

DESIGN & ACCESS STATEMENT

This design access statement has been produced by Oakley Green Conservatories on behalf of the client to support the Planning application for the proposed alterations. The property is 9 Lawders Orchard, Wrington, Bristol, BS40 5PD.

Design Principles

The design in principle is to build a Conservatory to the rear of the property while creating extra living space & light. It will also enhance thermal performance with a room that can be used all year round whilst being in keeping with the traditional design of the house.

The proposed Conservatory is to be used as an additional reception room with flexibility for use for the occupants of the property bringing the outdoors into the home to create a unique living area.

Design Solution

The Conservatory has been designed to provide all the necessary aspects of the additional living space required & the alterations have been designed to sit comfortably with the architecture of the existing house.

The walls will be constructed to match the existing house.

The windows & doors will be constructed in encore upvc in Chartwell green with double glazed sealed units.

The roof will be carbon grey panels with four self-cleaning solar control glass panels. It will have a black gutter & downpipe.

The Conservatory will be 3600m in projection, 3950m in width with an eaves height of 2342m from ground level. It will have no impact on neighbouring properties.

The remaining garden will stay as soft landscaping but removing some low shrubs on the boundary.

Site Access

The access to the site is via a gate to the side. This access will be ample access for the construction as no large machinery will be involved.

The existing access to the site will be unaffected & unaltered by the proposals.

Existing parking arrangements will be unaltered.