

**Design and Access statement support application reference PA21/11203**

The design of the structure that we propose to change was originally approved under application number 05/00402/FUL, UPRN: 54100132, the application above is to change the roof structure only, with a minor infringement only on the east elevation where a roof verge supports the slates.

This application itself is prompted by a change of ownership and the obvious failure of the current roof in as much as it has several significant leaks that have been previously repaired since 2005, due to the original design in its current form it will require ongoing repairs if a change is not affected and despite a solid hardwood frame these leaks are having a detrimental impact.

Our consideration was how to best ensure some longevity in any repair or ultimately a change of roof, we found that whilst the original manufacturers were no longer in business a number of agents made a good living out of such ongoing repairs to the extent the waiting time was circa 12 months, and their services would be required again at some stage.

We had also noted in our short ownership that the summer temperatures even with vents/windows and blinds make the conservatory uninhabitable, and in these warmer winter months too cold, whilst it has heating, the lack of thermal efficiency makes it nonsensical to heat, we will avoid any obvious points on the environment.

So, we have proposed removing the double-glazed roof panels, and insulating/covering with slate roofing, we noted historical pictures confirmed a grey roof structure of similar proportions to that proposed existed some years prior to the conservatory, and that this proposed change would be more in keeping with the main roof of the property in colour and pattern, the conservatory would then in effect become a usable sun room.

Our many enquiries have determined a light weight roof would be sensible or more alterations would be required to the existing structure. That we have proposed with insulation is lighter than the current glass roof, the slate also has a 40-year warranty.

Whilst not relevant to the application it is a point that we inherited a number of serious guttering issues on the main house that had caused dampness, (rectified), scaffolding is costly, my point is that a glass roof restricts maintenance options and a more purposeful roof would mitigate such cost.

Finally, I would add that Access is not impacted by this application, we assume appearance is the main concern as it is for us seeing it every day.

James Humphrey