

Design and Access Statement

Proposed rear orangery

The proposal is to upgrade the existing conservatory structure with an orangery structure. The present structure is a conservatory of white aluminium and double glazing, which is outdated and not fit for purpose. It is a simple structure on an almost square red brick dwarf wall with a centrally positioned double doors to the garden and west elevation. The aluminium structure projects 4m from and across the two storeys kitchen and bathroom projection which is 3.8m wide. The roof is of a ridge and gable end design onto all round aluminium framing with top lights.

The proposed orangery will reuse the existing brick dwarf wall base. The floor area and foot print will remain as existing of 15.2 m2. There will be no change to the ground floor layout. The double doors and access to the garden will remain as existing.

The major proposed change is above dwarf wall level which will be an orangery style design in white painted hardwood timber to eaves height of 2650mm from DPC level or a maximum of 3000mm from ground level. The hardwood windows frame will be 1425mm high from underside of sill to frame header with 140 fluted pilasters to either side of each window. A fascia of 550mm high above in white painted hardwood. (see Drawings AA/0519/D/01). A flat roof / box gutter to be constructed to take a lantern roof 2700mm x 2400mm centrally positioned. The lantern will have a height of maximum 550mm from roof upstand to top of ridge, with roof pitches of 15 degrees and 19 degrees in a ridge and hip rafter design. A maximum height from ground level to top of ridge will be 3450mm.

It is intended that the proposed orangery replacing the conservatory will improve the rear aspect's appearance and the quality of living space. It will be cooler in summer and warmer in winter due to the reduce amount of roof and wall glazing.

There is no change to the access from 'The Street' to 'Wistaria cottage'. The front door is accessed from 'The Street' via a gate though a narrow strip of front yard bounded by a low beach flint wall. A side gate to the south is accessed from this narrow yard to the south side and garden. Access is also though a gate in a high fence between the cottage north side and garage from the drive on the north side, which is gated to 'The Street'.

The existing conservatory is not over looked by any of the neighbouring properties and can only be seen from north facing south on 'The Street'. There is no change to the view from adjoining properties and 'The Street'. (see drawings AA/0519/02 & 03)

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