Appearance – What the building and spaces will look like, their materials and architectural details**

Compelling justification is supplied in the Statement of Heritage Significance which identifies considerable benefit in upgrading the building for Mr & Mrs Maxwell to continue to live comfortably without assistance. The appearance of 112 North Allington will not change dramatically, but the garden will be reduced in size by the addition of built form. A timber framed highly insulated extension will provide a sustainable approach with the solar roof generating sufficient energy to run underfloor heating and to enable the new extension to be independent of the cottage with the wood burning stove providing additional heating. The timber frame will be clad externally with painted t&g horizontal boarding and with painted plaster inside. The overall impression will be of a light and airy series of rooms with direct access to the garden.

## **7.0 Access – Vehicular and transport links why the routes and access points have been chosen**

7.1 Access by vehicle to the site is restricted to parking on the street, either south or north on the east side of North Allington or elsewhere in the town.



7.2 The building is set at one small step higher than the street and accessed directly from the footpath along North Allington, with level access inside the ground floor and beyond. There are no changes proposed to the current access arrangements and therefore no one is disadvantaged by the proposals.

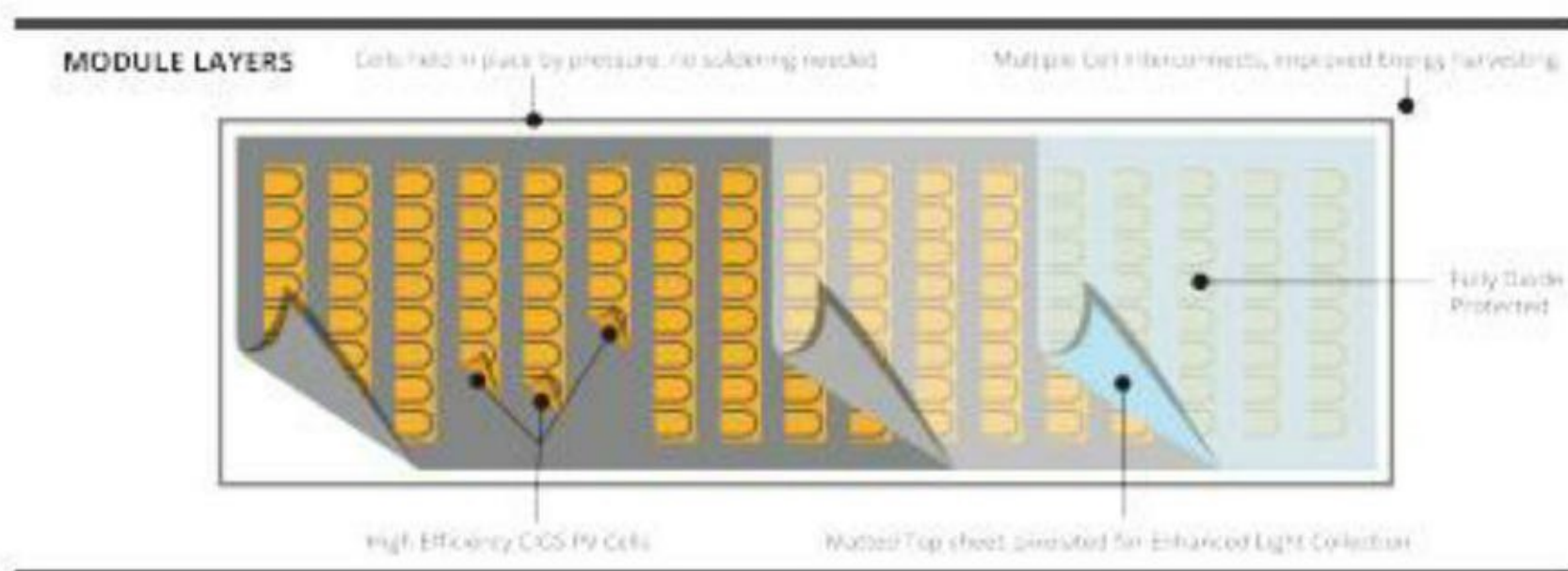


BIPVco is a British manufacturer of solar integrated roofing products, utilising market leading technology and processes to make Building Integrated Photovoltaics (BIPV) from conventional building materials; the BIPV functionalised roof works as a building product, whilst converting the building envelope from a liability into an asset by using the roof to generate low carbon electricity.

