Design and Access Statement

Property address:

Willow Cottage
West End
Foxham
Wiltshire SN15 4NB

Prepared by Bob Bradshaw. July 2023

First floor extension and roofing over of courtyard

Description:
Application is for the creation of a new first floor extension over the garage in lightweight SIPS panels to be supported from the existing house wall and columns keeping the existing access below. Plus the roofing over of the existing central courtyard to create a new Family room and thus creating a central spine access, removing the need to navigate several rooms from front to rear of the house. Plus associated changes to internal layout.

Materials:

1. External walls finished in white to match existing house.

2. First floor extension columns and exposed underside in wood (wood cladding) stained dark to match existing elsewhere.

3. Mansard style roof to first floor extension similar to existing over garage. Existing tiling to be reused where possible.

4. New flat roof areas over first floor and ex-courtyard to be planted with sedum or similar.

5. Rooflights to bring light further into the kitchen area than previously possible and to allow access to roof for maintenance.

6. New (SIPS) external wall to ex-courtyard area to be clad in timber.

7. New doors and windows to match existing.

8. Main entrance lobby construction finished in white cladding.

Sustainability:
Solar panels to be instated to South facing roof of two-storey house.
Two sets of heat pumps to be installed, one to two-storey part and one to one-storey part.
Sedum finish to new flat roof areas.
New walls and roofs to meet current Part L Building Regulation requirements.

End.