

Treehaven, 9 Noverton Lane, Prestbury, Cheltenham, GL52 5BA.

## **Design & Access Statement**

Planning Application for House Extension and Alterations

04/01/2024

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## Project Information

Job Number: H290

Job Title: Treehaven, 9 Noverton Lane, Prestbury, Cheltenham, GL52 5BA.

Address: Treehaven, 9 Noverton Lane, Prestbury, Cheltenham, GL52 5BA.

Client: Mr Mark Reed

Project Description: Planning Application for house extensions and alterations

Date: 03/01/2023

**Project Introduction**

Lewis Critchley Architects have been appointed by Mr Mark Reed to prepare a planning application for extensions and alterations to Treehaven, 9 Noverton Lane, Prestbury, Cheltenham, GL52 5BA. Supporting information has been prepared and will be submitted as part of this application including existing building drawings and proposed building drawings.

The Design and Access Statement (DAS) for the new extensions and alterations to Treehaven have been prepared to convey to the Planning Authority the proposed design solution to meet client requirements and brief of the proposed development. This DAS explains the context, design principles, concepts and details which have been incorporated into the scheme and how access has been addressed.

**Project Description**

The proposal is for the renovation and re-model to the existing property and erection of a new two storey rear extension , and modernization of an existing front single storey extension.

The proposal aims to provide a more usable family living space at ground floor level and more usable space and reconfiguration at first floor level. The proposal aims for a high quality development that fits well within its context.



Aerial View of Site Location

Proposed Site Location

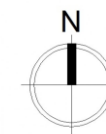


Proposed Site Location

## 2.0 Site Location and Context

### Site Location & context

9 Noverton Lane in Prestbury is in the South West region of England. The postcode is within the Prestbury ward/electoral division, which is in the constituency of Tewkesbury.



SITE LOCATION

Site Location & context *Aerial Views Site Location*

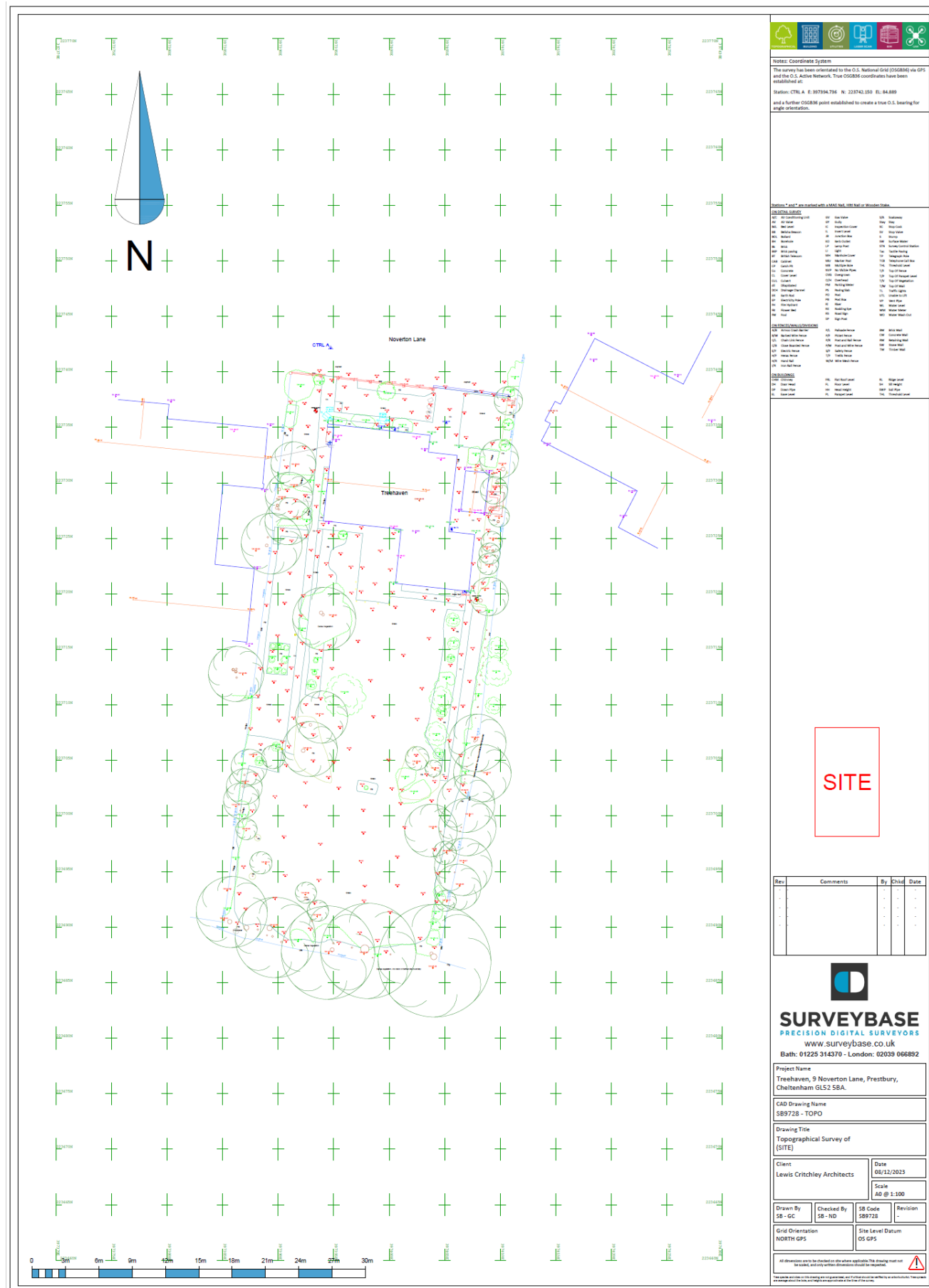


## 4.0 Existing Building Photo's - Exterior

The existing property is in a location in a mature 1/3 acre garden within walking distance of the centre of the village, the existing property offers the potential to improve and extend and includes two/three reception rooms, four bedrooms, garaging and parking. Situated on a private drive on the edge of the village of Prestbury, this detached home forms part of a small street scene of individual properties tucked away standing in its own 1/3 acre garden. The property includes two reception rooms, a kitchen with an adjoining utility, shower room with WC, four bedrooms and a bathroom with a separate WC. The existing detached property is brick in construction with 2 storey to the main house with single storey flat roof front and rear extensions. Upvc glazing and doors externally with established gardens and planting.



