



Architectural Projects

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DESIGN & ACCESS STATEMENT [AMENDED PROPOSALS TO 20221287]
February 2023

PROPOSED IMPROVEMENTS & EXTENSION TO CONSERVATORY

2 WARREN VIEW SHORNE DA12 3EJ

[Amendment to application [Ref 20221287] omitting roof conversion and dormers.]

HISTORICAL BACKGROUND:

The dwelling is a detached bungalow with two bedrooms and integral garage of masonry construction under a pitched plain tile roof, on a corner plot within a development of bungalows and houses erected Circa 1960 around a large green open- space located on the edge of the centre of the village to the east of Tanyard Hill.

The accommodations comprise two bedrooms and bathroom and separate WC, kitchen and living room plus integral garage with meters for gas and power. Around 1975 a front Porch was approved by GBC of double glazing under a twin wall polycarbonate translucent roof and a rear Conservatory was also added in matching materials [glazed façade & roofing] adjacent to the boundary of the detached bungalow on the east flank of No 2 Warren View.

The dwelling is situated on a good size corner plot adjacent to a UK Power Networks sub-station which is not compromised or affected by the proposed works.

PROPOSED WORKS:

The works comprise upgrading the present Conservatory replacing the existing translucent polycarbonate roof with energy efficient insulated flat roof of timber construction including a double-glazed low pitch rooflight. A Small extension [about 2.3 sq m] to the Conservatory is proposed to enclose the existing external store cupboard where shown on plan with facing bricks of 'Ridge -Faced' flint to match existing masonry of the original dwelling.

The existing upvc double glazed curtain-wall façade comprising fanlights and windows to integrate with posts and beam internal frame supporting the proposed flat-roof. A translucent film to be professionally applied internally to the main window glazing below all fanlights to provide privacy for the applicant from over-viewing from the neighbour's garden and also to provide privacy for the neighbours from over-viewing by occupants from within the Conservatory.

Alternatively [subject to cost] the upvc glazed façade to be reconstructed with new superior upvc double glazed [26mm gas filled units of Low E thermally efficient glazing of toughened glass] to match the present upvc façade as near as practical. The fanlights to be clear glazed and the main window glazing below the fanlights to be obscure 'translucent' double glazed units [80% light transmission] to provide privacy both for the applicant and neighbour and it is submitted the replacement energy efficient flat-roof to the Conservatory will not compromise the adjacent bungalow which is of greater eaves height than the eaves of the applicant's home.

ACCESS:

The existing access from the highway remains undisturbed. Parking for two cars exists plus the existing garage.

CONCLUSION:

It is respectfully submitted that the amended proposals do not compromise neighbours nor the street scene in Warren View and the LPA's sympathetic consideration of this amended application would be greatly appreciated and planning approval granted for the proposed works.

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