FLEXTRON is a 'peel & stick' module with integrated solar cells. Modules are attached to the approved substrate to create a roofing system that can be installed in the same way as a conventional roof.

FLEXTRON modules can be sold independently or with a roof system as a package.

Key Features	
<ul style="list-style-type: none"> <li>• Cell efficiency, up to 17%</li> <li>• Best in class thin film technology</li> <li>• No ballast, penetrations or racking required</li> <li>• Low installed weight of less than 3kg/m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Improved aesthetics</li> <li>• Multiple Bypass Diode design to improve performance in shading / low light</li> <li>• 5 year product warranty &amp; 25 year performance warranty</li> </ul>





# Technical Characteristics

Copper Indium Gallium Diselenide thin film flexible solar module designed to be fitted to approved roofing panels. The modules are delivered with front or rear mounted junction boxes with IP67 rated terminals housing assembly and quick connect terminals.

## Electrical Performance at STC

Front Contact		F13F120B1	F15F245B1	F33F360B1
Rear Contact		F13R120B1	F15R245B1	F33R360B1
Nominal Power	[W]	120	245	360
Power Output Tolerance	[W]		+ / -3%	
Maximum Power Voltage	[V]	31.18	63.51	93.83
Maximum Power Current	[A]	3.85	3.85	3.84
Open Circuit Voltage	[V]	38.8	77.84	115.95
Short Circuit Current	[A]	4.43	4.43	4.41
Maximum Series Fuse Rating	[A]		10	
Maximum System Voltage	[V]		1000	
Cell Efficiency	%		15.5%	
Watts Per Square Metre	[W/m <sup>2</sup> ]	128	132	139
Cells / Bypass Diodes Per Module		56 / 28	112 / 56	168 / 84

Standard Test Conditions (STC): 1000 W/m<sup>2</sup>, 25°C cell temperature, AM 1.5 spectrum.

## Thermal Characteristics

NOCT	[°C]	56.2
Temperature Coefficient of P <sub>max</sub>	[% / °C]	-0.268
Temperature Coefficient of V <sub>oc</sub>	[% / °C]	-0.209
Temperature Coefficient of I <sub>sc</sub>	[% / °C]	-0.0007

## Physical & Mechanical Specifications

Length	[mm]	2609	5067	2609
Width	[mm]	358	358	990
Module Area	[m <sup>2</sup> ]	0.934	1.81	2.58
Thickness, Maximum at J-Box, Module	[mm]		19	
Thickness, laminate without adhesive	[mm]		2.5	
Thickness, laminate with adhesive	[mm]		3.5	
Weight (Module without adhesive)	[kg]	2.08	4.06	5.76
Weight (Module with adhesive)	[kg]	3.56	6.91	9.84
Weight / Area (Module without adhesive)	[kg / m <sup>2</sup> ]		2.23	
Weight / Area (Module with adhesive)	[kg / m <sup>2</sup> ]		3.81	
Junction Box Type			IP67	
Cell Type		Copper Indium Gallium Diselenide (CIGS)		
Certification		IEC 61730-1, IEC 61730-2, IEC 61646, Kiwa		
MCS		MCS 017 (TUV SUD / BAPT)		
Quality System		ISO 9001 (SGS)		
Warranty		5 year product, 10 / 25 year performance		



BIPVco, 3 Cell Building, Imperial Park, Newport, NP10 5AS Phone: (+44) 01633 654225 Email: Sales@bipvco.com www.bipvco.com