

DESIGN & ACCESS STATEMENT (2)

Being of 1970's construction, we wish to update various aspects and introduce a number of alterations to improve both energy efficiency and the aesthetic of the property in the context of neighbouring houses along Jacksons Hill as follows:

1) Apply a new smooth, white render to the entire first floor level (over the existing dated, failing, magnolia, finger patterned render at that level, plus the current dark brown wooden cladding up to the roof apex at the front and rear), which will improve insulation to the property and aesthetically be more in keeping with the majority of properties, also in white render, along Jacksons Hill.

2) As a four bedroomed family home, there is a need to provide an additional bathroom at first floor level, therefore we will redevelop the current small utility room to accommodate this. Accordingly, a portion of the current integral garage will be used to provide a utility area.

3) The current fenestration is dated and less efficient by modern standards, and so all proposed fenestration will be replaced with white framed (as now) triple glazed units, to contribute to the energy efficiency improvements. These replacements will include the introduction, at first floor level, of a wider window (to the side/north elevation) and sliding doors (to the front/east elevation) for access to the front balcony. Also, a new ground floor window is to be added (north elevation), to provide daylight to the garage/new utility area, thus negating use of electric lighting in daylight hours.

4) The current hot water cylinder is to be replaced with a larger, more efficient tank/system, which will be located in the proposed utility area at ground floor level, therefore also more efficiently adjacent to the new boiler/system.

5) The current balcony runs along the full extent of the front of the property (east elevation) and majority of the side (south elevation), being of wooden construction, which is unstable in areas and is imposing/unattractive aesthetically. Accordingly, we propose to remove the entire side/south elevation section and c.10% from the front/east elevation. The latter will be improved with wood composite floor sections and a stainless steel + clear glass surround, which will also be more in keeping with other such balcony/Juliet balcony examples already in place in Jacksons Hill. Additionally, with the side balcony removed, the current glazed wooden side door (south elevation) will be in-filled with block and white render (per point 1 above).

8) In the short term, we will upgrade the current dated oil-fired boiler with a modern, more efficient unit. This is to vent to the side (north elevation), to replace the current roof mounted vent/chimney. In due course, our intention is to move to air source heat pump, once the technology has improved to perform well in maritime conditions over the long term, and once anticipated improved grant funding becomes available.

Additionally, we propose to add PV solar panels to the roof once there are improvements in battery storage technology to make such an investment financially viable. Note: A separate new planning application will be submitted when we are in a position to progress air source heat pump and/or PV solar panel installations.

10) A new white rendered chimney is to be provided at the north/east apex of the roof, to service the proposed wood burner to the living space (using only modern-day non-polluting bio-forest wooden pellets).

11) Current lighting will be replaced with LED throughout, thus reducing energy use, and the current dated central heating will be replaced with a new energy efficient skirting heating system throughout the home, with room-by-room control to greatly reduce annual energy use. Replacement modern sanitary ware will also result in lower water use.

IMPACT / LIGHT ASSESSMENT

We consider all above proposals will result in significantly improved energy efficiency throughout, whilst the external alterations will greatly improve the aesthetic appearance and be more in-keeping with neighbouring properties. Due to the respective property locations along/down the slope of Jacksons Hill, the replacement stainless steel/glass surround to the reduced balcony will have no detrimental impact on the neighbouring property's access to light or their outward views.

SITE WASTE MANAGEMENT PLAN

All redevelopment improvements and new building works will be carried out by local trades who are therefore familiar with, and will manage any waste clearance as appropriate, in accordance with island guidelines.

A number of removed materials are to re-used at other locations, thus reducing impact on the local refuse site.

The existing separate long driveway to the property will provide good off-road storage of delivered materials/skip use, as required, as well as trades' vehicles during working days/periods, thus minimising impact, if any, on access along Jacksons Hill for neighbours and/or delivery/service vehicles.

INFRASTRUCTURE IMPACT / STATEMENT OF SUSTAINABLE DESIGN MEASURES

There will be no implications from the proposed alterations on the existing mains water supply and/or mains waste.

The use of electricity will be reduced by the proposed introduction of LED lighting throughout, removal of electric shower, and improved kitchen appliances.

The improved glazing and external insulation measures, plus updated boiler and heating system, will greatly improve energy efficiency, in turn reducing oil/electric use.

Replacement, modern sanitary ware will reduce water usage.

STATEMENT OF EXISTING INTERNAL FLOORSPEACE

There will be no change to the existing floor space/footprint from the proposed alterations.