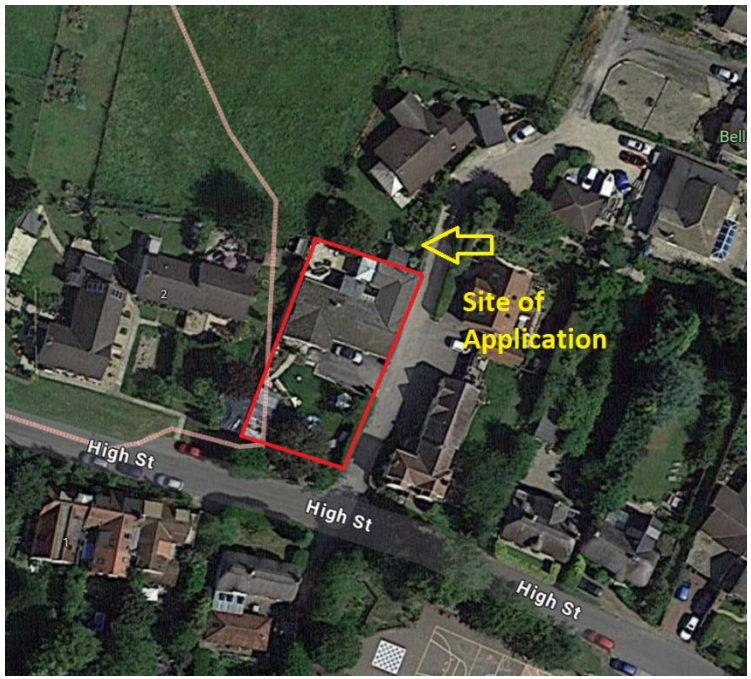
DESIGN & ACCESS STATEMENT

DEMOLISH EXISITNG CONSERVATORY, SINGLE STOREY EXTENSION TO REAR & REPLACE EXISTING SHED WITH HOME OFFICE AT SPRINGFIELD, OGBORNE ST GEORGE, SN8 1SU

INTRODUCTION

This document accompanies an application to demolish an existing conservatory, erect a single storey extension to the rear & replace an existing shed with a home office at Springfield, Ogborne St George, SN8 1SU. The building lies within the local conservation area.

The application site is highlighted below.



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RECENT HISTORY

- With the exception of arboriculture works there are no recent applications.

EXISTING BUILDING

The existing house is a 20th century bungalow built from rendered blockwork with an interlocking tile roof. The original house has been extended to the north and east and has a small conservatory on the north elevation. The south & north elevations are illustrated below.





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The conservatory occupies an external footprint of 9.2m2 and effectively encloses a small external courtyard also measuring 9.2m2.

The primary garden area for the property is sited to the south and has a pair of sheds sited on the western boundary. A lean to shed measuring 19m2 is attached to a later duo-pitch timber shed with a custom link providing additional storage. The east elevation is illustrated below.



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PROPOSALS

The primary proposal seeks to demolish the existing conservatory and infill the small courtyard area with a single storey extension integrated as part of the existing kitchen. The existing flat roof addition forming the existing kitchen is to be extended to the north to simplify the internal/external volumes. A slightly higher flat roof is proposed, insulated to current standards with a modest overhang to avoid a monolithic appearance.

In total, the additions to the bungalow represent a nett increase in floor area of 2.4m2

The existing duo-pitch shed and the link from the main shed are to be demolished a and replaced with a mono-pitch home office/gym occupying the same floor area. The proposed use requires some additional height which is reflected in the design.

The existing windows are UPVC at the upper end of the quality scale. They have flush casements although some do have top hung fanlights which aren't ideal for the conservation area. New windows and doors will use the same material with traditional side hung sashes flush with the primary frame.

CONCLUSION

The existing bungalow is an unusual, modern building that lies within the conservation area. The existing additions to the north add unnecessary complexity & the conservatory represents a space that gets very little use thanks to temperature fluctuations. The existing courtyard is almost entirely enclosed and isn't visible from public views.

The proposed extension creates a much more useable space for the property with a minimal gain in floor area.

The small shed to be replaced is impractical due to its scale. The replacement has no impact on the footprint allowing it to be built off the current concrete slab with no requirement for groundworks thus having no impact on the tree to the south.

The shed will be finished in the same horizontal boarding painted to match.

Overall, the proposals represent a ;positive addition to the conservation area.

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