

Design & Access Statement

Proposed cladding at 27 Orchard Avenue, Bishopstoke



15th May 2015

Introduction

27 Orchard Road is located in Bishopstoke. The house was purchased by us in December 2011 and has a loft conversion that was completed in 1982. Recently during adverse weather, some of the tiles on the side of the house become unstable and fell off exposing the side. A roofing company who repaired these told us that the thermal insulation that was in place was in a very poor condition having broken down over the past 38 years. We are submitting a planning application on the basis that the existing insulation is proving inefficient and would like to replace the tiles with cladding. It would be an on-going maintenance problem and proving thermally inefficient having outlived its intended lifespan.

Design Statement

It is our intention to remove the existing tiles, batons and insulation. With this removed, the insulation would be with modern 'Celotex' inserted and then rebatoned and clad with Durasid cladding, which has a core that is made from cellular PVC-U with a coextruded top layer. This would offer better installation with a greater energy saving. (https://www.durasid.com/en/products/durasid_original/ - Grey RAL 7035(93).

At the same time, we would like to remove the existing window on the right hand elevation and replace it with a smaller height, longer width window which will allow us to redevelop the bathroom.

Amount

No additional floorspace will be generated through this application.

Scale

The existing sides are finished with tiles and are typical for this building. The proposed cladding will cover the same space as the existing tiles on the left elevation and with the window design changed, cover slightly more space on the right hand elevation. We are able to 're-roof' the building with a far more suitable building material with no impact on any aspect. This will provide a longer lifespan than the existing tiles and will provide far better insulation with it being replaced. The scale of the house will remain the same.

Landscaping

There will be no change to the landscaping around the building as a result of this application.

Appearance

The existing side tiles are deep red, we propose to use Durasid cladding Grey RAL 7035(93) to maintain the overall appearance and to be complimentary to the existing bungalows on the road.

Layout

There will be no change to the layout as a result of this application.

Climate Change/Sustainability

Materials will be responsibly sourced and sustainability and climate change will be considered. This work will improve the thermal efficiency of the house considerably.

Access Statement

There is no change to the access of the building or to the site.

Access to undertake work will be to our property for the right hand elevation. For the left hand elevation, in discussion with the resident at 29 Orchard Avenue, permission has been granted to mount scaffolding to complete the works.

It is estimated the full works will require 5 days to complete.

Report by

Martin Warne

27 Orchard Avenue

15th May 2015.