# 5.0 Topographic site survey



**Notes: Coordinate System**  
 The survey has been referenced to the O.S. National Grid (OSGBM) via GPS and the O.S. Active Network. True OSGBM coordinates have been established at:  
 Station: CTN A, E: 397394.736 N: 223742.150 E: 84.889  
 and a further OSGBM point established to create a true O.S. bearing for angle orientation.

**Station List**

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SITE

Rev.	Comments	By	Check	Date

  
**SURVEYBASE**  
 PRECISION DIGITAL SURVEYORS  
 www.surveybase.co.uk  
 Bath: 01225 314370 - London: 02039 066892

Project Name  
 Treehaven, 5 Noverton Lane, Prestbury,  
 Cheshireham GL52 5BA.

CAD Drawing Name  
 SB9728 - TOPO

Drawing Title  
 Topographical Survey of  
 (SITE)

Client  
 Lewis Critchley Architects

Date  
 08/12/2023

Scale  
 AD @ 1:100

Drawn By  
 SB - GC

Checked By  
 SB - ND

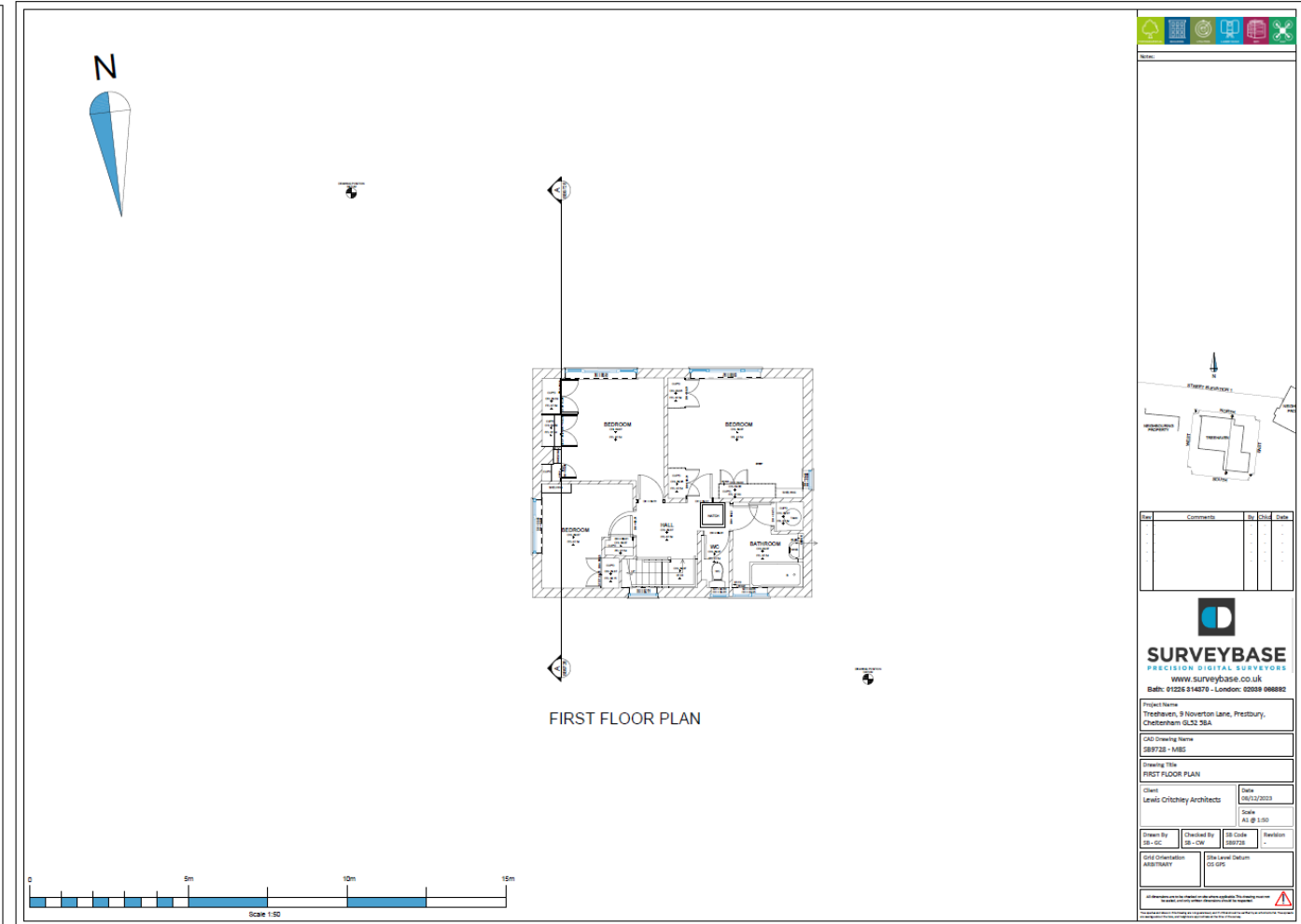
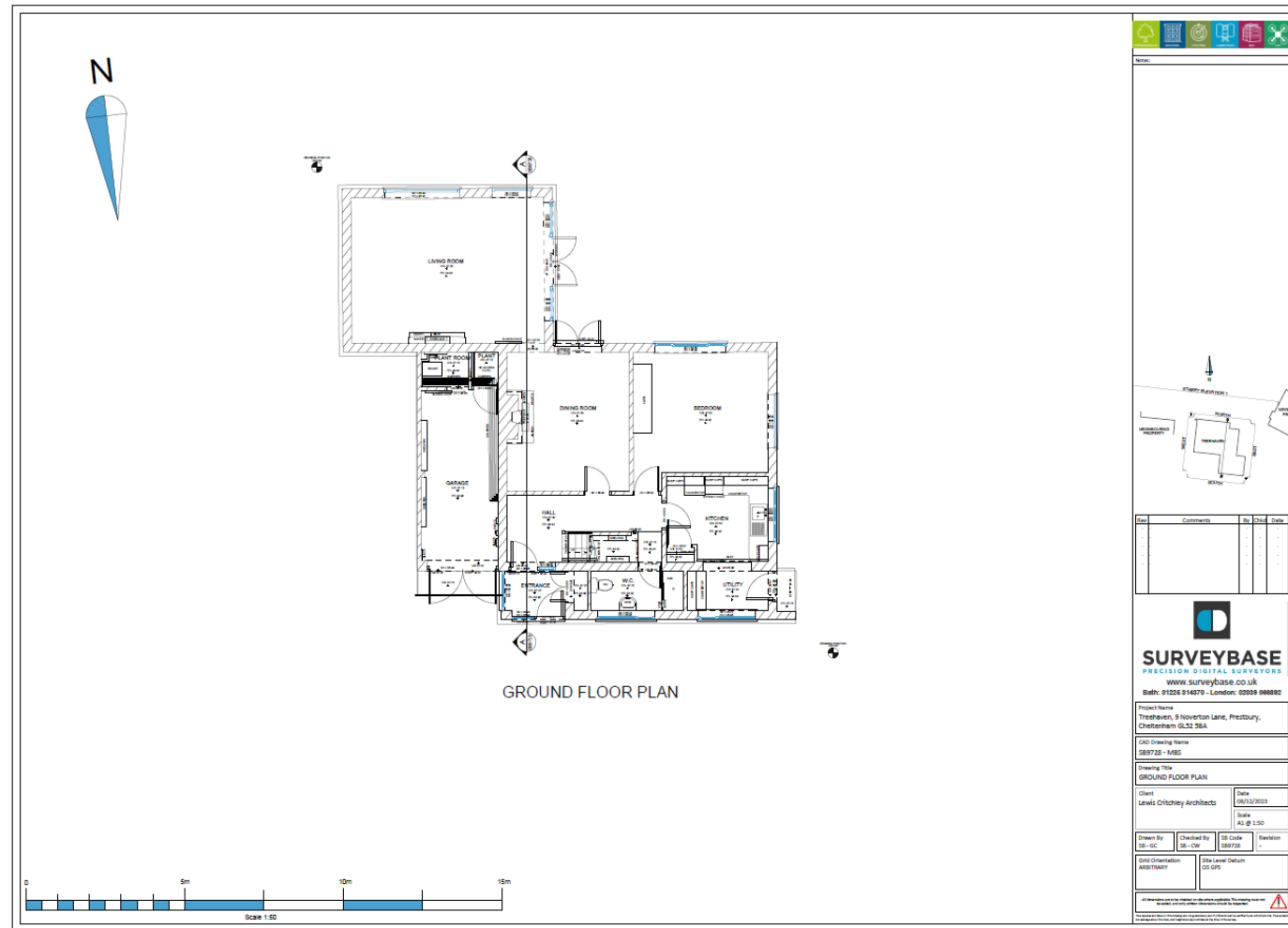
SB Code  
 SB9728

