Design and Access Statement

Premises: Teglan Whitegates, Congleton Road, Congleton, CW12 3ND

Description of Building
A split level detached house that is believed to date from the 1940s, the front elevation is a single storey and due to the sloping level of the site, the rear elevation is a full two storeys in height.

Style of the Building
Build with red engineering style glazed bricks and with a hipped roof finished with grey tiles to the front of the property, the rear half of the roof is a flat reinforced concrete roof, which is now causing considerable problems due to the ingress of water and also condensation issues.

Proposed Works
It is proposed to remove the existing roofs and to build another storey that will be finished with a new hipped roof that will closely match the original roof in appearance and character. The walls of the new storey will be finished in sand and cement render, to provide a natural break in the aspect of the walls. The new windows and doors will be in upvc, so that they match the existing windows and doors in the property.

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Reason for the Proposed Works
The client, Mr Catlow, wishes to create 2 home offices as part of a sustainable life style and also to remove the existing problematic flat roof. The new home offices will provide local employment for 8 full time local workers who will not have to travel further afield to find employment and so this will also help to reduce carbon emissions and traffic congestion.

It is also proposed to upgrade the building in terms of energy efficiency by the fitting of high levels of insulation, the use of PV (photovoltaic) solar panels, the fitting of an air source heat exchanger, and also a small turbine is proposed to be installed in the river at the bottom of the garden, which will all produce green electricity.

Character compared with Existing Building
The appearance of the proposed extension has been designed to integrate as closely as possible with the existing building and the roof will appear almost identical when viewed from the front of the property. Also, the proposed ridge height will be lower than the adjoining property to the right of the house and so the proposed extension will blend in and will not dominate the surrounding properties.

Existing and Proposed Materials
All of the flowing materials have been chosen to complement and match the character of the existing building:

Walls – New storey walls in cement render in a neutral colour with a smooth towelled finish, to provide a visual break line
Roof – Grey roof tiles to match the existing roof
Ridge Tiles – to match the existing main roof ridge tiles
Roof Overhang and Details – to match the existing hipped roof details
Windows – White upvc to match the existing windows
Door – white upvc to match the existing doors
Rainwater Goods – Black PVC to match the existing rainwater goods.

Works to be carried out to construct the proposed Extension
Remove the existing roofs, build the new storey walls and finish in cement render, fit new hipped roof. Install PV solar panels, air source heat pump, small turbine to be installed in the river.

Access and Parking
It is proposed that the existing access to the drive should be used as the visibility splays appear to be adequate. There is ample parking and tuning space on the existing gravelled drive to the front, right and left sides and at the rear of the property.

Summary
We propose a new storey extension to provide 2 home offices, which will also provide sustainable employment for 8 local people.
The existing roofs will be removed and so the problems with the flat roof at the rear of the property will be eliminated by the new hipped roof.
The insulation values of the property will be substantially upgraded as part of this development.
Also, micro generation of green electricity from renewable sources will be achieved by the installation of the PV solar panels, air source heat pump and the small turbine in the river.
The design aspect of the proposed development is sympathetic to the character of the existing property and will also blend in with the surrounding properties and will not dominate them.