

## Design & Access Statement

In respect of Planning Application for Extensions, Reconfiguration and Re-Design of Derelict Property with Addition of Car Port.

Five Spires, Church Green, Woodford, Northamptonshire, NN14 4EU.

On Behalf Of Mike Rowe

This Design and Access statement has been prepared to support an amendment to the full planning application with permission, NE/22/00686/FUL (revised submission to NE/2200016/FUL) of the refurbishment and alterations of a detached derelict dwelling in need of repair and update.

In determining the amendment, the following plans and drawings should be considered: -

Existing Plans

Proposed Plans

The amendment includes the refurbishment and update of Five Spires, a detached Bungalow with lower-level garage. The proposed design, character and materials are intended to bring fresh design flare to the existing building, which is in dire need of update.

The proposal will utilise the properties existing connections to services, as existing foul drainage, mains water, gas and electrical supply is already present. All connections to the existing drainage and supplies will be undergone to meet current Building Control standards. A manhole to the rear of the property in the area we are extending will require a build-over agreement, and new manhole constructing.

The proposed amendment will adhere to current Building Regulations, under guidance of the Approved Documents. Specifically with regards to the building fabric and achieving the correct UValues, in attempt to provide an efficient property with a reduced carbon footprint.

To achieve the desired standards, some or all the following measures have potential to be incorporated:

- High efficiency building fabric –to include, but not limited to, insulated floors, walls and roof.
- Installation of sufficient U-Value doors and windows.
- Air permeability and thermal bridging considerations.
- Installation of energy efficient lighting and appliances.
- Rainwater harvesting where possible.
- Use of sustainable sourced timber within the development process.
- Use of locally sourced materials to minimise energy consumption and carbon footprint throughout the development process.
- Private garden space offers ample areas for externally drying clothes.
- On site storage for recycling and waste bins.
- Recycling retained through North Northamptonshire Council's current recycling regimes.

The dwellings will be calculated for Building Regulation compliance to meet SAP, PEA/EPC and Water (Part G) requirements. These areas will be calculated by a specialist, through design and followed through to ensure the 'as-built' meets the standards. The Energy Performance Certificate will provide an energy rating, a breakdown of the property's energy performance (including an 'average thermal transmittance' for walls, roof, floor etc.), environmental impact (showing an average household production of 6 tonnes of Co2 and what the proposed property produces) and will also provide a potential better performance rating with some changes (such as solar water heating, solar photovoltaic panels etc.).

I propose to amend the planning that has been granted NE/22/00016 (revised submission to NE/2200016/FUL)

The proposal is as follows:

1. Reduce the size of the rear extension to 15msq from 27msq
2. Build the smaller extension with a zinc flat roof
3. Materials block and timber with glazed aspect and one side bi-fold opening glazed doors
4. Use the existing floor plan and walls of the original house
5. Re-purpose most of the internal equipment including bathroom
6. Keep the current window sizes but replace with more secure and insulatory product
7. Keep the current roof and tiles but add the solar panels as retro fit.
8. Reduce the size of the front porch
9. Reduce the width of the steps leading to the front door

The Original planning for the house includes the following and this will continue as planning requires:

1. The landscaping of the front garden as accepted
2. The carport as accepted
3. Insulation & Render and cladding as accepted
4. Window design and colour accepted
5. Solar panels and battery storage as accepted
6. Drainage and amenities as accepted
7. All aesthetics requested and accepted.

Reasons for the changes:

1. Primary reason is financial the designers had over specified and exceeded my original budget.
2. Change in employment circumstances financially

Compliance with regulations:

1. All changes will comply with the local development guidelines
2. All changes will comply with building code and regulations

Impact Assessment:

1. There will be no impact to neighbours with this amendment.
2. There is no negative impact as the original plan was accepted.

