IMPROVEMENTS & ALTERATIONS

1 MILL LANE, IBURNDALE
Nr WHITBY

for

JANE CORNFORTH

Design & Access Statement

date: May 2021
job ref: 21.06

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DESIGN & ACCESS STATEMENT

Improvements & Alterations, 1 Mill Lane, Iburndale, Nr Whitby

for Jane Cornforth

1. INTRODUCTION

This planning application seeks permission to carry out a scheme of improvements and alterations, as part of 'retrofit' works, to an existing 1970's detached bungalow. The scheme is designed to create a home fit for the future with a focus on sustainable design and renewable energy technologies.

2. SITE ASSESSMENT

The property is located within the small settlement known as Iburndale, close to the village of Sleights and approximately 4 miles from the coastal town of Whitby. The site lies just within the boundary of North York Moors National Park.

The property is accessed via a narrow, unmade road known as Mill Lane. This access road serves several adjacent properties. To each side of the property are existing dwellings. To the rear of the property are open fields.

The external wall construction is faced in concrete artificial stone and the roof is finished in concrete slates. Facias and soffits are timber and in poor condition.

There are mains water, gas and electric at the property. Foul sewage and roof water drainage is discharged to existing drains.

Existing space heating is provided via outdated electric heaters and a gas fire to the living room. Water heating is via an electric immersion heater and small cylinder with storage tank in the loft space.

Some windows have been replaced with a mix of woodgrain and white PVCu. Existing timber windows and some of the replaced windows are in a poor condition.

3. DESIGN

The design proposals put forward are as follows:

- The vehicle access to the existing garage is quite narrow, and any turning area limited to due to the constraints of existing features. The access to the dwelling is also difficult due to ground and floor levels. The proposals include improving vehicle parking and turning, using the garage as additional habitable space, and improving the dwelling entry by creating a sloped and level access.
- The floor layout is to be remodelled, improving the living accommodation and special flow. This will include creating a new entrance hall and link to the converted garage space, an improved open plan kitchen/living space with small utility room, an improved bathroom space, and an improved second bedroom space.
- The glazed link extension is to be of lightweight construction, with natural larch cladding panels to the walls. The glazed link and new rooflight will provide natural light to the new hall space.
- The garage is to be converted to a habitable space, retaining the external walls which will be lined to improve thermal efficiency. The roof is to be removed and reconfigured to a monopitch style which will incorporate natural larch cladding external finish to gables and upper wall areas, with the roof finished as a 'living roof' within sedum cassettes on a single ply membrane. This will also incorporate a Velux rooflight system.
- The conversion of the garage will create a multi-use habitable space, such as garden room, bedroom, or home office/study.
- Windows and external doors are to be replaced with new triple glazed aluminium timber composite slim frames in a dark colour finish.
- External cantilevered balcony features are to be surfaced in composite decking and to have glass balustrade systems.
- The external chimney is to be taken down to eaves level and the gas fire, and gas service, removed from the property.
- An area of concrete roof slates is to be removed to allow the installation of 16no integrated Solar Photovoltaic Panels which should provide an energy output of around 4.8kW.
- Energy storage is to be provided using a Tesla Powerwall unit.
- Existing facias and soffits are to be repaired or replaced as necessary and faced in white PVCu.
- Rainwater gutters, downpipes, and external waste pipes are to be white PVCu.

4. RENEWABLE ENERGY & SUSTAINABLE DESIGN

The existing building has no central heating system and hot water is provided by an electric immersion heater. To enhance comfort, it is proposed to install electric underfloor heating for space heating and

an unvented pressurised hot water cylinder, such as the Megaflo Eco Solar PV ready with immersion heater for hot water requirements. Electric heating, and all electrical demand will be connected to a suitable tariff so that all electrical energy consumption is from renewable sources.
A mechanical ventilation heat recovery system is proposed to allow air changes in the kitchen area and shower room to ensure a good air quality and indoor environment. Natural 'purge' ventilation is provided to habitable rooms via opening windows.

Where possible materials will be from sustainably accredited suppliers, natural materials or materials using recycled content.

An electric vehicle charging point will be provided to the vehicle parking area. The use of a Tesla Powerwall energy store will allow 'off grid' capability and grid balancing assistance.

5. DRAINAGE

Existing drainage connections are to be used for new foul sewage requirements and rainwater disposal.

6. USE

The use as a dwelling will remain and using sustainable design principles, along with renewable energy technologies, will provide a comfortable healthy home fit for the future.

7. SCALE

The scale of additions and alterations is in keeping with the domestic environment without any detrimental effect to neighbouring properties.

8. LANDSCAPING

Landscaping will include additional and enhanced planting to the vehicle parking area. A new vertical timber fence will be provided to the north east boundary, 1.8m height for screening to vehicle parking and the rear garden, with 0.9m height along the dwelling elevation to allow more light and open aspect to the utility entrance, avoiding a 'corridor' feel.

The rear garden will be enhanced with new decked areas adjacent to the garden room and glazed link. Existing hedges are to remain.

9. ACCESS

Vehicle and pedestrian access to the property is to be improved. The remodel will provide the opportunity to create a sloped and level dwelling access which will then provide single level access to all internal spaces and decked areas, suitable for ambulant disabled or wheelchair use.

10. NATIONAL PARK LOCATION

The application site is located within the North York Moors National Park and therefore consideration has been given to the design and materials that will respect this desirable rural location.

8. CONCLUSION

This scheme follows the principle that "the most sustainable building is the one that already exists". The scheme of improvements, alterations and retrofit works will create a comfortable, healthy, and desirable place to live, or 'work from home'. A home for the future.

END OF STATEMENT

Stuart. E. Duckett
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The Sustainable Design Studio | Tees Valley
22 West Dyke Road, Redcar, TS10 1EJ, England

The Sustainable Design Studio | Sunderland
Software City, Tavistock Place, Sunderland, SR1 1PB, England

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