Revision  
 -

Grid Orientation  
 NORTH GPS

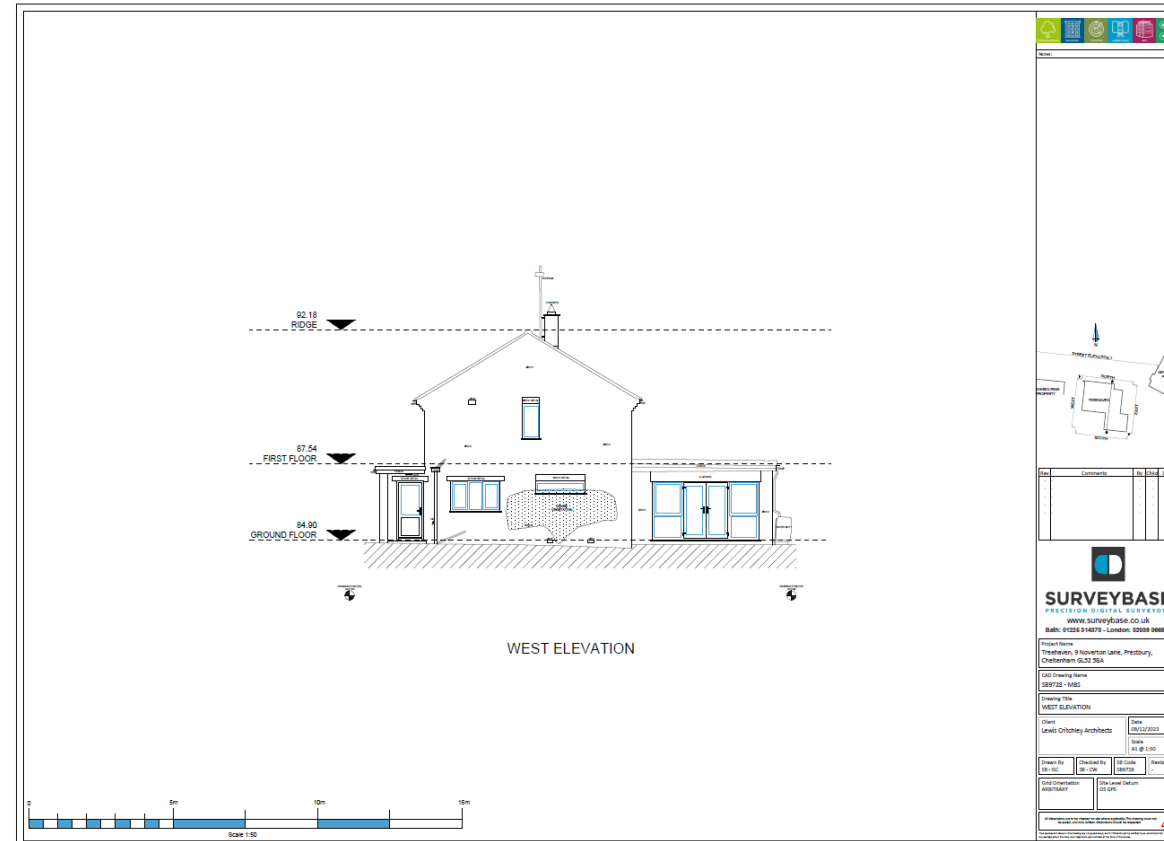
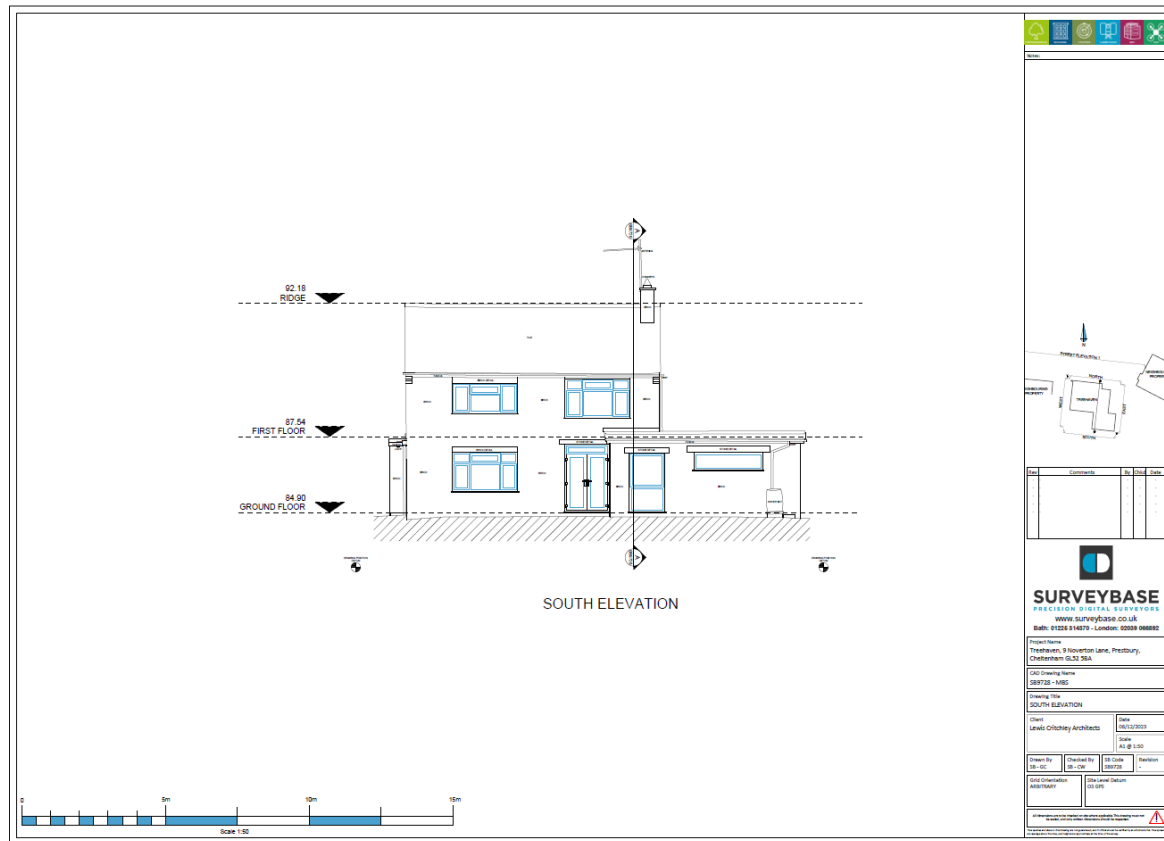
