

Proposed Residential Development  
Land Adjacent to 46 Cobhorn Drive, Bristol

For Mr. Lee Bryant

Design and Access and Planning Statement ,  
Sustainability and Energy Efficiency Statement  
to  
Accompany Planning Application

Ian Collier Architects Ltd.  
83 Shoreditch Road  
Taunton  
Somerset, TA1 3DF

01823 325402

March 2016

**Introduction:-**

The site is that occupied currently by 46 Cobhorn Drive in Bristol.

The existing property is suffering currently from concrete cancer and is in its current state of limited economic value and non mortgage-able .

The owner of the property (the applicant) is needing to make repairs to the existing property to bring the dwelling into a good state of repair and arrest the decline in the fabric of the building.

Part of this application is therefore to allow repairs to the existing dwelling, including taking down the existing external fabric to the walls and replacing this with a facing brick outer leaf. This is consistent with the adjoining property at 48 Cobhorn Drive (which already has a new brick facing).

At the same time (and to help make the repairs to the existing dwelling affordable), this application seeks permission to construct a new dwelling attached to the side of the existing, wholly within the land currently occupied by 46 Cobhorn Drive.

**Location and Context:-**

The application site is on the corner of Cobhorn Drive and Taylor Gardens.

The site lies within a housing estate built around 50 years ago (estimate) originally council housing, although in line with many other similar estates many of these houses are in private ownership.

**The Proposal:-**

The proposal is for the construction of one new dwelling and the significant upgrading of the existing (host ) dwelling.

**Layout:-**

The new house attaches to the side elevation of the existing dwelling, thus turning the existing pair of semi detached houses into a terrace of three. The drawing shows that there is sufficient space on the site to accommodate the new three bed roomed dwelling without detriment to the immediate area and its surrounds.

**Scale:-**

The property is of an identical size, both in terms of its footprint and height, to both the host dwelling and all dwellings in the vicinity of the site.

### **Appearance and Design :-**

The existing house is, as previously stated, of rendered walls.

The intention is to make the new dwelling and the existing dwelling of facing brickwork.

This will then provide a consistent appearance with that of number 48, to which the existing dwelling attaches. In effect the intention will provide a terrace of three houses, all of which will have similar facing materials.

The facing bricks proposed will be made to match those of the attached property at 48 Cobhorn Drive.

### **Landscape and external spaces:-**

The external areas will be divided between the existing and the new property.

Front gardens will be adjusted to allow off road car parking for three vehicles.

### **Access:-**

The pedestrian access to the existing dwelling will remain as is.

The new dwelling will be accessed from Taylor Gardens to allow a defined separation to each property.

Car parking will be split between spaces accessed from Cobhorn Drive and those off Taylor Gardens.

### **Sustainability and Energy Efficiency Statement**

The following is in respect of the requirement to comply with Bristol City Council Core Strategy policy BCS13

The project is in two parts - firstly the upgrading of the existing dwelling and secondly the construction of a new dwelling attached to it.

The existing dwelling suffers from an inefficient form of construction. It is well documented that the method of building was poor, built out of ignorance of the dangers of build using the materials incorporated. Most of the houses developed under this form of construction are, in their raw state, non mortgageable.

The first part of this project is to address the existing building, by removing the external 'outer skin' of the fabric and replace with a new brickwork skin. This is a recognisable method of addressing the deficiencies of the structure and serves to bring the dwelling back into a sustainable and long term life. This is as previously done to the adjoining property at 48 Cobhorn Drive.

The act of rebuilding the external leaf of the construction of the existing building provided the opportunity to upgrade the existing fabric. In rebuilding the external leaf the intention is to incorporate a significant amount of insulation within the new cavity, thus offering significant improvements to the thermal efficiency.

Moving on to the new dwelling, this will also have the effect of improving the thermal efficiency of the existing dwelling as the act of building the new dwelling decreases the area of the exposed external wall.

The new dwelling will be built with the intention of exceeding the minimum standards of construction required by the current building regulations standards. This will be proved by the provision of SAP calculations, submitted with any subsequent building regulations approval. For example the wall construction proposed will give a U value of 0.19w/m<sup>2</sup>k, whereas the limiting fabric parameter required of the building regulations require a value of 0.3 w/m<sup>2</sup>k (the lower the value the better).

From a water efficiency viewpoint, it is intended to install water butts to both new and existing properties to provide re use of rainwater for gardening purposes.

Storm drainage will be to soakaway in the garden thus avoiding the need for mains connection and additional load on the adopted stormwater infrastructure.

It is also intended to incorporate a high efficiency boiler and heating system together with photo voltaic cells on the South facing roof slope to be connected to the electrical intake with feed in opportunities to the national grid.

Ian Collier  
Chartered Architect.