

## Design Statement

### Proposed Sunroom & 1<sup>st</sup> Floor Addition, 14 Caws Avenue, Seaview, Isle of Wight PO34 5JU



This statement has been prepared to support the applicant's Planning Application as described above.

## Location



The red outline on the aerial view (courtesy of Google Earth) indicates the location of 16 Brinton Close

## Design Brief

The owners wish to be able to add a full height ceiling to an existing bedroom, in the past the sloping ceiling was acceptable to use the room as a child's room, but as the family has grown, they now require a bedroom with full height ceiling.

The Sunroom is of dated design and has a very inefficient polycarbonate roof restricting the use of the room during the winter unless a lot of energy is used to heat the room, the clients asked for a more energy efficient design, still allowing light in.

## Proposals

The proposed addition to the first floor side of the property, does not increase the footprint but will make the room more usable. A version of this extension has been previously proposed with a pitched roof and planning permission was granted, the clients have altered the layout slightly and reduced the scale of the proposals. The proposed would eliminate the existing Velux window in the side elevation, removing any overlooking of the neighbouring property.

The proposed Sun room remains on the same footprint as the existing, the new roof will provide a better insulated room enabling all year round use, this will dramatically reduce the cost of heating, while the addition of a double glazed roof lantern would still provide light.

## Materials

### 1<sup>st</sup> Floor

The front elevation of the property is currently clad in Cedral Cladding (Forest Grey), the proposed timber frame addition will be clad in the same on all 3 sides.

The fascia & soffits are to be in white PVCu to match the existing.

The "flat roof" will be of warm roof design with a black rubberbond covering, the PVCu trims will be in black.

Windows will be in white PVCu matching the existing style with the openings large enough to allow fire escape if required.

### Sunroom

The brickwork of the existing sunroom will be extended to allow for the new flat roof construction, these will be in a brick similar in colour to the existing (yellow / buff).

The fascia & soffits are to be in white PVCu to match the existing.

The flat roof will be of warm roof design with a black rubberbond covering, the PVCu trims will be in black.

The Lantern will be in white PVCu.

The existing windows and doors will remain.

## Summary

It is considered that these proposals will not increase the size of the building footprint but will provide more usable areas to the clients. It is not considered that the size and bulk of the additions would be out of character with the existing or surrounding properties.

The design and materials would complement the existing building and would have minimal impact on the neighbouring properties.

## Materials examples:

### Forest Grey Cedral Cladding



### Rubberbond Roof with Lantern

