



Michael Dyson associates Ltd

Excellence in Housing Consultancy

Design Statement

for

**REFURBISHMENT AND ENERGY EFFICIENCY WORKS
16NR DWELLINGS, KIRKFIELD, CHIPPING, PR3 2GL**





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Introduction

This document has been prepared to accompany the full planning application for the refurbishment and energy efficiency works to 16Nr dwellings on Kirkfield, Chipping. This application seeks approval to install external wall insulation, windows and doors replacement, and other works to improve the overall energy efficiency of the properties.

These properties are owned by Onward Housing Association and there are several other properties in the area to be upgraded for which, planning is required due to the change of material. Other sites will be submitted under separate applications.

Note, that all properties in this planning application are of a similar existing design, and each will be refurbished with a common design proposal.

The proposed refurbishment and energy efficiency works will help to improve the thermal performance of the building, enhancing the energy efficiency of existing social housing stock and creating an improved living environment for residents.

The addresses covered under this application are:

- 1 Kirkfield
- 2 Kirkfield
- 3 Kirkfield
- 4 Kirkfield
- 5 Kirkfield
- 6 Kirkfield
- 9 Kirkfield
- 12 Kirkfield
- 15 Kirkfield
- 18 Kirkfield
- 19 Kirkfield
- 20 Kirkfield
- 29 Kirkfield
- 34 Kirkfield
- 35 Kirkfield
- 38 Kirkfield



Site Location

The site is located in the village of Chipping. The existing site consists of 16Nr terraced houses located on Kirkfield. The site plan below highlights the location of the dwellings, indicating the vehicular and pedestrian access. The proposed designs aim to improve the living environments for the residents and the energy efficiency of the existing social housing stock.



Location Plan of the Site



Aerial View of the Site



Existing Buildings & Materials

The existing houses are traditional cavity wall construction. There is a variety of house types including bungalows and 2 storey properties with 1, 2, 3 and 4 bedrooms. Each property is similar in appearance with elevations featuring concrete blockwork finish. The existing windows are white UPVC and where applicable are proposed to be replaced like for like. The 2 storey houses feature an external store to the rear. Photographs below show the 1 and 2 bed properties.





Existing Buildings & Materials

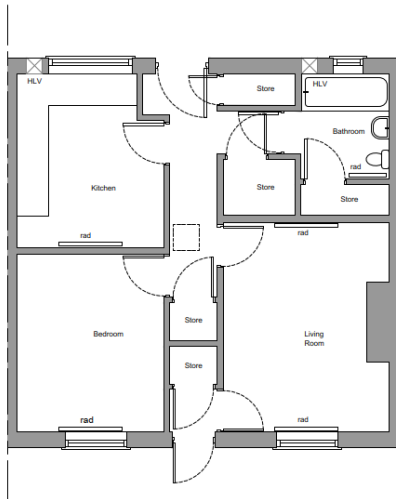
Photographs below show the 3 and 4 bed houses.



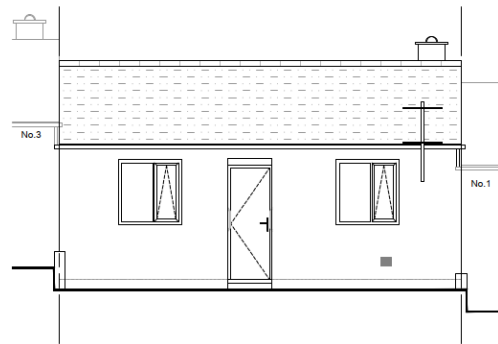


Existing Buildings & Materials

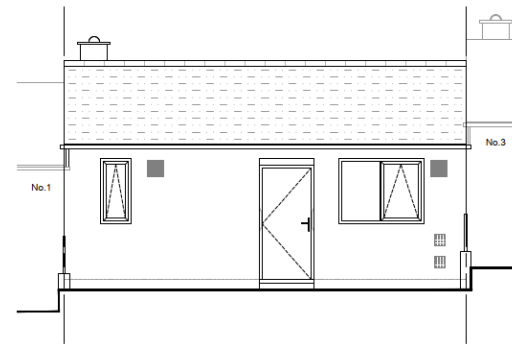
The below property archetype is a 1-bedroom bungalow. The layout of each bungalow is the same with front door opening into a small lobby area which gives access to the living room and a store cupboard. The living room leads to a larger hallway which gives access to the kitchen, bedroom, bathroom and multiple store cupboards.



