

Design and access statement – Mountain Ash, Staintondale

The proposed alterations to Mountain Ash are part of a broader scheme largely concerned with improving the thermal efficiency of the dwelling and reducing maintenance requirements. They comprise the following:

1. Replacement of the existing porch on the north elevation with a more thermally efficient porch, constructed on the same footprint as the existing. The outer face is of natural stone to match the existing walls of the house, with a smaller glazing area. The existing clay pan tiles will be carefully removed and reused on the new roof. The proposed new windows will be thermally efficient aluminium-clad timber frames with white powder-coating, with appropriate glazing bars applied to the double glazing units to match the appearance of the existing windows. Aluminium-clad windows are proposed as a robust, low-maintenance solution to the problems caused by the exposed location of Mountain Ash. Existing timber frame windows require annual maintenance, and are currently failing despite the careful maintenance undertaken by the owners.

Natural daylight will be directed into the hall via two conservation rooflights by two Monodraught sunpipes on the south-facing roof above the utility room.

Access will be largely unaltered, with both internal and external doors to the porch complying with Part M of the Building Regulations for wheelchair access.

2. Phased replacement of all windows with aluminium-clad timber frame windows for the reasons outlined above. All windows will retain the appearance of the existing windows using applied glazing bars where appropriate.
3. Replacement of the existing metal up and over garage door with an insulated timber frame infill structure across the garage opening containing double doors and an additional window. It is intended that the garage, not currently used for vehicles, will also be insulated internally for use as a workshop throughout the year. The new structure will be timber-clad with a white gloss finish to match the existing woodwork. Windows will have glazing bars applied to match existing windows.
4. Erection of a Naseby Hercules greenhouse, measuring 6.33m x 3.21m, in the corner where the north-west boundary of the garden meets the grass verge at the front of the property. I refer you to previous communication between Dr Hughes and Helen Webster, which includes the initial design and access statement for the greenhouse that accompanied the pre-planning enquiry application, and pre-planning correspondence dated 17 November 2010, 14 December 2010, and 27 May 2011. It is acknowledged that the scale of the proposed greenhouse is not typical of a domestic property, but it should be noted that it is required to lengthen the growing season in support of a self-sufficient lifestyle in a rural landscape. The proposed greenhouse will be located discretely on a large site and will have limited visual impact from the main road due to both the low-key design (see below) and the high hedges along the boundary. A hedge will be planted in place of the existing gate opening to provide further shelter and reduce visual impact. The greenhouse will be accessed from the elevation facing the road where it is most sheltered, and it is proposed that this elevation will be positioned on the build line of the existing house. 2 metres clearance to the hedge has been included on the northern boundary to allow access for hedge trimming. A rainwater collection tank installed underneath the greenhouse will store water for use within the greenhouse.

