

**Design and Access Statement.
Hawthorns GL6 7QT**

External Situation

Hawthorns is situated on Long Ridge above Sheepscombe and is outside the conservation area. It is semi-detached with the neighbour's house to the North (left in photo) being very much higher.

There is currently limited off road parking by the gateway to The Hawthorns. It is intended that vehicle access into the site be improved for both site construction traffic and for long term, off road parking on the property. To achieve this a small section of hedge will need to be removed adjacent to the existing gates. (see site plan)



The ground slopes steeply both above and below the house. There are high banks to the South and East of the house making it virtually impossible to extend in either of those directions.



Rear of Hawthorns



South side of house

Internal Situation

The house currently has one downstairs bedroom and the attic space has been converted into a second bedroom. The ceiling height in the attic bedroom is very low and an average height person has to duck to get through the doors. The conversion has also been poorly done. The EPC for the house is the very lowest grade of G, with a score of just 19. There is a conservatory to the front which wraps around to the Southern side, and a glass porch to the left of the conservatory as you

look at the house. There is no central heating, gas, or oil and the house is heated by electric wall heaters and a wood burning stove.

Proposed Structural Changes

The proposal is to build a gable ended first floor on the Southern side of the house. This will contain 2 bedrooms and a bathroom. As the attic ceiling is so low, walk-in storage is proposed for the remainder of the attic space on the Northern side. All 3 bed rooms to be accessed is from the new stairs in the middle of the house. The gable ended needs to have 2m high walls to allow the stairs to rise onto an upstairs landing. A very small extension is needed in the rear right (SE) corner to allow the gable end walls to sit on a symmetrical rectangular base. For the same reason, the wrap around section of the conservatory to the South will need to be incorporated into the downstairs living space.

It is likely that the conservatory will need to be replaced, and the glass porch is not practical. It is proposed that the porch is reduced in depth and becomes a masonry structure rather than a glass box. It will have walls to North and South and a window and front door to the West. The net footprint once the small extension is built at the rear right, and the porch is reduced in size at the front, is therefore only marginally larger than it is now.

While the position of some windows and doors will change a little, the only proposed window in a new position is one in the existing dining room in the wall facing North. This faces a plain white wall of the neighbouring house but does not overlook any of their windows or garden. The glass side of the existing porch already overlooks in this direction. The owners of Enderley have seen the proposed plans and are happy with them.

The proposed 2 storey element will be well away from the attached end with the neighbour's property and will be less impacting than their 2 storey gable.



Environmental Considerations

It is intended to make the house into an environmentally friendly space with the following measures:

- New double glazed windows all round.
- Either external or internal highly effective insulation for walls and roof.

- Removal of wood burning stove and chimney.
- No oil or gas.
- Solar panels.
- All energy will be electric.
- Electric car charging point.
- The new first floor is likely to be rendered and possibly painted or coloured monocoush render.