

DESIGN & ACCESS STATEMENT

REPLACEMENT DWELLING
40 VICARAGE MEADOW
FOWEY
August 2023

ALA ARCHITECTS

ALA

Introduction

This design and access statement accompanies a submission for full planning approval for a replacement dwelling. It should be read in conjunction with the plans, elevations and other supporting information submitted.

Use

The proposed dwelling is intended for residential use by the applicant, Lisa Sinclair.

Location

The site is located to the north of Fowey on Vicarage Meadow, which enjoys some elevated views down into the town.



Site Context

The suburban site comprises an existing elevated residential plot with a detached dormer bungalow and lower roadside garage. The bungalow is approached via a series of steps providing access into and around the property to a rear garden.

Neighbouring houses are of a similar style and scale but are varied in their detail and form. Some properties have been extended and adapted. Whilst the properties are not identical, there is a sense of repetitive gable facades along the road.

The properties are predominantly focused towards the coast with main living room and bedroom windows on gable facades. Ancillary rooms and bathroom windows are side facing and generally obscure.

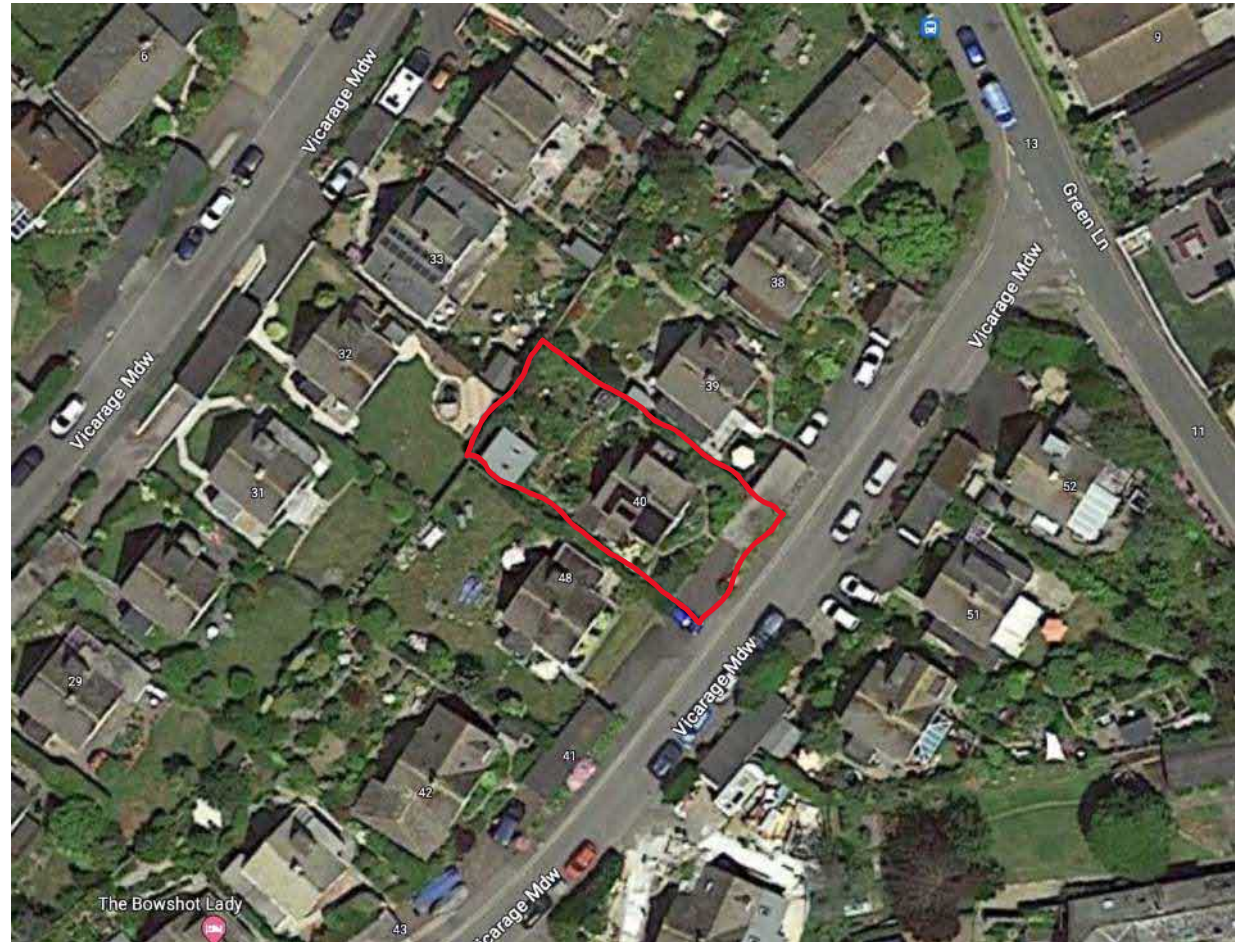
Access is via the public highway.



