

Design and Access Statement

44 Fitzalan Road

Proposed rear orangery extension

Access to the site is from Fitzalan road thorough the front garden via the side drive which leads to the rear of the property and garage.

The proposed orangery is to replace the existing conservatory structure at the rear of the bungalow with an area of 19.3 m² which is an increase of 5.6 m² from the existing conservatory. The existing conservatory is in a poor state of repair, of out dated construction and is overdue for a replacement structure.

The proposed orangery to have a flat roof with an eaves of height from DPC of 2.6m and a max height of 3.4m from the lowest ground level point on the rear elevation. A lantern glazed roof with a ridge height of 0.7m from the flat roof and a maximum height from ground level of 4.1m.

The walls will be of white PVC glazed panels on a dwarf wall at a height of 600 mm from DPC level. Two single doors one to the garden and the other to the side elevation as the main access. A pair of doors central to the rear elevation.

The proposed orangery will not be seen from any public footpath or highway. It will only be seen from the neighbours first floor dormer windows at No 42.

A proposed schedule of work is to demolish and remove from the property the existing conservatory structure and base foundations. New foundations with brick cavity walls built to take the PVC glazed frames, windows and doors. A flat roof constructed with an opening formed for the glazed lantern roof. The tile eaves and soffit of the existing house which adjoins the flat roof to be striped back and made good to the flat roof.

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