

**Ref: 18-5803-DA1**

## **DESIGN AND ACCESS STATEMENT**

### **Proposed Rear Orangery-style Extension**

**9 Larkhall Rise, London SW4 6JB**

The house at the above address is a substantial terraced single-family dwelling built in yellow stock brick under a tiled roof, set in a street of similar houses. Over twenty-five years ago the house was modernised and extended such that there is a single-storey rear conservatory across the width of the rear elevation part of which extends to form a faceted bay and the remainder forms a small monopitch section to the rear of the kitchen. The current owners now wish to update the conservatory as it has deteriorated and is particularly thermally inefficient.

A pre-application assessment (Ref: 17/00126/PREAPP) was requested as a completely new structure had originally been contemplated but it was considered that it would have a detrimental impact on the neighbouring property and as such would be an unacceptable development.

There appears to be no planning records for the existing conservatory and it is assumed that it would have been built to comply with the permitted development criteria in place at the time of its construction.

It is therefore proposed to refurbish the existing structure, by replacing the roof, doors and windows of the existing bay section, retaining the dwarf wall brickwork and extend the monopitch section to project 3 metres from the original ground floor rear wall, or 1.5m further than existing.

The design of the proposed joinery complements the features and proportions of the rear part of the house and would result in a more unified and appropriate style. Indeed, to the north-east, the existing brick parapet wall would be taken down to eaves level and a glazed timber joinery gable would form the end of the roof, set to the inside line of the existing wall beneath. This will result in less overshadowing to the adjoining property and will reduce the impact of the conservatory.

The extended monopitch section to the south west will require a small section on the top of the existing brick boundary wall extending 0.5m to the rear, but this would have little or no impact on the light to the adjoining property. Furthermore, the top of the eaves would only be 27cm above the top of the wall and be confined to less than half the width of the wall and so would form a minimal intrusion to the amenity of the adjoining property.

The fully-glazed doors and windows would be traditional painted hardwood joinery in proportions and sections to harmonise with those of the existing joinery to the main house, and access to and from the house would be unaffected by this proposal.

**Malbrook Conservatories Ltd**

**April 2021**