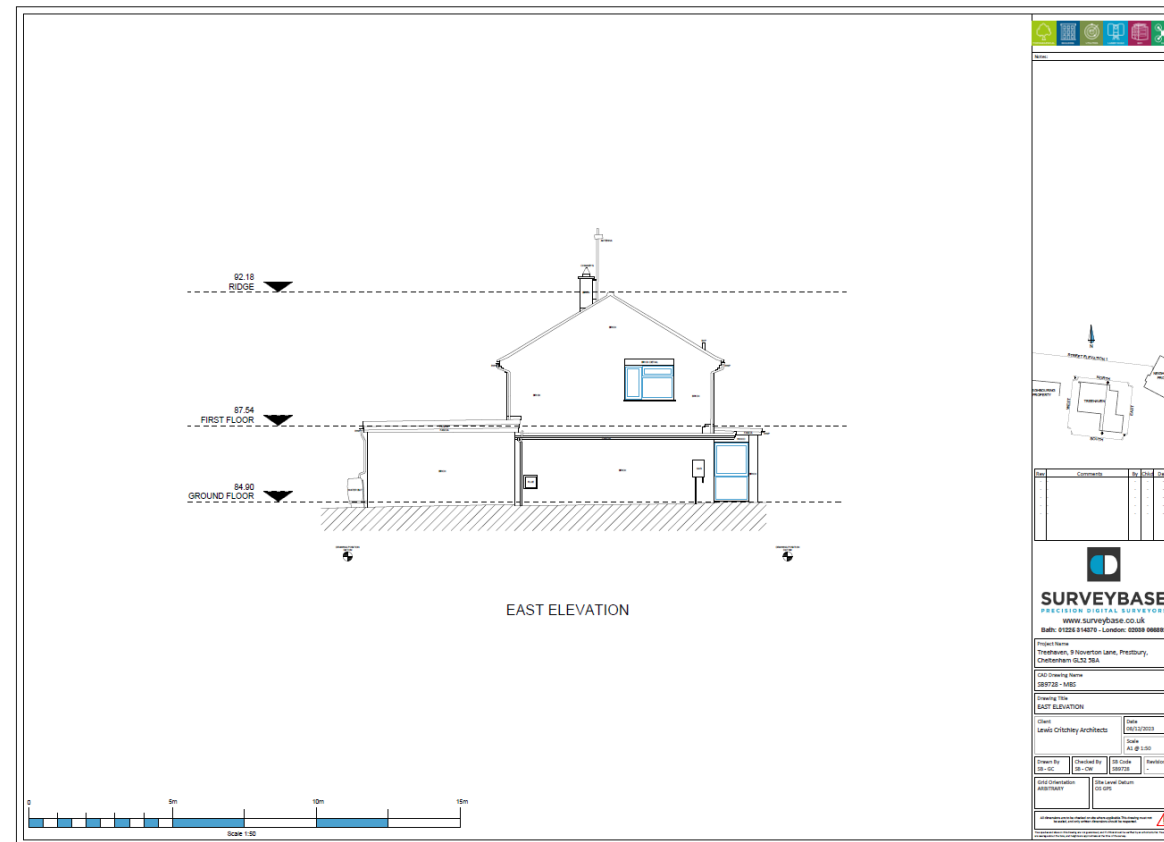
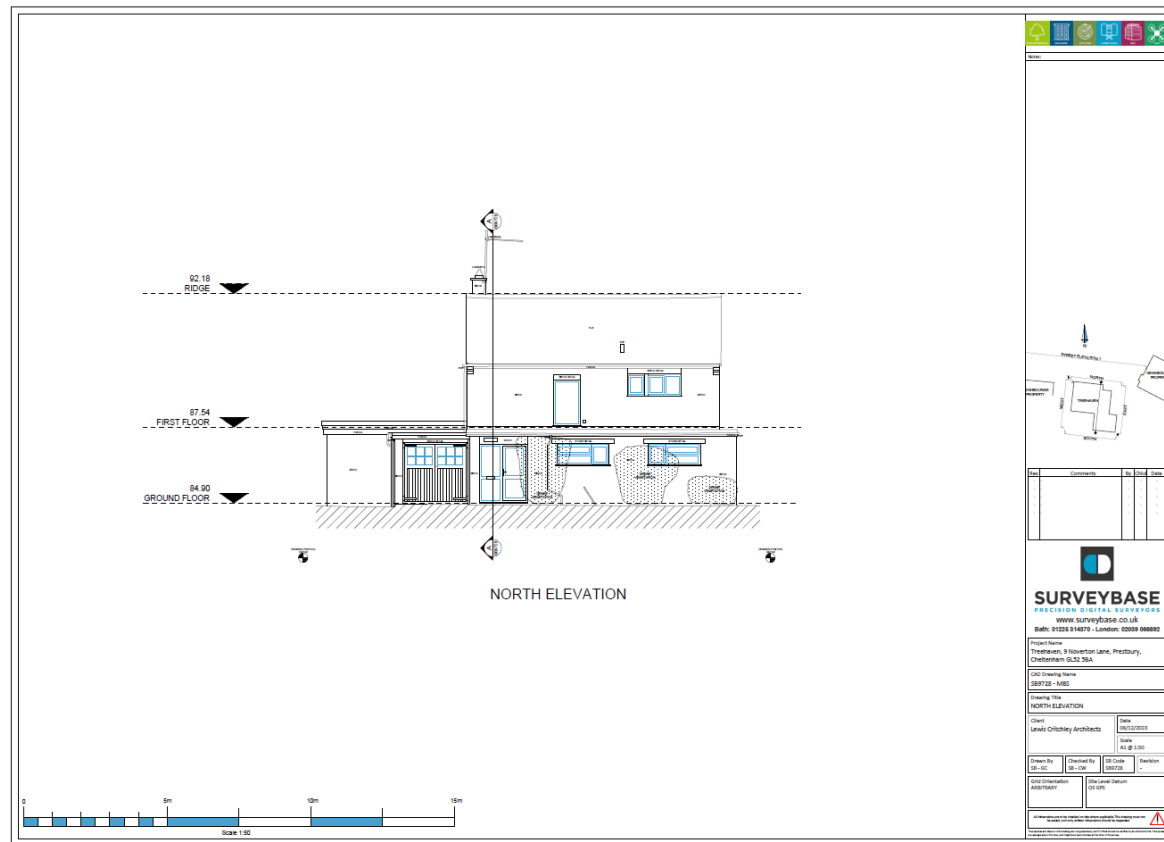
Site Level Datum  
 OS GPS