Ground Floor Plan



Front Elevation

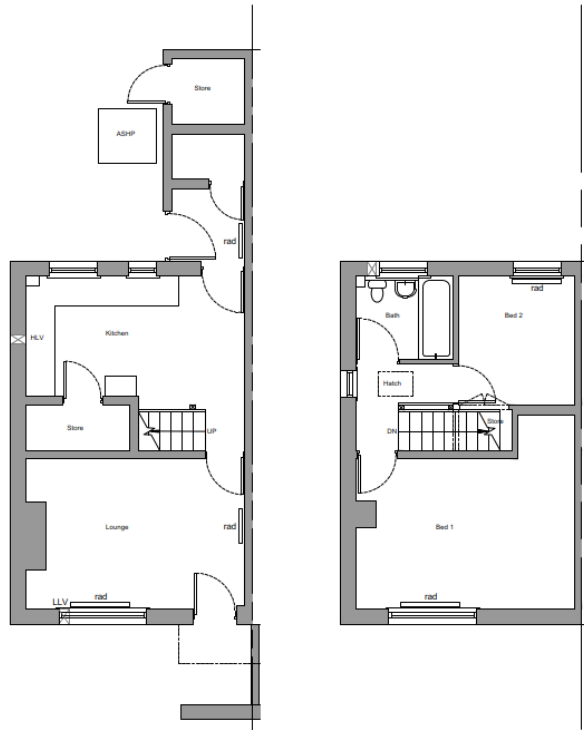


Rear Elevation



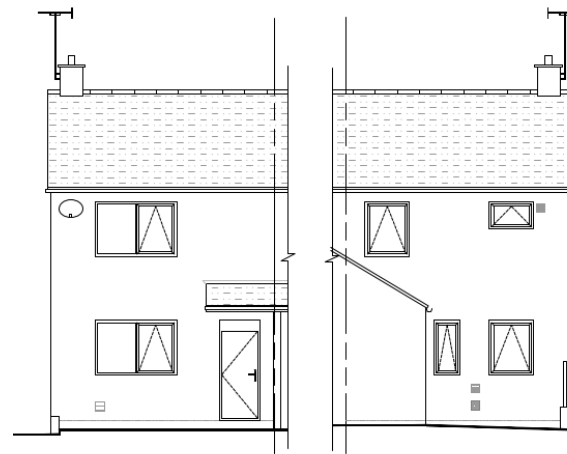
Existing Buildings & Materials

The below property archetype is a 2-bedroom house with an external store to the rear. The layout of each house is very similar with the front door opening into living room which gives access to the kitchen. The kitchen gives access to a store cupboard, the outbuilding and the stairs to the first floor. To the first floor there are 2 bedrooms and a bathroom. To the first floor there are 2 bedrooms and a bathroom.



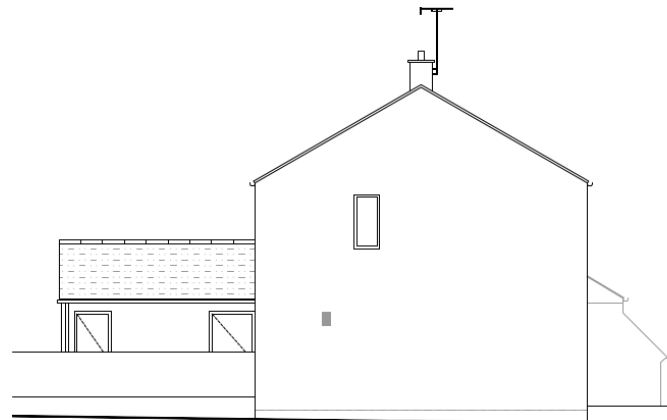
Ground Floor Plan

First Floor Plan



Front Elevation

Rear Elevation

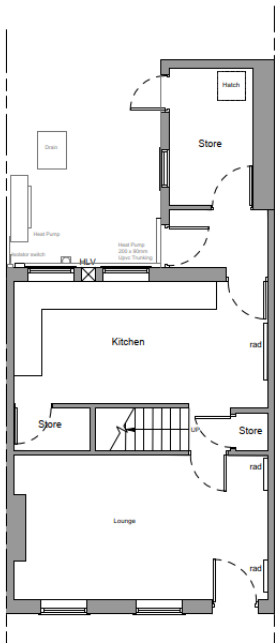


Side Elevation

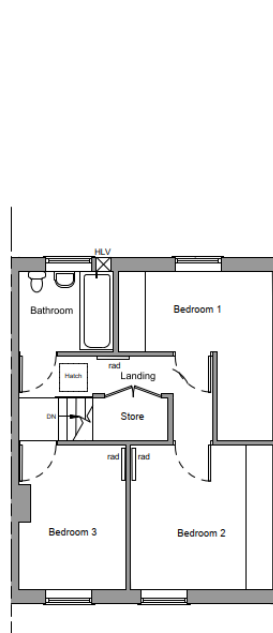


Existing Buildings & Materials

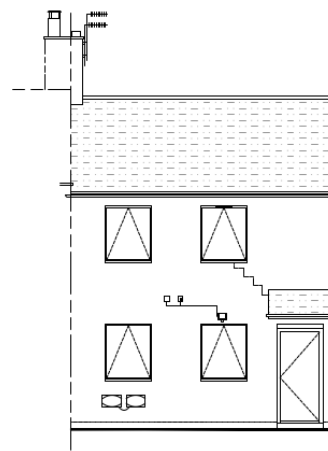
The below property archetype is a 3-bedroom house with an external store to the rear. The layout of each house is very similar with the front door opening into living room which gives access to the kitchen. The kitchen gives access to 2Nr store cupboards, the outbuilding and the stairs to the first floor. To the first floor there are 3 bedrooms, a bathroom and further storage. To the first floor there are 3 bedrooms, a bathroom and further storage.



