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 By A King at 2:39 pm, Jul 29, 2021

DESIGN AND ACCESS STATEMENT
 PART 4

SPACE STANDARDS

The existing 3 bedroom property comprises a total area of 88m² which is roughly 15% below minimum space standards.

Vine Cottage as the proposed 4 bed property will be 142sqm which is 14.5% over the minimum. National Space Standards indicate a 2 storey 4 bed, 8 person property should be a minimum of 124sqm.

This does not include the garden workshop which are 11.5m² existing and 10.5m² proposed

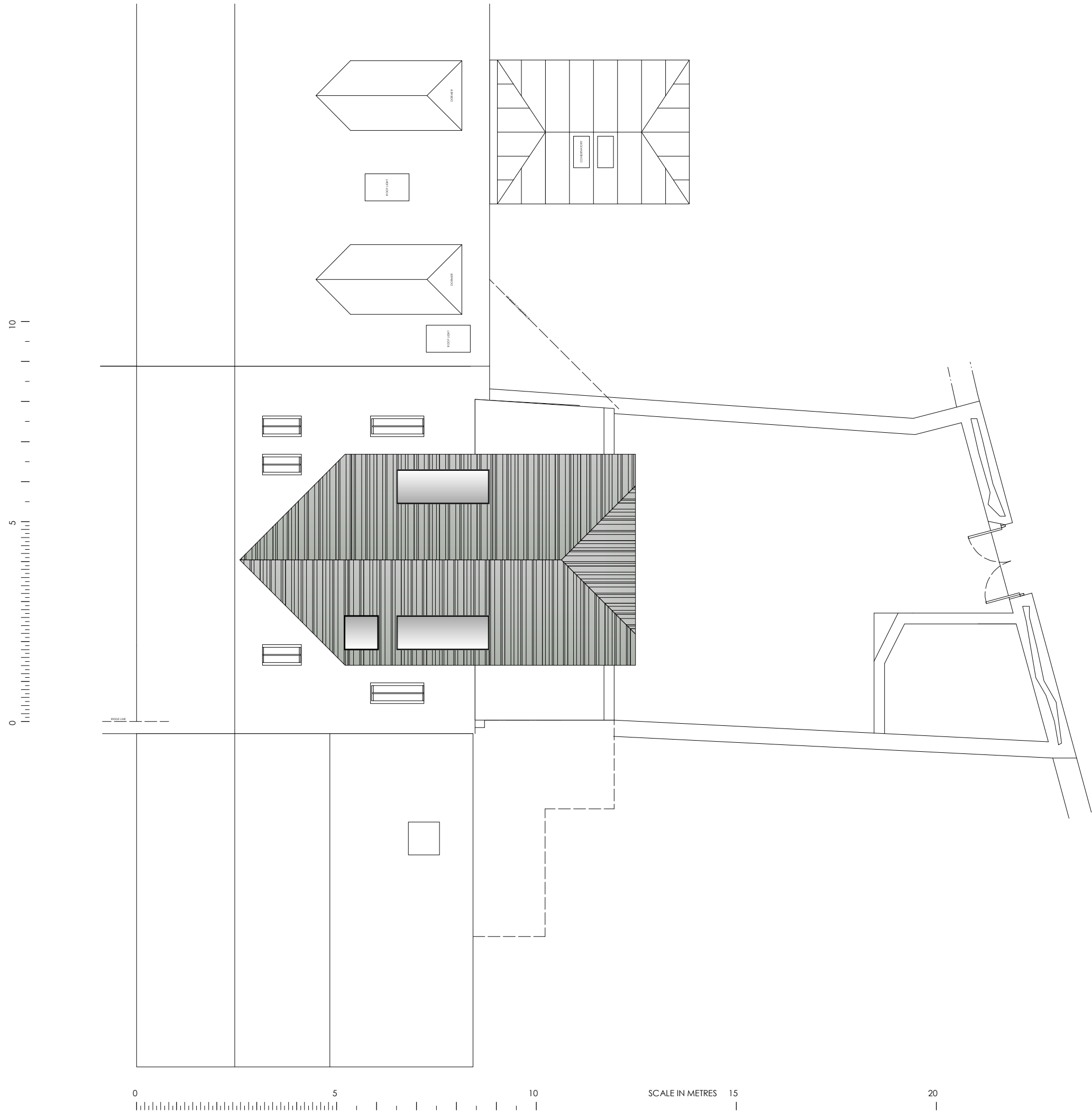
SUSTAINABILITY & BIODIVERSITY

The balance between these elements has been a difficult element to conclude. We have a relatively small site in which to balance the needs of sustainability and biodiversity.

To introduce solar panels into the garden area would take up too much space to the detriment of the garden space.

The proposal aims to include for the same amount of green space as the existing garden by introducing sedum roofs to the workshop and the ground floor extensions. This will maintain the amount of greenspace at approximately 48sqm.

To alleviate the energy consumption and sustainability of the building, it will be fully upgraded thermally to over and above current building regulation requirements.



VINE COTTAGE
 6 HIGHER STRAND ST MARYS

 PROPOSED
 ROOF + CONTEXT

 DRAWING NO. VC07
 DATE - JUN 2021
 SCALE - 1:100 @ A3