Site plan

The site comprises an elevated established plot with rear terraced garden. Semi-detached garages are located at the bottom of each neighbouring plot and delineate each car parking space.

The pattern of development is repeated along the road and there appears to be a notional building line, although it does appear that no. 40 projects further forward than other properties.



Design Process & development

Proposal

Our client wishes to demolish the existing building, which is badly planned, with insufficient space and sub-standard levels of insulation. A replacement dwelling is proposed made from higher performance fabric with low environmental impact.

The new proposal is intended to reflect the modest scale of the original building within the streetscape but provide much better levels of accommodation over two storeys with adequate headroom. Principal living rooms are located at first floor to optimise and frame views in a controlled manner.

A new access ramp & passenger lift are included to create disabled access and future proof the building.



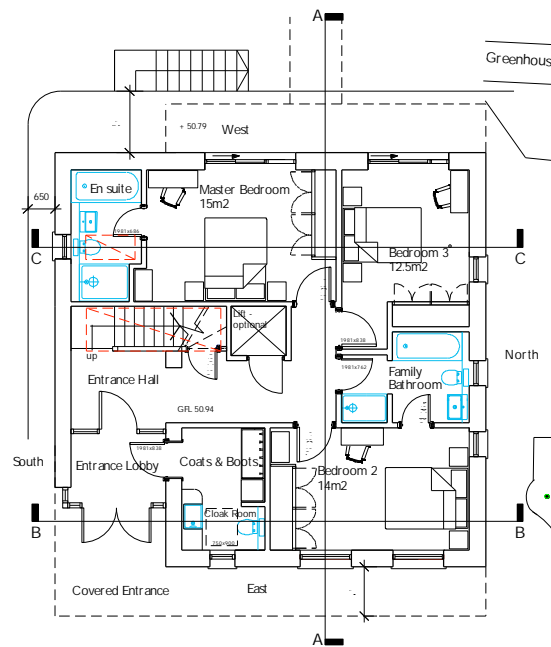
Design

Form

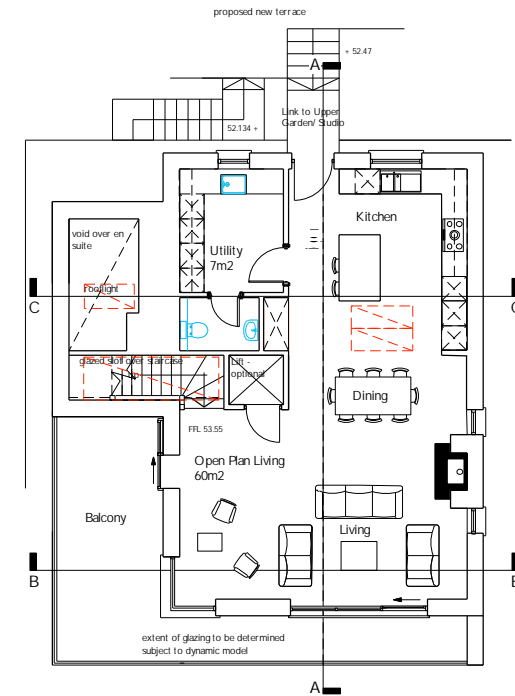
By creating an inverted arrangement of living spaces, ground floor accommodation is given over to entrance and bedrooms.

