

Design, Access and Heritage Statement

**Proposed Rear single storey Orangery Extension with Flat
Roof and Roof Lantern**

At

**21 Gulistan Road
Leamington Spa
CV32 5LU**

Document Dated 21st December 2020

Introduction:

Gulistan Road is located to the rear of Bertie Terrace and rear of Heath Terrace. It is a cul-de-sac and number 20 Gulistan Road is sited at the end of the read accessed through a pair of red brick piers.

The site lies within area 25 of the Leamington urban conservation area.

The house is a detached bungalow and was built in the 1970's. The road has mixed historic properties but generally Edwardian terraces. The hosing within the street is mainly on the right as you approach the site. The opposite side faces the rear of properties on Bertie Terrace and Warwick Place.

The house received planning consent to change some windows to white Upvc in recent times.

Proposed Work:

The property has been modernised to meet 21st Century needs with all the windows being double glazed offering higher levels of insulation.

The intension is to provide a 6.000m x 3.500m flat roof extension which will not opened up the main lounge/kitchen within. The additional space/room will provide modern family living. Externally all the materials will match the colour and texture of the existing red brickwork. The roof covering will be EPDM sheet to give much more longevity to reduce maintenance. The fascia ,soffits and guttering will match the existing white plastic. The glazed lantern roof light will be finished in white aluminium glazing bar.

The application also required consent to replace the 2.00m front fence facing Gulistan Road with additional brick piers

and brick wall to match the existing. A black metal security gate will be installed between the main entrance piers and slide behind the new wall. The existing metal personnel gate will be retained in the new wall.

Design:

The extension is sympathetically designed to blend in with existing house. The white aluminium bi-fold doors and white side French Doors will not detract from the Georgian bar style of the existing fenestration. Much of the patio paving will be reclaimed and reused as part of the work.

Access:

Access to the property is via a none gated front drive which has direct access onto the turning head at the end of Gulistan Road. Pedestrian access to the side and rear is via an existing timber solid gate.

Impact:

The proposed rear extension complies with the residential design guide advice and is sympathetic in its design. The extension will provide quality family living and will ensure the property is well maintained in the future. The existing garden to the rear is bounded on all sides by brick walls of varying heights up to 2.000 m and will be untouched. All of the soft landscape will be retained and enhanced as part of the works. Generally the historic features of the property will be preserved retaining all present structure. The characteristics of the property will not be impacted on and the development is deemed to be positive and sustainable.

Conclusion:

The property once extended will have a positive effect on the conservation area.



