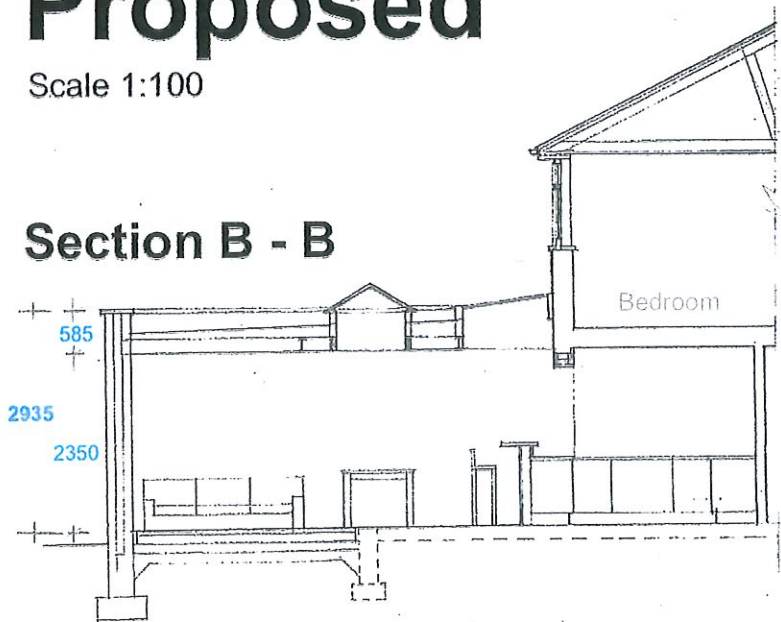


Proposed

Scale 1:100

Section B - B



Design & Access statement

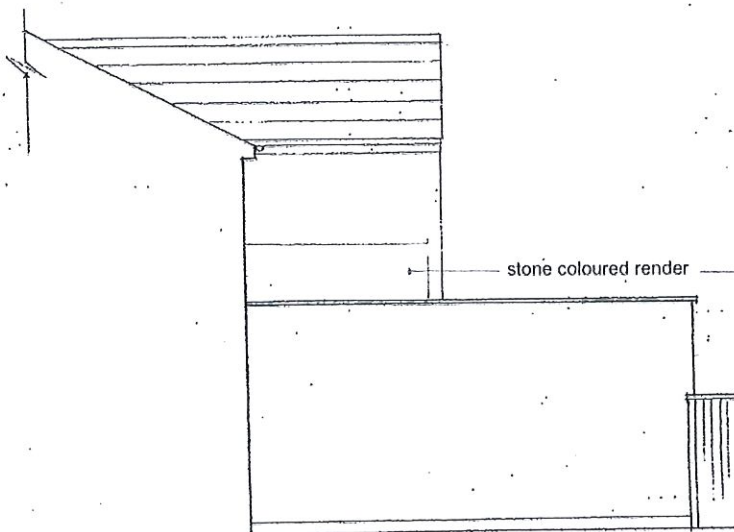
While the development in 2001 provided significantly more space to the property, the accommodation now suffers from kitchen and dining areas that are small and separate: with a conservatory that is only suitable for occasional use, this arrangement is not conducive to contemporary living.

The proposal seeks to address these issues. There are structural alterations to integrate the existing kitchen and dining area with the conservatory, which, combined with an extension of 3.3m, creates a substantial multi-purpose living area with immediate views to the garden.

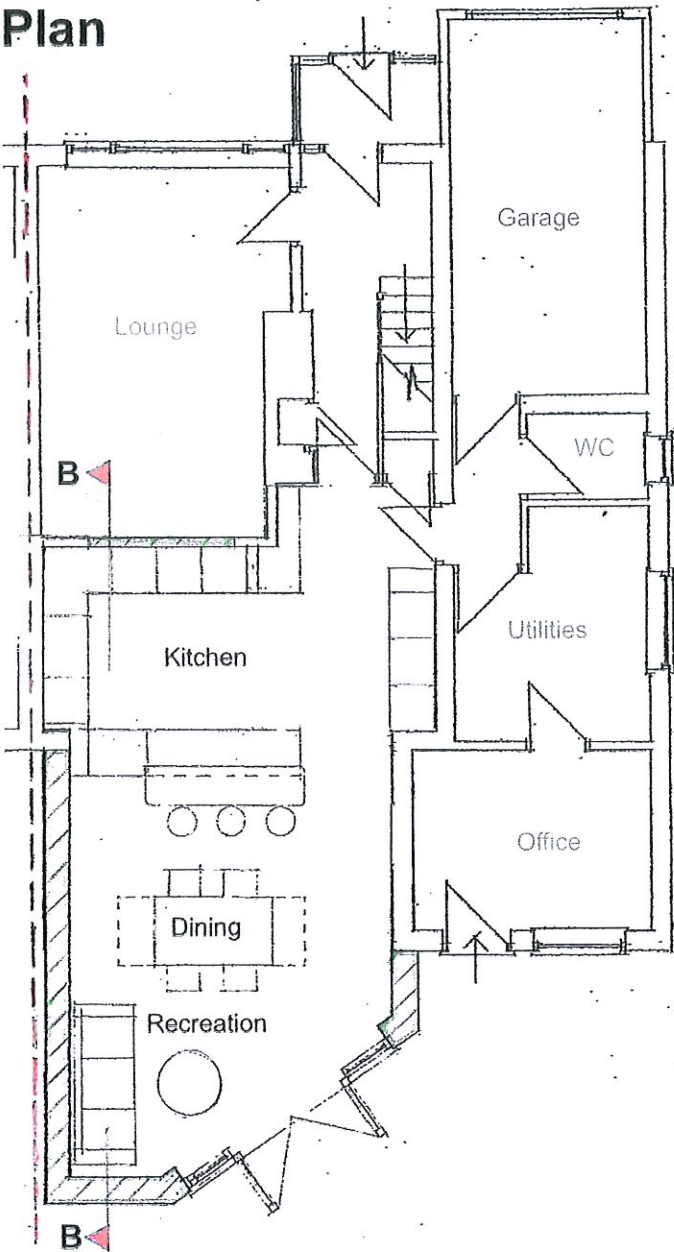
The materials used for the wall, the windows and French doors match those on the existing dwelling, and the low profile of the extension is in scale with the forms of the surrounding building.

