

WBR-11 Design and Access Statement for Flat 8A Willoughby Road

The proposed works are of a minor nature and involve renovations to an existing single storey Conservatory to the rear of a ground floor flat.

Design

The existing property is used as a residential dwelling and there is no proposed change of use. The works are intended to enhance an existing dilapidated conservatory as shown below:



Figure A – Original condition of conservatory to rear of property

The existing rear extension comprises a single glazed roof and window with a painted single glazed door and a white pebbledash wall with asphalt roof above.

The reason for renovation was to improve the energy performance of the building by replacing all the single glazing with triple glazing to the roof and double glazing to the doors and windows. In addition the works are intended to enhance the quality and appearance of the existing single storey extension (which as noted in its existing state is particularly dilapidated) whilst preserving the key characteristics and materials of the rear elevation of the building (such as the white pebbledash walls).

Due to a foundation issue (noted in the planning application under the description) the works have extended outwards to maximise the footings whilst generally maintaining the same roof and eaves profile so as not to be more visually obtrusive to neighbouring properties. The amount of additional development is therefore minimal. The drawings attached to this planning application illustrate this.

The proposed design comprises a triple glazed roof which is visually similar in appearance to the original single glazed roof (however extended to replace the asphalt roof adjacent).

An off-white painted hardwood set of double glazed folding doors provide a more pleasing ground floor rear elevation and enhances the natural light into the ground floor flat.

To the sides, the existing white pebble-dashed walls are maintained and new walls are made good to match.

The external landscaped areas and boundary walls remain unchanged.

Access

There is no change to the primary access which remains to the front of the property.

Access to the rear of the property is enhanced through the use of the foldable hardwood doors noted above.

As this is a retrospective application it is worth noting that a Building Control application has been submitted and attended by an Inspector during the works.

END