This allows an open plan first floor living, dining & kitchen area with framed but restricted views across the road and towards the town.

The proposal also considers new planning and building regulations in relation to areas of glazing and solar shading to mitigate overheating. This is achieved by extruding the gable end roof form and balcony to create modulation and depth of façade



PROPOSED GROUND FLOOR PLAN
Gross Internal Floor Area 86m²



PROPOSED FIRST FLOOR PLAN
Gross Internal Floor Area 72m²

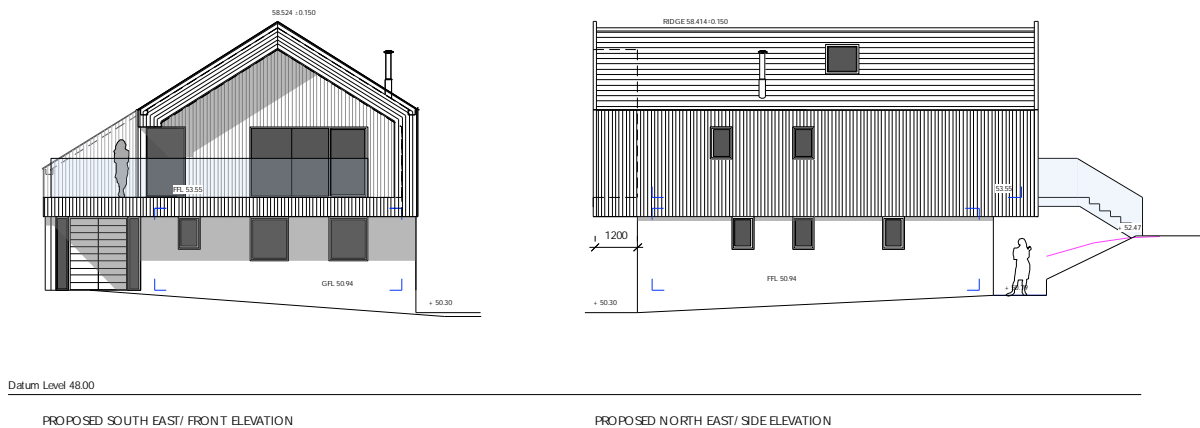
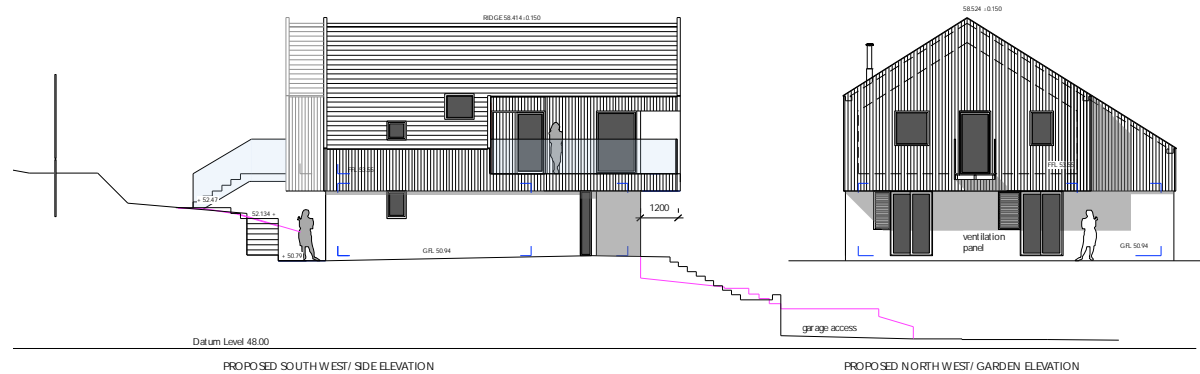
Design

Materials

We propose to use precise planed timber cladding on the first floor of the building, in addition to timber frame construction generally which will create a crisp contemporary form and detail that compliments the ground floor rendered finish and neighbouring properties.

