DESIGN & ACCESS STATEMENT

SITE ADDRESS: 1 ALDER BROOK, CHINLEY, HIGH PEAK, DERBYSHIRE, SH23 6DN

CONTEXT: Anglian Home Improvements have been contracted to erect a conservatory to the side of the property. The property is a large detached bungalow with trees and bushes screening the garden area. Our customer has chosen a conservatory rather than a traditional brick built extension to meet theirs and hopefully the council's requirements.

The property falls within a conservation area and has large rectangle stone cladding to the façade of the property. The surrounding area is spacious and has featured properties along the Alder brook Road. Our customer's property has Mahogany PVCu windows and doors and the product we are proposing to use will match this.



AMOUNT: The conservatory will be 7m wide by 4m in projection and will have a ridge height of 3302mm.

LAYOUT: The predominantly glass structure will not shut out light to any neighbouring property due to the conservatory being on the side. The chosen location will not be overbearing on the neighbouring property as there is screening between properties and the conservatory is not close to their boundary.

SCALE: The proposed unit will be quite a big size but the property does not appear to have been extended before. Our customer has chosen the ridge height to compliment the existing pitches on the house roof and none of these will be higher than the original house and will have no impact on the skyline for the adjoining neighbours or local community.

LANDSCAPING: Our proposal will not require any major alteration of the rear garden in any form due to the existing concrete area and grass being where the new conservatory will go. We will not need to cut back trees or remove any hedges. Our proposal will not affect he amenities of the site or the surrounding area.

APPEARANCE: The Conservatory will be mahogany woodgrain PVCu to match the existing windows and the dwarf wall will match the stone used on the house.

ACCESS: Access will be gained by entering the conservatory from the room behind via the existing access. There will be new bi-fold doors exiting from the conservatory into the rear garden area. No special requirements are needed for disabled access as this is a private dwelling and should in further years disable access be needed into the conservatory this can be altered to suit. There are no changes to the parking arrangements or access onto the property. There are no special measures needed with highways to construct the conservatory or bring materials to site.

APPRAISING THE CONTEXT: Overall assessing the proposed conservatory scheme I can see no reason that the unit will not fit in with the original house and the neighbouring properties. The conservatory is a domestic development with no wider impact on the surrounding properties or the local community. Although the proposed design has not been shown to the neighbours should any objections be raised then we can look at the design and maybe amend it to suit their concerns.