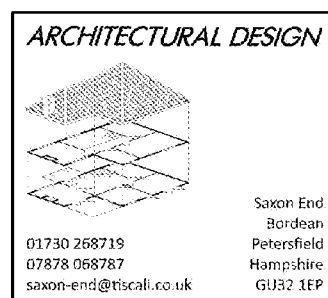


Design & Access Statement

In relation to the erection of a new orangery

45 The Drive, Bognor Regis, PO21 4DS

for Mr & Mrs Keep



Property description

Number 45 is a detached residential property within the Craigwell House estate next to the coast. The property is set back from the roadside and located centrally between the adjacent property boundaries.

The house, designed and built in 1994, comprises two storeys with pleasantly proportioned elevations. The elevational treatment is typical of the time with dark coloured plain tiles over variegated brickwork interspersed with leaded windows in mahogany finished frames. To the front and sides faux Tudor framing provides additional character.

In 1999, after consultation with the council, a conservatory was erected to the rear of the property. The conservatory comprised double glazed panels to the roof, doors and windows set into a mahogany finished frame to match the windows, all on a low wall in brickwork matching the main property. At that time a patio area of natural stone paving was also laid to enhance the use of the garden.

A few years later, after much campaigning by some local residents, the Craigwell House estate was made a conservation area. Whilst some trees, namely the two yews and the oak tree indicated on the layout drawing, were already subject to tree preservation orders, the establishment of a conservation area also included a blanket tree preservation order for the whole area.

Requirements & considerations

Over the years Mr & Mrs Keep's use of the conservatory area has been intensive but there have been occasions where extremes of cold and heat have made that use uncomfortable and occasionally impossible. Given that the conservatory now requires some maintenance they felt it an opportune time to replace it with something which would allow comfortable all season use, whilst still providing a light, open aspect onto the garden.

Existing Conservatory



Mr & Mrs Keep are also very aware of their responsibilities with regards to the care of the surrounding trees, as evidenced by the applications for tree works and any new proposal must keep any disruption to a minimum.

Solution

With it's relationship to the Kitchen and Garden the existing conservatory has proved to be ideally located and makes a positive addition to the clients use and enjoyment of their home. It's size is also perfectly adequate for the property and proportional to the garden area. The only slight issue is that of furnishing the octagonal end bay.

Given the above it makes perfect sense to erect any new building on the site of the existing conservatory. Matching the existing conservatory width and projection will maintain the required floor area whilst squaring off the corners will make furnishing the new addition that much easier.

In addition, keeping the new proposal in this location eliminates any possible disturbance to the surrounding trees. As an additional precaution the lawn areas will also be fenced off during the works. Any storage of materials and foot traffic will be therefore be restricted to the existing paved area.

The design of the new garden room needs to maintain the open connection to the garden area whilst still being usable all year round. As such an orangery would seem the perfect solution.

It's mainly glazed walls but solid, insulated, roof punctured by a single lantern will still provide a visual connection to the garden but will also provide summer shading and winter warmth without the extremes of heat gain and heat loss associated with conservatories.

Access

The floor level of the proposed orangery will remain the same as the existing ground floor. The available access to and from the new extension will therefore remain exactly the same as the existing. The main house entrance will remain unchanged and unaffected by this proposal.

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