



Design & Access Statement

3840 – Annexe Extension

Underscar, Daisy Bank Road, Cheltenham, GL53 9QQ

Revision 1.2

Version History:

Version 1.2 – 30/04/2024 – Planning Issue (RJB)

Version 1.1 – 22/04/2024 – Revised draft for comment (RJB)

Version 1.0 – 12/04/2024 - Draft for comment (RJB)

1. Introduction

This design and access statement has been prepared in support of a householder planning application to construct a first floor extension to provide an annexe to support multi-generational living at the following address:

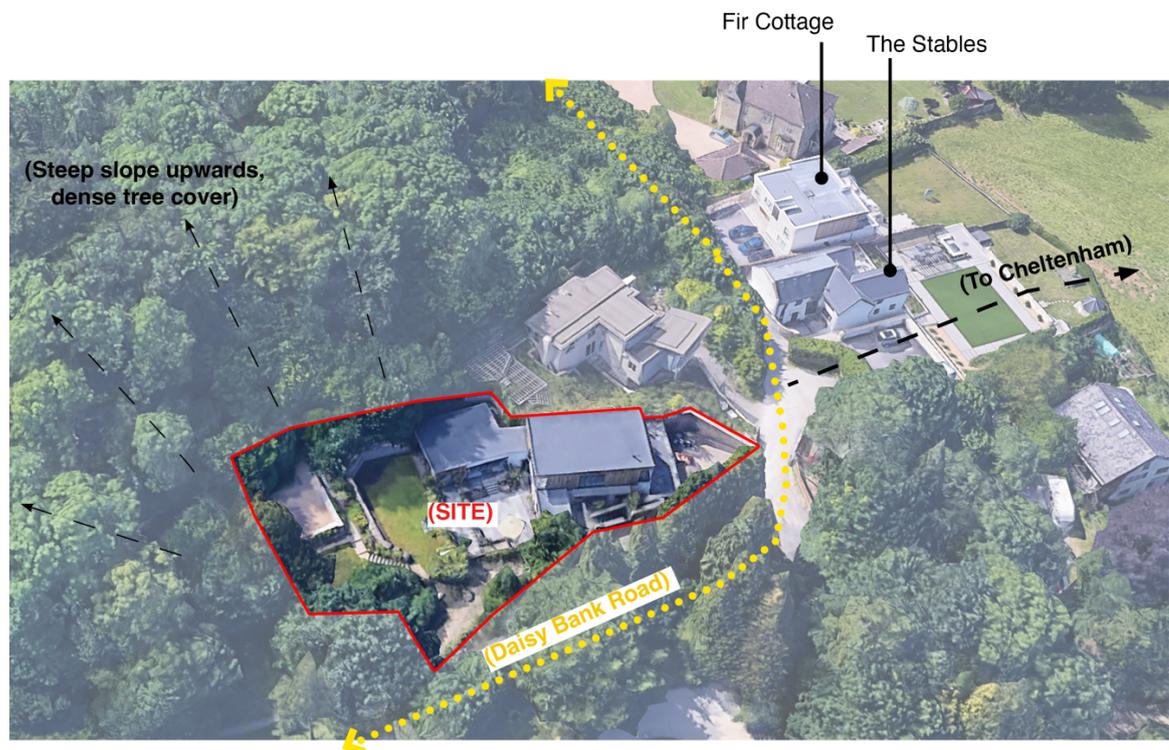
Underscar, Daisy Bank Road, Cheltenham, GL53 9QQ.

This statement should be read in conjunction with the RRA drawing set and all other documents submitted as part of this planning application.

2. Existing Site and Context

Underscar sits within a small cluster of residential properties on Daisy Bank Road, south of Cheltenham, and is located within the Cotswolds AONB. Dense tree cover surrounds the site, giving it a secluded character.

The surrounding cluster of residential properties are mainly large standalone dwellings in equally sizeable plots. These structures have no consistent architectural style are largely modern in appearance.



Underscar itself was built in circa. 2016, and is contemporary in appearance. Vertical timber cladding is combined with areas of white render and Cotswold stone to reference the local vernacular. A large balcony offers views over Cheltenham, making use of the sloping topography of the site and immediate context.

3. Proposals

3.1: Rationale

It is proposed to construct a new set back first floor above an existing single storey bedroom wing, to house a new annexe. This will facilitate multi-generational living by providing independent living accommodation for elderly relatives of Underscar's existing residents, whilst a link at first floor to the main house will facilitate access for carers when needed in future. Provision of this additional living accommodation will allow the relatives to maintain their independence for as long as possible, hence maximising their quality of life.

3.2: Massing

Whilst still being physically linked to the main house, the massing of the proposed additional storey has been minimised as far as possible. This has been achieved through the following key design moves:

- Introducing a covered terrace at first floor, hence pushing back the mass from Daisy Bank Road as far as possible, with the additional benefit of providing semi-private outdoor accommodation for the annexe.
- Stepping the extension mass breaks up the built form and allows it to follow the contours of its surroundings. This also allows the link element to act subserviently to the main extension

These key moves, in addition to the site's steeply sloping nature and dense woodland cover, all combine to mean that the proposed extension will have no measurable impact on its surroundings and the wider AONB.

Please see RRA drawing number 3840-034 for a series of images to demonstrate how built mass has been minimised throughout the development of these proposals within the context of the surroundings.

3.3: Materials

The material palette has been carefully considered to respect both the existing property, the surrounding woodlands, and the AONB. Glazing is used extensively to both maximise user enjoyment of the surrounding site and reference the modern character of the existing property. Vertical timber cladding softens the appearance, whilst maintaining the contemporary feel.

In addition to referencing the existing property, this choice of render and vertical timber is used extensively on adjacent properties, most notably on the Stables and Fir Cottage

External lighting will be kept to an absolute minimum, to prevent any harm to the character and setting of the immediate surroundings and wider AONB.

3.4: Sustainable Design

The proposal has been carefully considered to minimise its environmental impact, through use of a fabric-first approach.

By constructing an additional storey above Underscar's existing bedroom wing, the form factor of the property as a whole will be significantly improved. This is achieved through reduction of the property's overall external heat loss area per square metre of floor space. Resultantly, the extended property would be more efficient, per square metre of floor area, than it is currently.

The extension itself will be constructed from a timber frame. This lightweight solution will minimise any works required to the existing ground floor to support the first-floor addition. Hence, embodied carbon content is minimised as far as possible, as is disturbance to the surroundings.

High levels of insulation and high-performance glazing will be specified, to minimise heat loss as far as possible. The proposed south and east facing glass will provide useful solar gains in winter, whilst an overhanging roof will prevent overheating in summer. Thus, the need for mechanical heating and cooling is negated as far as possible.

An air source heat pump has already been installed at the property to providing sustainable heating throughout the existing house and the proposed annexe. In addition, efficient services will be specified throughout the annexe.

3.5: Access and Parking

Existing vehicle and pedestrian access will remain unaffected by the proposed works. Given that the future users of the annexe are relatives of Underscar's existing residents, the proposals will not result in additional traffic.