

DESIGN, ACCESS AND HERITAGE STATEMENT

Easter Cottage Old Dairy Lane PO20 3AF

The proposed orangery will be used as private use by the home owner.

The property falls within the designated conservation area close and to listed buildings but the building 'Easter Cottage' itself is not listed nor does it offer any historic value.

Easter Cottage was a conversion from a rural farm building to a residential property under planning ref AL/26/14/PL and the current building along with the materials used contributes to the character and appearance of the conservation area.

DESIGN

The proposed orangery will be 6m in width, 3.7m projection and have an eaves height of 2.4m and ridge height of 3.3m.

The orangery design will have French doors in light oak upvc to the side elevation, glazing to the front and side (to the adjoining property) on a low dwarf wall. The corners of the orangery will have brick pillars, using similar reclaimed brickwork as the corners of the existing building. The roof will be a traditional orangery style, with roof lantern material in glass. The design of the orangery with its traditional looking orangery roof contributes positively to building and surrounding conservation area.

The proposed upvc profile for the window frames and roof rafters will be a high spec heritage profile. The profile will be in light oak upvc with concealed gaskets. The frames will be double glazed with clear glass. The profile of the upvc is of a slim design to match the profile of the timber frames within the property.

The proposed roof material will be a high performance 'intelligent glass' double glazed but clear.

The maximum height will be no more than 3.3m so will not exceed the height of the existing property.

The proposed design of the orangery is of a modest size and blends in with the surrounding conservation area. There are other upvc conservatories and orangeries within the conservation and this conservatory does not adversely affect the character of the conservation area nor alter the street view.

There are no trees affected in this development.

ACCESS

The floor of the conservatory is already set at the same level as the property causing no step. The external French doors are set with a low threshold as to limit step over. There will be no alteration to this.

As The floor of the proposed orangery is to be set at the same level as the existing building this will be 300mm above ground level.

All access to property when building is via the drive.

HERITAGE STATEMENT

The building is not listed or of historical value itself but in the conservation area and near listed buildings. The existing building contributes positively to the overall character and appearance of the special area and although the proposed orangery is be in upvc this does not distract the appearance of the building, the proposed design also blends in with the conservation area.

The proposed orangery design complements the age of the property and blends in with the surrounding area. There are other conservatories/orangeries in the area and this conservatory does not affect the street view nor affect any other business within the conservation area.