

# Design and Access Statement for 7A School Lane Copmanthorpe York YO23 3SQ

## Introduction

7A School Lane Copmanthorpe is a detached 2 storey house situated near the centre of the village on the corner of Back Lane and School Lane.

At present a white UPVC conservatory has been added to the South elevation of the house expanding 4.5metres from the South elevation of the house.

The conservatory is hot in the summer and cold in the winter, so only usable for part of the year.

Last year an application (**22/01912/Ful**) was made for a Sun room extending 3.0 metres from the South face of the house and this was **approved on 3/11/22**.

Last month when the building contractors removed the old conservatory and set out the new sun room the owners considered that the 3metre x 3 metre sun room was smaller than required and would like the sun room to extend a further 1 metre from the South face but less than the 4.5metre conservatory.

It is now proposed to replace the old conservatory with a **4.0 metre** x 3.0 metre more substantial and insulated Oak framed sun room, incorporating double glazed sealed units making it usable throughout the year.

## Design Process

The brief for the proposed rear extension is to create a high-quality room for all year round use to overlook the garden and at the same time to open up the rear kitchen and dining room to create a family living space.

The new proposal is therefore to construct a single storey extension( 4.0 metre extending from the South face of the house (still of smaller footprint than the 4.5metres conservatory) with exposed Oak framing and joinery and with an adjacent Oak framed covered area across the South elevation of the house.

In order to reduce the height and scale of the rear extension its proposed to have a pitched roof, with grey slates, round the outer metre of the extension surrounding a flat roof area of GRP topped with aluminium flat rooflights light to give internal illumination.

The enclosed porch on the West elevation will be constructed of bricks and grey slates and will have an Oak frame and Oak front door .

A low level single storey brick extension with a pitched slate roof is to be constructed on the East side of the house to accommodate a cloakroom and WC

## Access

Vehicle access to the property remains the same over a wide hardstanding with parking for several vehicles.

The main pedestrian entrance is through the new pitch roofed porch to the existing front door at the side of the house along the existing pathway .

Side door to the kitchen is to be blocked and rear exit would now be through the new sun room.

## Conclusion

The aim of the proposal is to create a high quality internal space for everyday use which will also externally enhance the rear appearance of the house but extending a further 1.0 metre from the South face of the house rather than the 3.0metre sunroom as approved on 3<sup>rd</sup> November 2022.

The addition of an external porch with a slate roof will help to conserve energy by having an insulated entrance lobby

Consideration has been taken to ensure the building does not interfere with the light to the neighbouring property and the existing drainage arrangements are adequate.