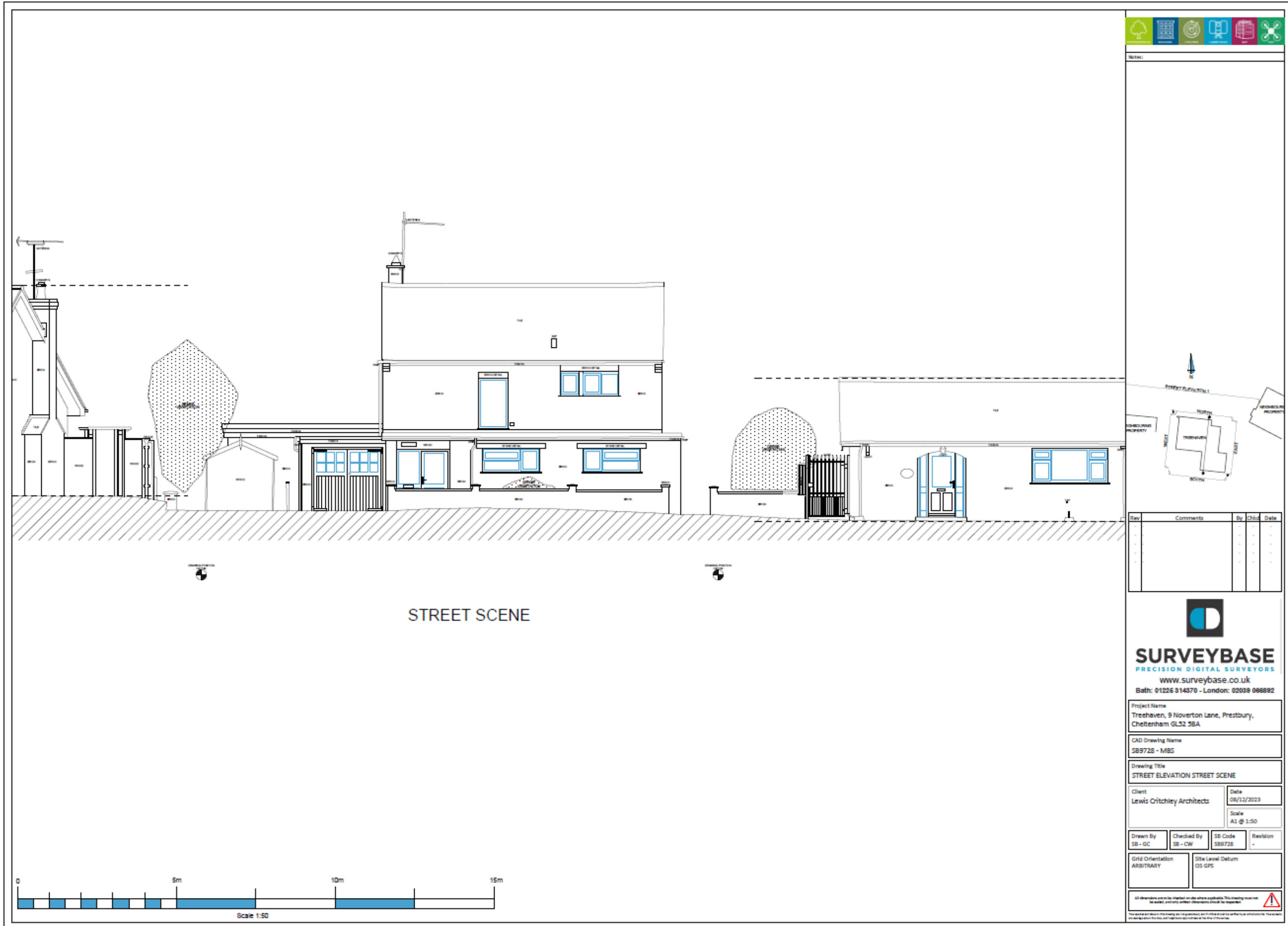
All dimensions given to the nearest millimetre unless otherwise specified. The drawing must not be used for any other purpose without the written consent of the Surveyors. The Surveyors accept no liability for any loss or damage arising from the use of this drawing for any purpose other than that for which it was prepared.





