DESIGN AND ACCESS STATEMENT

Agent: DOWNSVIEW Associates

Project: Proposed solar panels with air source heat pump and internal improvements along with construction of timber frame garden room

Client: Elizabeth Rowe

Address 4 Nursery Cottage, Blackstone Street, Woodmancote, West Sussex



Front Elevation



Rear Garden

Introduction

4 Nursery Cottage, Blackstone Lane is an end of terrace property with a number of internal features including exposed beams, floor joists and oak posts. The property is over two storeys and Grade II listed.

We would suggest the listing of the building is probably more directed at the internal features as there is a lack of original features externally.

Site

The building faces North and currently sits in amongst similar style properties with a mix of finishes and materials; the terrace of properties runs East to West with most of the properties having rear/ side extensions. The materials used vary from exposed face brickwork, painted brickwork, weatherboarding and render with plain clay plain tiled roof coverings.

Proposal

My client is looking to take advantage of the Warmer Homes Scheme with a mixture of sustainable solutions including the installation of Solar Panels on the East facing roof along with an Air Source Heat pump located on the East elevation. The location of the heat pump has been discussed in depth between my client and the installer and although there are alternative solutions we believe the proposed location next to the bathroom window provides the most appropriate position whilst also keeping it below the roofline of the neighbours garage. As part of the warmer homes scheme my client is also improving the loft insulation to meet current

regulations and installing a false floor above to provide access, they are also installing a new water tank in the loft and new radiators around the property.

As part of the proposal my client also plans to remove the oil tank from rear garden and to construct a small garden room to be used as a home office, this will also be served by solar panels facing South.

Summary

4 Nursery Cottage is an end of terrace cottage in amongst similar style properties with many internal features that need to be respected and retained. Due to age of the property and lack of modern thermally beneficial construction methods the proposal to provide solar panels, air source heat pump along with the other sustainable solutions will benefit the property and provide savings on ever spiralling utility bills.