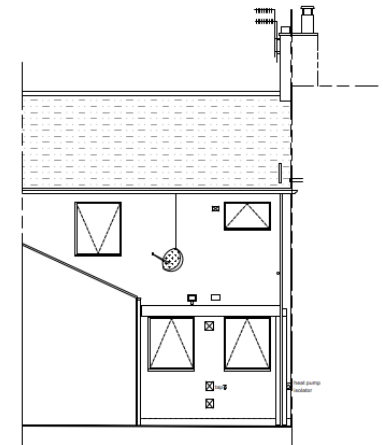
Ground Floor Plan



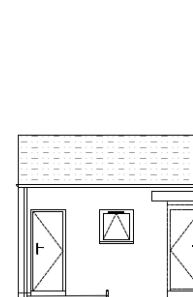
First Floor Plan



Front Elevation



Rear Elevation

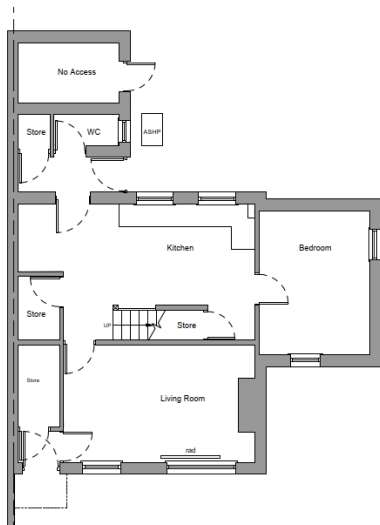


Side Elevation

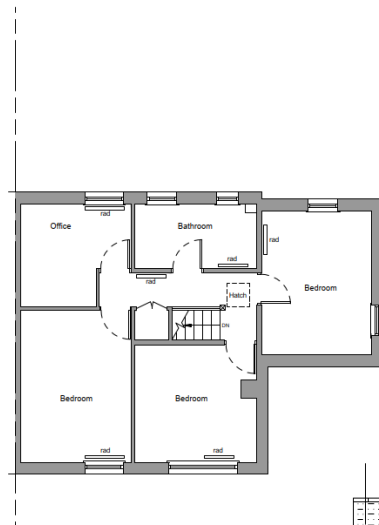


Existing Buildings & Materials

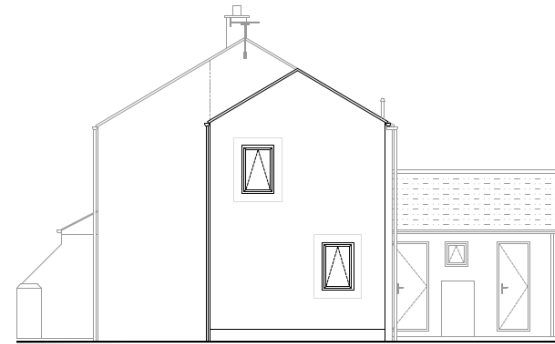
The below property archetype is a 4-bedroom house with an external store to the rear. The layout of each house is very similar with the front door opening into a small entrance lobby which gives access to the living room and a store cupboard. The living room leads to the kitchen which gives access to 2Nr store cupboards, downstairs bedroom, the outbuilding and WC, and stairs to the first floor. To the first floor there are 3 bedrooms, a bathroom, office and further storage.



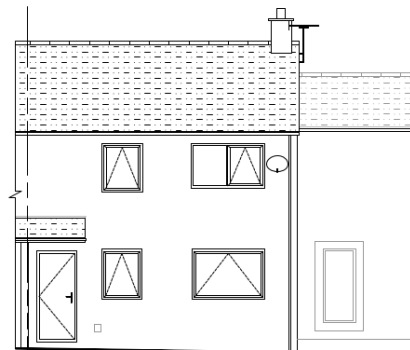
Ground Floor Plan



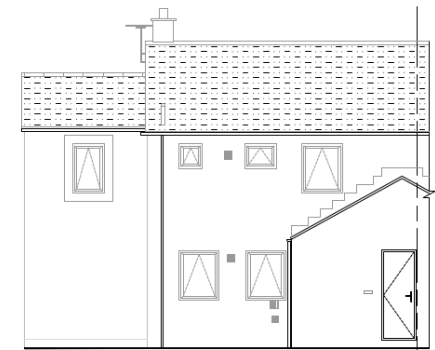
First Floor Plan



Side Elevation



Front Elevation



Rear Elevation



Local Buildings

The surrounding area is predominantly residential and there is a mixture of terraced and semi-detached, 2 storey houses. The elevational treatments to the properties include smooth render, pebble dash render, stone and blockwork with a mixture of grey and terracotta roofs. Many of the surrounding properties are still of their original external aesthetic design and appear to have not received any significant visual improvements since their construction.