# 7.0 Existing Floor Plans and Elevations







### IMPACT

The proposal at Treehaven is for the renovation and modernisation of the existing house. The existing property is in need of modernisation, window and door replacements, electrical installation, new kitchen, flooring, decoration, new rainwater goods and insulation. The existing front entrance is in need of upgrading to improve sense of arrival into the property.

To the front of the property the architectural design is articulated to provide a clear sense of arrival to the house. The existing single storey extension is to be re-used and modernized with an improved street frontage, new soft and hard landscaping and parking areas. The existing garage is to be converted to usable accommodation space for the property. To the rear of the property the re-use and modernization of the existing single storey extension and new two storey rear extension is proposed.

The potential to offer better sustainable accommodation than currently exists on the site and amount of development to be considered to reflect the surrounding residential dwellings. There will be no harm to the character and appearance of the area or any harm to the amenity of neighbouring properties. The proposal also aims to improve the connectivity to the patio areas and garden. The impact of the new development would be to re-use the established footprints of the existing dwelling with the addition of the new rear extension and aims to re-use as much of the existing structure as possible.

### LANDSCAPE - ACCESS

The existing pedestrian and vehicle access will be maintained into the site and existing pedestrian access improved into the existing dwelling via the new extensions and alterations, external access maintained to the rear of the property with new side access gates and fencing for improved security.



Proposed Ground Floor Site Plan

**USE – AMOUNT –LAYOUT**

**Use**

The proposal will be for the renovation and extension to an existing 4 bedroom property to provide an improved and more usable 5 bedroom detached property located at Treehaven, 9 Noverton Lane, Prestbury, Cheltenham, GL52 5BA.

The proposed use will be to remain as residential use.

**Amount**

The amount of new development will be to provide a remodel to the existing ground and first floor levels with an open plan kitchen/living/dining space and improved connectivity to the rear garden. Remodel the first floor level to provide improved and more usable bedrooms, bathroom and en-suite facilities with an additional two storey rear extension.

**Layout**

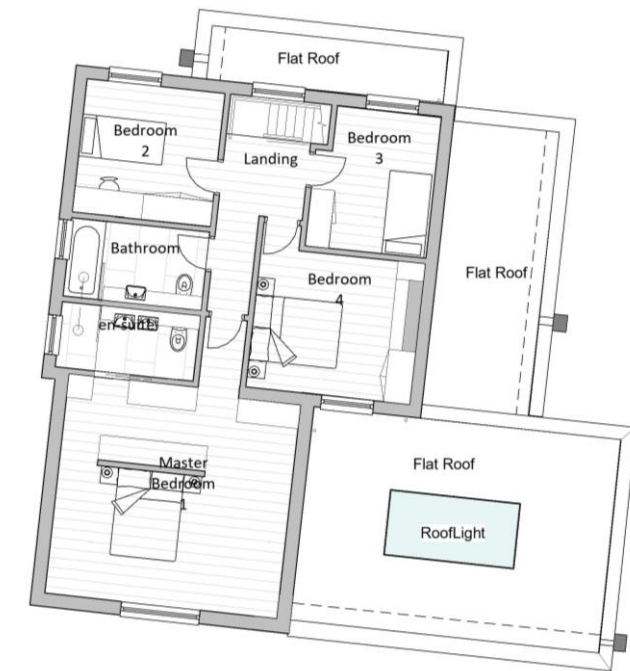
The proposed ground floor layout aims to re-use as much of the existing building as possible. To the front of the property the existing single storey extension is reduced to maintain the existing WC in its current location with new main entrance door and glazing. This will allow for a new office with glazing to the front. The utility and boot room is relocated with side external access and new pantry in a more usable and efficient layout.

To the rear of the property the proposal provides a larger more usable open plan kitchen/ living/dining space by re-using the existing single storey rear extension and new two storey rear extension and in turn unlocks usable floor space and improves natural daylight deep into the plan with an improved connectivity to the rear garden.

The proposed first floor level provided a master bedroom suite with dressing and en-suite, family bathroom and 3 additional bedrooms.



