

DESIGN, ACCESS & SUSTAINABILITY STATEMENT

in relation to 2 Storey Side Extension and Single Storey Rear Extension at

27 CAERNARVON RD., CHELTENHAM, GL51 3JT

For Mr. Drewitt

Ref. 652/D&A

Jan. 2024



Note: This Design and Access Statement should be read in conjunction with the drawings & other documents included within the Planning Permission application, which this document accompanies.

1. **Use & Existing Site Analysis**

- 1.1. The site is within the Borough's residential development boundary.
- 1.2. Neighbouring Uses – The immediate area is in low density residential use.
- 1.3. Consultation. No formal consultation has been undertaken for this application.

2. **Amount**

- 2.1. The whole site extends to approximately 330m².
- 2.2. The building has a footprint of 54.9m² to the ground floor slightly less to the first floor. This proposal will add approximately 47m² at ground floor level, with a further 40m² at first floor.
- 2.3. The existing prefabricated concrete garage will be demolished and replaced at a similar size, connected to the house.
- 2.4. Whilst almost doubling the existing house, this proposal increases the percentage of site coverage from 23 to 37%. However, plots in this area are typically small, so benefiting from the corner site this still retains a generous area of open and amenity space. It is considered that this constitutes a reasonable level of development for this site.

3. Design

- 3.1. The existing house is a 1960s 2 storey semi-detached property. It is largely brick, with a rendered first floor to the front and extensive glazed areas. Apart from some replacement windows, a conservatory and a block paved drive it appears largely unchanged from its original build.
- 3.2. Generally the intention is to use materials in keeping with the existing and its neighbours, though many of these have been changed in recent years. This proposal is also aimed at creating a dwelling with a much improved thermal performance, so it is proposed to extend the render to cover and improve the whole building. Windows will be upgraded with high performance glazing and grey frames in a more uniform style.



4. Access, Layout & amenity

- 4.1. There will be no significant changes to access, amenity or refuse storage on site. Parking for 2 vehicles will be retained to the front (as at present). Refuse storage will remain at the rear.
- 4.2. The application includes the extension of the dropped kerb to the footpath crossing. Due to the location of the access on the corner and the direction of approach the existing arrangement makes turning in especially difficult, and this will ease it considerably.

5. Scale

- 5.1. With housing of this form it is considered that there is no real benefit in applying principles of subservience, setting back and lowered ridge heights to the general extension; it works more effectively as a simple continuation of the building. This can be seen at nos. 7, 11, 12, 19 and 21 Caernarvon Rd. However this does apply well to the single storey garage section. The asymmetric roof pitches provide more valuable internal space whilst helping to keep the overall height down externally and avoid it becoming too dominant.

6. Landscaping, Environment & Sustainability

6.1. The requirements of the Climate Change SPD are largely addressed, in quantifiable detail, by compliance with the latest Building Regulations. However it has been considered in the design and main notes are as follows:

6.1.a. The area of the proposed extension is at present predominantly hard paving, so all roof drainage and much site drainage will go to the existing separated storm water system. In this area there is a high likelihood that infiltration rates will be limited by clay soils, so providing soakaways would be unlikely to be of much benefit. However, provision of some rainwater collection or attenuation may be of (small) benefit in slowing the rate of run off from the site.

6.1.b. The increased building size is likely to be offset by improved performance. The existing building is largely brick cavity walled, part rendered, but presumed uninsulated. Floors will be solid and uninsulated. The existing window area is substantial, with some more recent double glazing of varying ages. The extension will be to much higher current standards, and the existing will be improved as part of the works – wall will be insulated and rendered, windows will be updated, with the area to the front reduced. Loft insulation will be renewed to current standards. Floors will be improved as part of changes to the heating system though the need to maintain levels will limit the effectiveness of this.

6.1.c. Solar gain has been considered. Rooflights have been kept small whilst providing good daylighting; new windows and rooflights will have solar control glass to the rear (south) side; pitched rooflights will have external blinds, and shading is proposed to the larger bifold doors.



6.1.d. It is assumed that the heating system will need renewal, and it is proposed to install largely low temperature underfloor heating throughout. However, it is unlikely that the total heat load will change much from the existing, so the existing condensing boiler may be retained pending replacement with a heat pump in the future.

6.1.e. Renewables – it is not proposed to install solar PV as part of these works; however the south facing roof would be well suited these to adding these at a future stage; panels with approximately 6kW output could be easily accommodated.

6.1.f. Other environmental impacts are likely to be substantially neutral.