

CALENZANA
FRITH END ROAD
BORDON, GU35 0RA



DESIGN & ACCESS STATEMENT

PROPOSALS FOR ORANGERY AND CONVERSION OF EXISTING ATTACHED GARAGE

Baillieu Architects Ltd.
Waterfield House
Mill Lane, Headley
Hampshire, GU35 0PD

INTRODUCTION

The proposals comprise a planning application for the introduction of an orangery to the rear of the house and the conversion of the attached garage to a boot room.

The property is traditionally arranged with living accommodation at ground floor level and bedrooms at first floor.

Calenzana is predominantly constructed of brick with a tiled roof. There are no proposals to change this.

THE SITE AND STREET SCENE

The orangery is located at the rear of the building and will not be visible from the street.

The proposals for the garage, infilling the existing garage doors with brickwork and a window, will have minimal impact on the street scene.

The site is within the South Downs National Park.



Photograph 1 View towards front of property



Photograph 2 View towards rear of property

THE BRIEF

The brief comprised two elements, to provide a rear extension and to convert the existing attached garage.

THE PROPOSALS

The proposals are for an orangery extension to the rear of the property with a large expanse of glazing providing access to the patio area and views out to the garden, and the forest beyond. A large rooflight maintains daylight into the dining area.

In conjunction with internal alterations to the kitchen and utility room, it is proposed to convert the existing attached garage to provide a boot room and 'dog room' with the existing garage doors infilled with brickwork and glazing to match.

There are no alterations or extensions at first floor level. The property will remain a single residential property.

AMOUNT OF DEVELOPMENT

The property has previously been extended with the roof void converted to form an additional bedroom, 2009, and a single storey rear extension replacing a conservatory, 2013. These combined to increase the original floor area by 49.26m.sq. (equating to 18.9%).

Approval was granted in 2019 for a rear extension, conversion of the garage, and construction of an attached garage and carport on the south-east of the house, with a combined area of 30.3m.sq., but this was not progressed.

This proposal for an orangery extension increases the floor area by 22.8m.sq. Combined with the previous alterations, this represents an increase of 72.06m.sq., equating to 27.6%, on the original floorplan (of 260.9m.sq.).

SCALE

The orangery is single storey with the overall height, including rooflight, no higher than the ridge line of the existing single storey extension to the rear.

LAYOUT

The internal arrangement is maintained with living accommodation at ground level and bedrooms at first floor level.

APPEARANCE

The new elements are to be constructed with materials selected to match the existing house.

NEIGHBOURING AMENITY

The layout of the site and boundary vegetation ensure that the property is well screened (on all sides) and, as such, the proposals would have no impact on the amenity or privacy of neighbouring properties.

LANDSCAPING AND PLANTING

There are no proposals to amend the landscaping or planting around the site.

ACCESS & PARKING

Access to the site, and the property, are unaffected by the proposals. There are no proposals to amend the existing arrangements.

FLOOD RISK ASSESSMENT

The property is noted as being at low risk for surface water flooding and very low risk of flooding from rivers and sea.

HISTORIC ASSESSMENT

The property is located on the edge of the South Downs National Park and close to an historic site of Roman pottery kilns.

However, the proposals are modest in scale, with the orangery located within the existing paved patio area – which has been laid over the septic tank located to the rear of the house.

The foundations will be piled, to match the house, and this will minimise any disturbance of the ground.

In consideration of the above, there are no conservation requirements associated with this property.

SUMMARY

The design of the extension, and alterations to the building, have been carefully considered to meet the requirements of the Clients without detriment to the existing building.

The scale of the extension is subservient to the existing house and will not be over-large within the site.

The extension, and garage door infill, will be constructed with matching materials and similar design features to the existing house. As such, when accessing the site, the house will present a consistent appearance.

The extension is to the rear of the property and is not visible from the street. There will be no impact on the amenity of, or loss of privacy to, adjacent properties. The existing boundary screening will be retained.

There will be no impact on the street scene, surroundings or South Downs National Park.

In consideration of the above, and the aforementioned information, we submit this application for your approval.