**Proposed Ground Floor Plan**

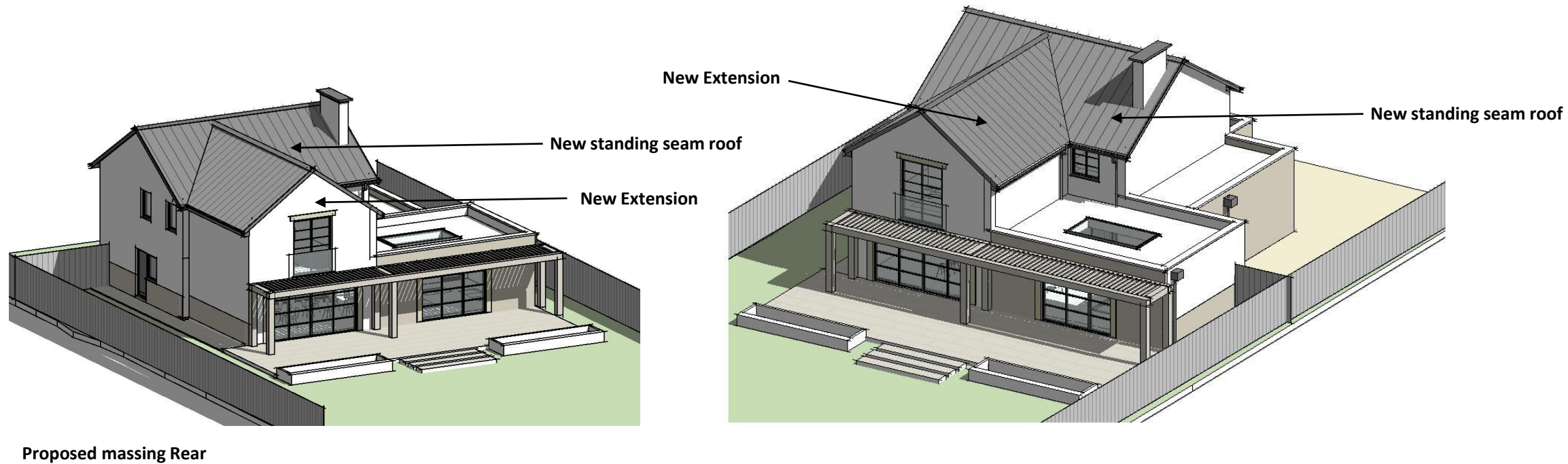
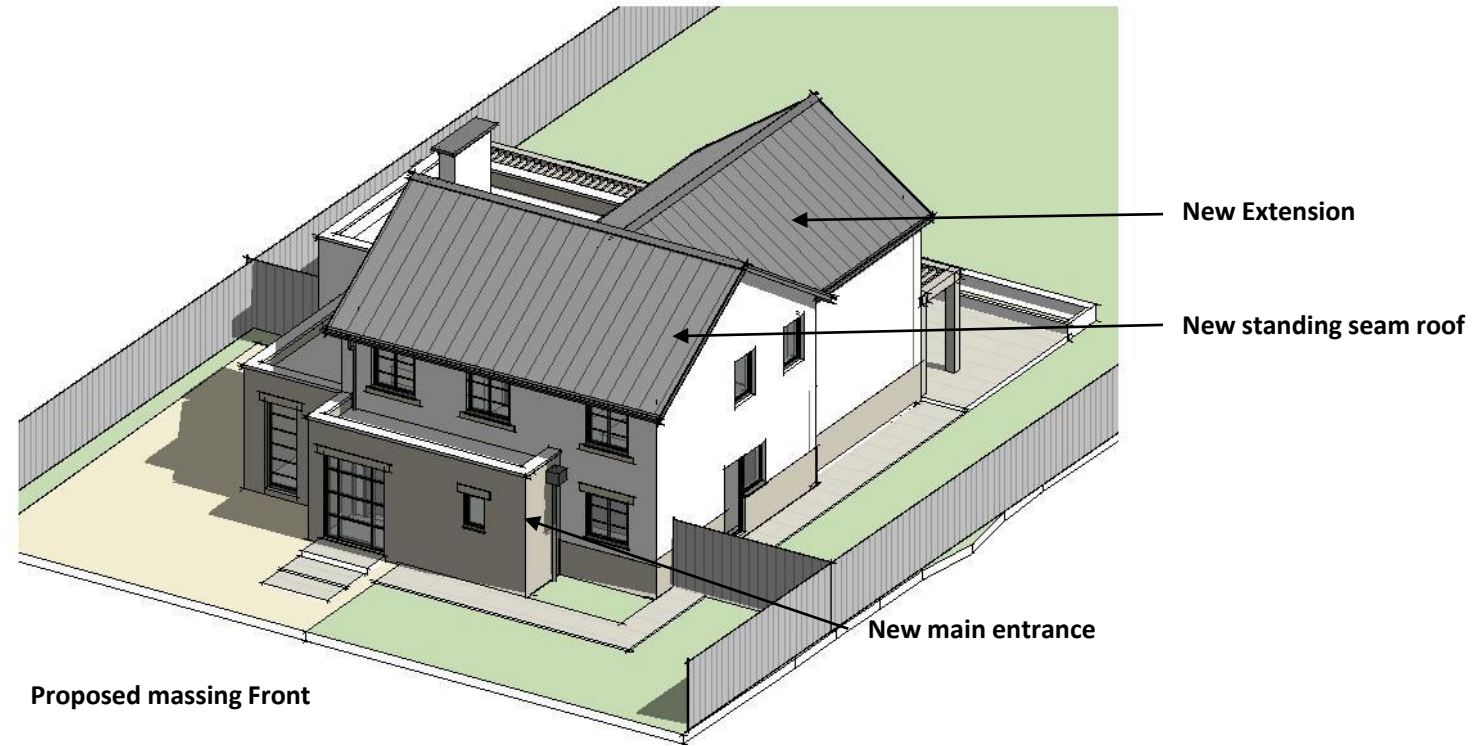


**Proposed First Floor Plan**

**SCALE AND MASSING**

The proposed scale and massing of the new extensions and alterations are in keeping with its context and of similar scale to neighbouring properties in this area. The scale and proportions of the new massing responds to the existing building positively and contributes to its surrounding through careful design considerations such as overlooking, placement of windows, window sizes, area of glazing, materials and roof form.

