

SPM/KS/2203  
30 March 2022

**HILLFORD HOUSE  
BARFORD HILL, BARFORD, WARWICK, CV35 8DA**

**PROPOSED INTERNAL ALTERATIONS & SINGLE STOREY EXTENSION**

**DESIGN ACCESS STATEMENT**

**BACKGROUND**

The accommodation currently offered by the existing property has been accepted by the owner as being outdated and confined.

It is now proposed to replace the existing conservatory and add a single storey extension to the rear of the property and form a new orangery and enlarged kitchen.

The main front entrance is to be relocated more centrally in the elevation and a new door to a "boot room" is to be added to the south elevation.

Internal alterations are proposed to improve the internal circulation.

**DESIGN**

The single storey extension will be constructed in insulated cavity construction of masonry. The single storey orangery / kitchen extension will have a flat roof with a lantern rooflight. The roof perimeter will have a low parapet with a 'stone' coping.

The new window frames are to match the existing on the rear elevation. The ground floor orangery is to have a sliding bi-folding glazed doors. The material and colour are to match the windows.

**ACCESS**

Existing means of access to the rear of the property will remain.

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