There are no changes to the access arrangements.

Side elevation (from NE)



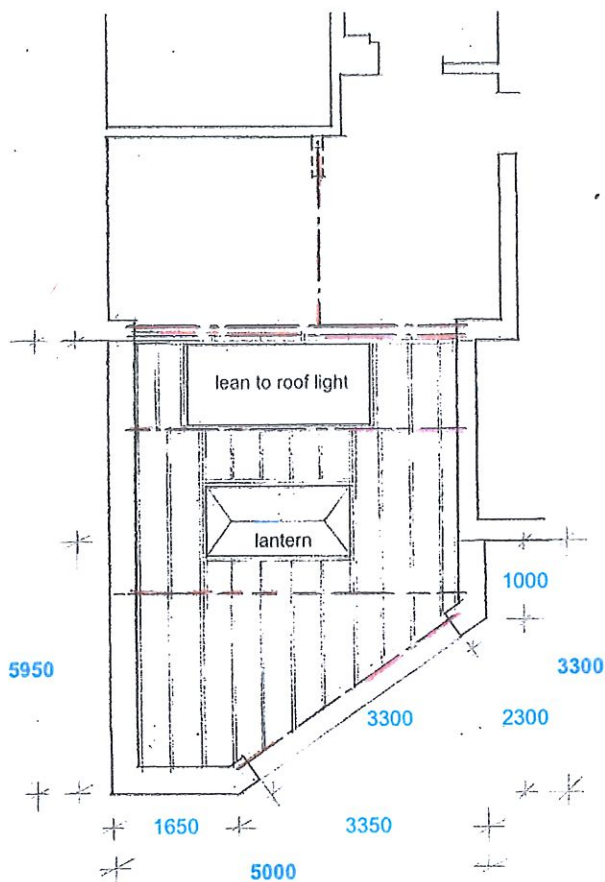
Plan



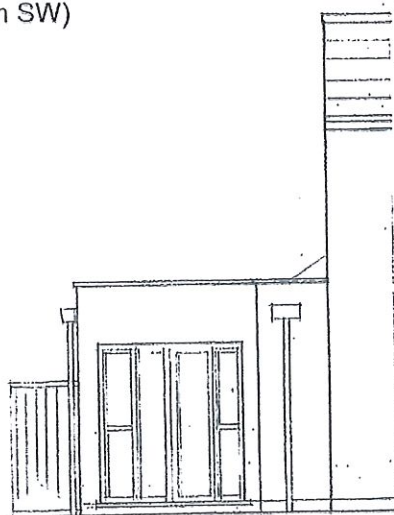
Rear elevation



Roof plan



Side elevation (from SW)



The Proposal

The conservatory roof and the boundary wall, both of which are substandard and defective, will be removed.

Materials - proposed

The warm roof to the extension will be finished in EPDM.

The external leaf of the new cavity wall will use Bradstone reconstituted stone blocks, matching those on the front elevation, with irregular courses of different heights of block, a design that is prevalent throughout the estate.

The coping stone will be buff or stone in colour.

The hoppers and downpipes will be in white upvc/pvc.

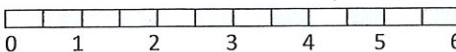
The 'lean-to wall' roof light and the lantern will be white/anthracite in colour.

The external window and door combination will consist of French doors with a fixed glazed panel on either side. The fixed panels will include an opening light. This combination will be constructed from powder-coated aluminium/upvc, matt white in colour.

The conservatory slab will be retained.

REVISIONS:

SCALE BAR (m) @ A3
1:100



Project: Removal of conservatory. Alterations to existing kitchen and dining facilities, encompassing a single storey, rear extension at 17 Woodborough Road, Corsham, Wiltshire. SN13 9AR

Client: Fay and Colin Reid

Title: Proposed plans, section and elevations.

Scale: 1.100,

Drawn by: David Scott

Date: 10.01.26

Drawing No. 47/2