Design and Access Statement.

Extension to Bugford Mill, Morchard Bishop, Devon EX17 6AA.

Date: 14/11/2022. Revision A : Revised to include bat mitigation

1.0) Introduction

The proposal is to form an extension to replace a mid 20th century lean to improve the accommodation in the house and provide thermal upgrades to reduce carbon footprint and energy use.

1.1) Need for the development

With a growing family, the owners require more and better living space. The present ground floor was successfully extended in 2016 under planning reference 16/00309/HOUSE to provide new single storey living accommodation at the rear (south). However, the current need is to address the quality and space at first floor, as well as providing a more auspicious entrance to the home.

1.2) Opportunities and constraints

The main opportunities are (i) to create improved residential accommodation, (ii) to replace a poor-quality lean-to extension on the principal road elevation, and (iii) to reduce the energy consumption of the wider house.

3.0) Site analysis

The existing building appears to be a much altered linear plan form house. It is clear that the original building (a possible 'cross passage' house) has been dramatically altered with extensions at either end, projecting wings at the front, a revised roof and new UPVC fenestration. Although the building would not meet the criteria for listing, I have advocated for the retention of the cellular layout in the older part of the house.

4.0) The Proposal

4.1) Concept and design

The basic premise of the design is to create a better entry point. The present one is compromised by the por quality lean to and the staircase accessing the first floor. The stair is twisting and narrow to avoid headroom issues with the sloping lean to roof above. The lean to roof is also a visual detractor to the genal form of the house. The opposing wing to the east has a gable end facing the road which provides a better street scene. Removing and replacing the western lean to will improve energy efficiency and provide opportunities for visual and spatial improvements.

The main constraints considered when designing the proposal were (i) to minimise the impact on the historic plan form, (ii) and to create a building which delivers the brief.

In meeting the objectives of the brief we considered a new replacement extension which matches the approximate footprint of the lean to to be removed. This portion of the building is a modern extension and is not part of the historic linear plan form. Aesthetically, the design mirrors the gable end to the east of the existing house to create a harmonious façade facing the road due north. A new entry porch is formed using natural materials and a flat roof with timber detailing akin to the successful extension to the south of the property. This will allow the period and newer elements of the building to interrelate.

4.2) Sustainability

The new walls, roof and floor will be insulated beyond the requirements of the building regulations. This helps to reduce the overall carbon footprint of the house and will reduce heating bills. Also, mechanical heat recovery installed in the extension will be continued through the rest of the house to provide good air quality with minimal energy demand. To facilitate this a new insulated wall system will be added to the existing rendered building's west facade to improve air tightness and reduce heat loss. The intention is that the building will approach Passive Haus standards in terms of energy efficiency.

4.3) Amenity

Private amenity is not affected by the proposal

4.4) Access
There is no change to the existing vehicle access regime. Pedestrian access will be improved by the new legible entrance porch from the parking area within the grounds. The new porch and boot room create an area for the owners to remove outside shoes and boots before entering the house proper.

4.5) Ecology
An ecology report by specialist is appended. The requirement of the report have been consider in the design. Namely, the conversion of the present loft space requires a replacement roost be created in mitigation. This will be formed in the present stables building to the west of the main house. This outbuilding is ideally suited and is of the requisite size. A new bat entry and ceiling will be formed to create the roost space which matches that required by the ecologist. Subject to approval we would be happy to agree to a condition stating that all new external lighting on the extension is to be building mounted, of low voltage, and is to have downward facing cowls. This will reduce night-time light pollution around the site. Further we are content to agree to a condition requiring the installation of 4 bat boxes and 2 general purpose woodcrete bird boxes on mature trees within the wider site.

4.6) Materials
The materials used are shown on 576-H-M2. The main façade materials have a respect for the local vernacular and mirror those used in the main road-facing elevation. The porch uses natural materials echoing the modern rear extension and thus tying the two generations of building development together as a whole.

4.7) Drainage
Drains exist within the application site. There is no meaningful increase in foul water because the same number of occupants will live there. Hence the existing septic tank and sewers will serve. There is no increase in hard surface area or building footprint and thus no change to the existing surface water situation is proposed.

4.8) Flood risk
Environment Agency flood mapping shows that this site and buildings are not at risk from flooding. Therefore, no specialist report is required.

5.0) Conclusion
The proposal is the final step in the applicant’s desire to improve and upgrade this old house. The design will provide a better form of entry, improve the staircase and access to the wider house, and will address the climate change agenda by seeking to make the building low carbon in lifetime use from a house which was (as many of its era) environmentally damaging.