The timber cladding has a very low carbon footprint and when incorporated into a timber frame construction allows for a very lightweight and highly insulated building envelope with minimised concrete, steelwork and energy consumption.

The roof is finished with natural slate.



Sustainability

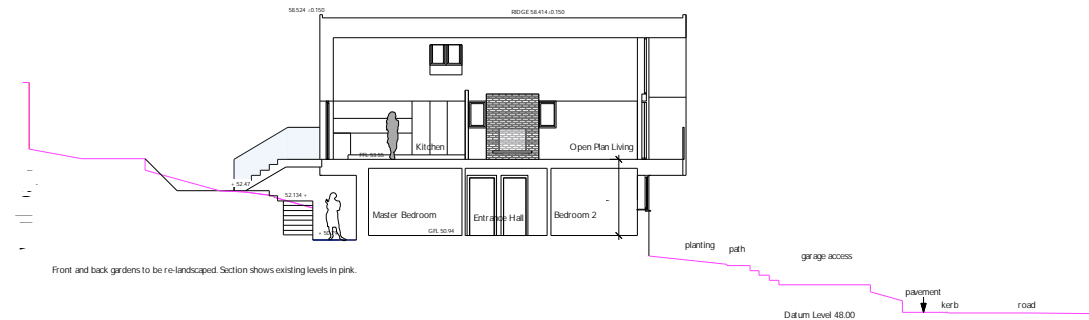
The building is designed to be energy-efficient and as such the simple construction is intended to be highly insulated and airtight to mitigate heat loss where possible.

Increased amounts of insulation are proposed together with highly insulated windows. Thermal bridging is minimised with robust and tested detailing.

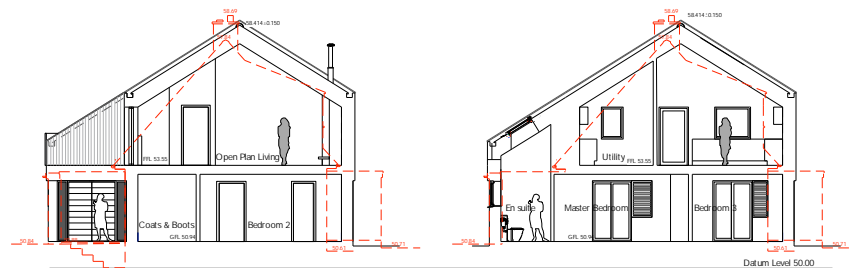
The building is to be heated with air source heat via underfloor heating and PV panels on the roof to provide electricity. We anticipate the use of a high-performance mechanical ventilation and heat recovery system (MVHR) with opening windows where required.

Climate Change DPD - Energy Reports

We are aware of Cornwall Council's adoption of the Climate Change DPD and requirements for Energy reports in this regard. However, given the fractious and generally unpredictable nature of the planning process, we do not consider it fair to expect clients to expend significant funds to undertake the reports without sufficient confidence that the scheme will be



PROPOSED LONG SECTION AA



PROPOSED SHORT SECTION BB

PROPOSED SHORT SECTION CC



supported & approved. On this basis we kindly request that the requirement for energy reports be conditioned.

Conclusion

The proposed demolition of the existing building will create an opportunity for a new more efficient and energy reducing sustainable home, which accords with the council's aspiration to address climate change.

Efforts have been made to design a building which responds sensitively to its context and takes into consideration the suburban & coastal context.

Materials have been chosen for their sustainable attributes and to create a natural modest and elegant aesthetic. The design has been carefully appraised, while at the same time establishing a high performance, low-energy home.

We look forward to receiving Cornwall Council Planning department's considered decision.



artists impression massing model