

Design and Access Statement

5 Fifehead Manor, Middle Wallop, SO20 8EE

Introduction

This statement accompanies our planning application to remove the existing uPVC framed conservatory at the rear of the property and replace it with an extension to the existing sitting room built of more traditional building materials.

The house is built within the grounds of Fifehead Manor, a Grade 2* listed building, List Entry Number 1093165. Number 5 is itself not listed, being a modern house.

We bought and moved into 5 Fifehead Manor in early October 2023.

I understand that if this was not within the curtilage of a listed building this small single storey extension would be allowed under permitted development.

Use

5 Fifehead Manor is a 17 year old, end-of-terrace, 3 bed house. On the ground floor it has a Kitchen/Dining Room on one side, and a Hall and Sitting Room on the other. The sitting room has a north-east aspect. At some point in the past a uPVC conservatory was added to the rear of the property. The Sitting Room has the hall to the south-west and a patio door leading into the conservatory on the other. There is therefore no natural ventilation to the outside.

As with all similar conservatories, they are cold and damp in the Winter and too hot in Summer.

Layout

The new works will be an extension to the existing sitting room, enlarging the room to take in the size of the conservatory, but now having natural ventilation. The existing patio door to the sitting room will be removed and the opening made wider so as to become one room with the new extension. Natural light will be from a large window and bi-fold door at one end of the new extension and a roof lantern in the new roof.

Between the new sitting room and the kitchen the space will be made into a small utility area taking the washing machine, tumble dryer, coats and household goods. There will not be a sink. A new door will lead out to the back garden.

Scale

The new extension will occupy a similar footprint to the existing conservatory, extending no further into the garden and being of almost the same width.

The eaves of the new extension will be higher than the eaves of the conservatory as we will make the ceiling level match that of the existing sitting room, at 2.40m high. The equivalent level in the current conservatory is 2.20m. The pitched roof of the conservatory obviously takes this higher, but the roof lantern on the flat roof of the new extension will take the new roof slightly higher again.

Landscaping

The new extension will not affect the landscaping of either our garden or of the surrounding properties.

Appearance

The uPVC frame and glass conservatory will be replaced with a structure externally clad in facing brickwork to match the bricks on the existing house. The guttering of the new roof will be to match the existing house.

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The rear of 5 Fifehead Manor is not overlooked by anyone, nor is it visible from any public place, including from the listed building. Our neighbour in 4 Fifehead Manor has the same aspect as ourselves, so our rear garden is only visible obliquely over the 1.8m garden close-boarded fence. The overall design of the 2006 terrace of 3, 4 and 5 Fifehead Manor is in the style of agricultural outbuildings with large glazed openings facing onto the main Fifehead Manor building itself. The elevations are brick with rendered panels and the eaves are set halfway up the first floor windows. The other buildings within the Manor curtilage are similar, and of irregular design.

Access

There is no change in access to the property from the footpath or driveway, and no access to any other part of the estate is affected..

The presence of the existing conservatory means that access to the fascia, eaves and guttering to the existing roof for No 5 and part of No 4 via a ladder for maintenance, painting, etc, is impossible. The new extension will be built so that ladder access to the existing pitched roof of both properties is possible for these tasks.