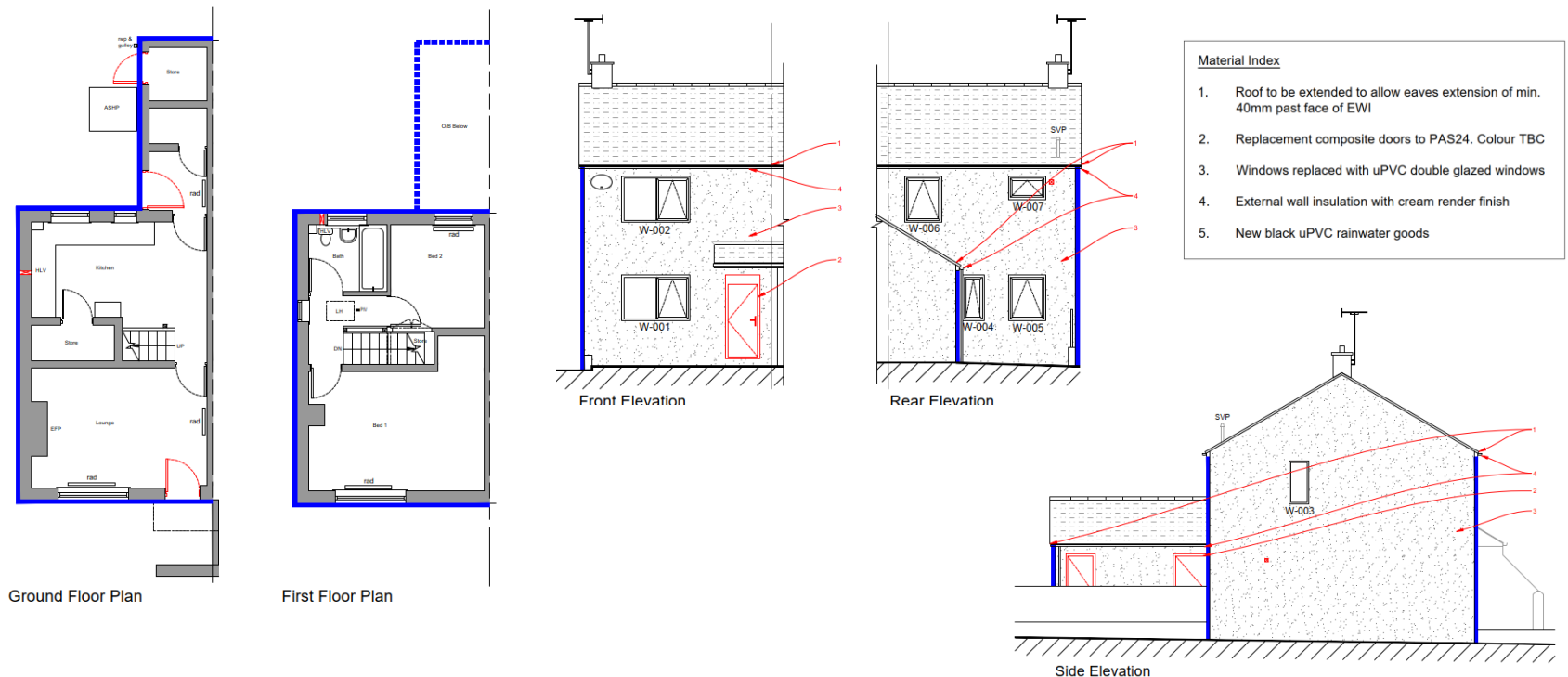




Proposed Buildings & Materials

The proposal seeks to carry out refurbishment and energy efficiency works to existing properties. The main aspect of the upgrade works is the installation of external wall insulation (EWI) with a smooth render finish. The scope of works will also include loft insulation and ventilation upgrades, replacement doors and windows to chosen properties - with white UPVC frames to match existing. Other building works could include remedial works to wall construction prior to installation of EWI, associated works with EWI e.g. roof extensions, wall fixtures, canopies, RWP's, SVP's, fences / wall connections etc.

All Energy Efficiency works are to align with the requirements of PAS2305 and SHDF Wave 2 funding.





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