pwp architects

DESIGN AND ACCESS STATEMENT **Job No: 4839**

CLIENT : Mrs J Blunden 09 February 2011

PROJECT : 31 St Catherines Road, Hayling Island

PROJECT : Conservatory

Introduction

The proposals are for a conservatory to be constructed to the rear of the existing property.

Physical Context

31 St Catherines Road is a detached dwelling house in a large garden. The neighbouring properties are mostly detached dwelling houses, in large gardens.

The house has plain roof tiling and plain tile hanging to the first floor with facing brickwork to the ground floor.

Each house along St Catherines Road has its own architectural appearance, but has similar features and scale to each other.

The house is set on a west-east axis, with the rear of the house facing east.

Use of the Building

The property is a detached family dwelling house.

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Conservation

31 St Catherines Road is not within a Conservation area.

Visual Impact

The proposed conservatory will not be viewed from St Catherines Road, as it is located at the rear of the house.

The planting along the north and south boundaries will restrict the view of the conservatory from the neighbours. To the east is a 1800mm high brick boundary wall, which will also restrict the view of the conservatory from neighbours to the rear.

Flood Risk

We have researched the flood risk to 31 St Catherines Road and the EA website shows no flood risk from rivers or sea.

Floor Area

The proposed conservatory will have an internal floor area of 4.6 x 4.9m = 22.54sqm.

Layout

The existing layout of the house is to be retained; the conservatory will be an addition to the breakfast room accessed through the existing patio doors.

Scale of the Conservatory

The scale of the conservatory has been designed to suit the size of the existing house.

Appearance and Materials

The conservatory sides are to be constructed in cream Ultraframe Classic UPVC window sections, with fanlights to each elevation and a pair of doors to the north elevation. The conservatory is built off a 450mm brick dwarf wall with brickwork to match the house.

The conservatory roof is to be constructed in white Ultraframe Classic UPVC roof sections, supporting the glazing. A cream rainwater gutter is to be provided to three sides.

Access and Approach

Access to the property is from St Catherines Road, to a private driveway. A footpath leads from the driveway to the front of the house.

The conservatory will be accessed from the breakfast room, with doors leading onto the garden.

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