The new roofs to the single storey extensions will be maintain as flat roofs in keeping with the existing. The two storey extension to the rear will be pitched roof construction to minimise impact to neighbouring properties and sit well in its context and immediate site location. The massing aims to improve the front and rear of the property and overall form of the existing dwelling



**APPEARANCE**

**Proposed Elevations**

The proposed front elevation provides a more uniform and balanced front façade with a new front entrance clearly located when entering the building and improved glazing. The proposed new front entrance improves the sense of arrival to the existing property, improves accessibility via a level threshold. The existing facades will be upgraded to provided white render and Cotswold stone with new standing seam roof to replace the existing roof tiles.

To the rear of the property all material to match the front and side elevations with new patio glazing to the rear. A proposed new two storey pitched roof rear extension that connects to the existing upgraded single storey flat roof existing extension.

The materials to be used:

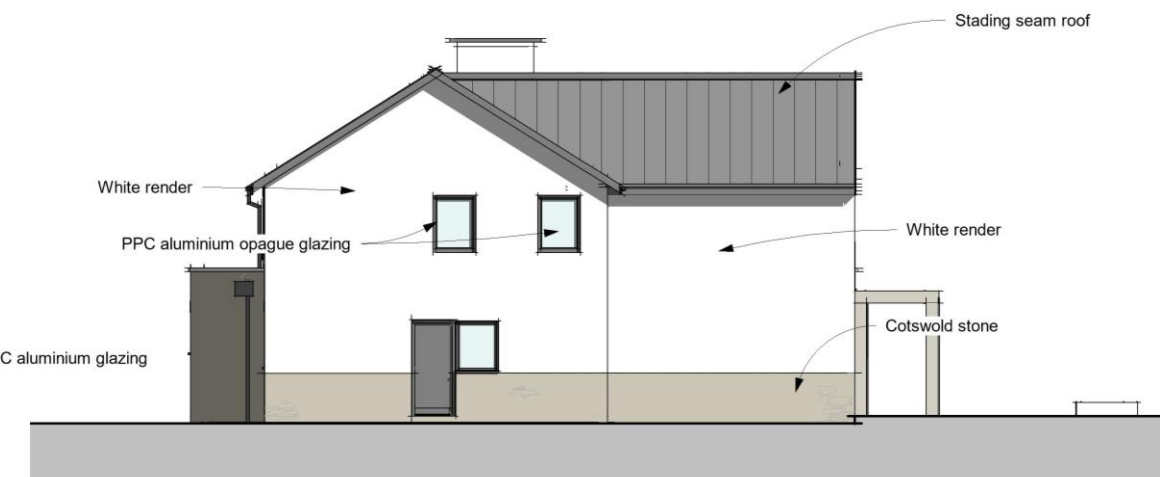
- New rainwater goods and fascias to be PPC aluminium and all existing to be replaced.
- Roof tiles to be replaced with standing seam metal roofing and new pitched roofs
- White render facades
- Cotswold stone facades with stone lintels and cills
- New window replacements, PPC Aluminium high performance framed glazing for new and existing glazing throughout.



**Proposed North Elevation**



**Proposed South Elevation**



**Proposed West Elevation**



**Proposed East Elevation**

Perspective View 01





Perspective View 02



Perspective View 03



Perspective View 04



## 17.0 Energy and Resource Statement

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We take a fabric first approach, with a high performing building envelope as the starting point. In this way the building starts off on the right foot, with the ability to adapt to whichever green energy source/renewable technology is most sensible for the site, and other technologies which may develop in the future.

Sustainable drainage systems appropriate to the development; The design will provide for rainwater run-off from roof and permeable hard standing areas to discharge into possible soakaways and the possible use of a grey water system.

The building will follow four basic principles:

### Thermal insulation

All opaque building components of the exterior envelope of the house must be very well insulated.

### Windows

The window frames will be well insulated and fitted with low-e glazing filled with argon or krypton to prevent heat transfer. The inset windows to the South elevation provide Shading and louvres.

### Airtightness

The house will focus on being as airtight as possible and to be developed at a later date.

### Absence of thermal bridges

All edges, corners, connections and penetrations must be planned and executed with great care, so that thermal bridges can be avoided. Thermal bridges which cannot be avoided must be minimized as far as possible.

The building form we've proposed is neat, with few of the edges and corners which are more difficult to construct, and so lends itself well to this well-insulated construction type. All glazing to be high performance glazing where possible.

The access to the dwellings is level threshold.

External and internal doors are a minimum of 838mm wide, to accommodate mobility access.

Circulation to the house accommodates 1500mm wheelchair turning at critical locations.

Fixtures and fittings to comply with Part M of the building regulations for height positions.

The orientation of the site is fixed and generally and is suited to benefit from a layout that takes advantage of passive solar gain. Opportunity is made to include glazed areas that will enable the accommodation to benefit from solar gain through most of the day. This will also ensure good levels of daylight within the principle living rooms, thereby reducing the use of electric lighting during daylight hours

**Heating** - The dwelling will be heated by a sustainable heating system that will work in conjunction with under floor heating.

**Rainwater Harvesting** The dwelling will have a rainwater harvesting system and will provide water for maintaining the landscaping.

**Natural Ventilation** - The dwelling has opening windows which will allow an acceptable level of natural ventilation and trickle vents will also be installed.

**Natural Lighting** - Large glazed areas will prevent the need for reliance on internal (artificial) lighting.

**Energy Efficiency** - All light fittings will be suitable for low energy lamps.

**Materials** - Sustainably sourced materials will be used wherever possible.

**Insulation** - Insulation will be of high level and will meet the requirements of building requirements Part L1.

**Embodied Energy** - Materials used will have low embodied energy and be recyclable where possible.

## 18.0 Conclusion

This statement has provided an overview of the proposal for the new extensions, alterations to Treehaven, 9 Noverton Lane, Prestbury, Cheltenham, GL52 5BA. The new extensions and alterations will be constructed in materials that are sympathetic with the existing building and local context and aims to add a well designed and high quality development to the area . The proposed scale and massing is of a similar scale to what currently is in the residential area. Pedestrian and vehicular access to the property will be retained with an improved new entrance and accessibility to the main building.

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