



*GDG plan.*  
*11 Canadian Avenue*  
*Salisbury Wilts, SP2 7JL*  
*t: 01722 321541*  
*e: gordongreenwood@btinternet.com*

**Design and Access Statement and Flood Risk**  
**75 BOROUGH DOWNTON**  
**SP5 3LX**  
**Replace existing Mono Pitch Timber Conservatory**  
**With Aluminium Partial Glazed Conservatory**

**31-07-2026**

## Description and proposal

To Replace existing timber and glazed Conservatory.

### 1.0 Introduction

The design and access statement has been prepared by GDG plan in support of a householder application for a new extension and alterations to the existing house on behalf of the owner applicant. It should be read in conjunction with the application drawings. The applicants wish to change the existing poorly designed timber and glass conservatory, with a more thermally and more useable Partial glazed roof and thermally broken aluminium system

### 2.0 The Site

The site is accessed via the Borough, and is to the rear of the property, it is to replace the existing building.

There is an attached listed buildings within the area of this part of the **Borough** however none will be affected by this construction, both adjoining properties have had large extensions. So, this balances the rear views to this property are shielded by an enclosed garden



Site Aerial Photo

## 3.0 75 The Borough

View 1. To rear of property to show existing conservatory.

To the left is a more modern development. However, screening hedging has matured along this boundary.

As is the hedge on the adjoining listed building. It is clear from this image and others attached the new extension forms little relationship to the Listed Building, and as such should be treated so.



Sketches of the proposed new conservatory, so the new doors fully open and also the similarity in overall design, however the thermal efficiency and with the advantage of the panels (aluminium) clad also prevent overheating.



#### 4.0 Planning consideration

##### Previous Planning

S/1997/0104-FULL  
S/1997/0105-LISTED ALTERATIONS

S/2003/1471-FULL  
S/2003/0818-LISTED

Demolition and construction 2 storey extension to rear.

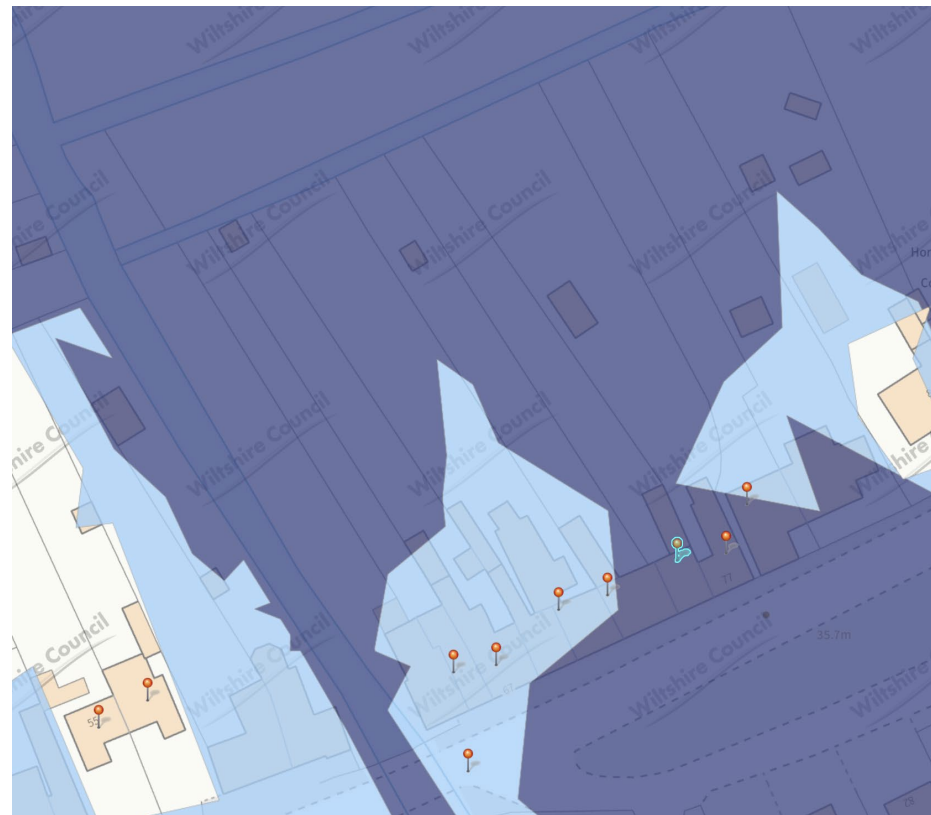
ALL APPROVED

The design for the Extension has been developed following these principles.

1. Make the new glazed Extension both aesthetically more in keeping and useable.
2. Keep the overall design similar so as not to be dominant to the host building.
3. Obtain better thermal performance both in heating and in cooling.

#### 4.2 Flood Risk Assessment:

The existing base and foundations of the existing conservatory  
Will not be affected, existing floor levels will not be affected.  
All surface water will be to existing soakaways from existing  
Conservatory.  
The image below indicates flood risk for this area.



## 5.0 Proposal

### 5.1 Brief

The applicant's brief for alterations to the house are led by the needs of the family extended use of the fitness and relaxation:

- Enjoyment of rear garden views
- Better relaxing area
- Access to existing garden

### 5.2 Layout

The layout does not alter the existing framework layout of the dwelling and care has been made to facilitate free movement throughout the dwelling.

### 5.3 Scale

The property benefits from being in the countryside and its biodiversity. The Property and the grounds are small, so keeping to same foot print achieves this.

### 5.4 Landscaping

No landscaping is envisaged.

### 5.5 Appearance

The Materials will be Anthracite grey bi folding doors with insulated roof panels roof

## 6.0 Privacy and Amenity

Due to the nature of the dwelling this is not an issue.

## 7.0 Access and Parking Arrangements

The existing vehicular and pedestrian entrance to the house is made via The Borough. There is a formal front door on the primary elevation. These principles will be unchanged by the proposed alterations.

## 8.0 Conclusion

This is a mid-terrace dwelling and will benefit the addition to balance the rear of the property.,

It is considered that the appearance of the replacement and alterations will respect and complement the host building.

## 9.0 BIO DIVERSITY

There will be minimal loss of natural habitat

As the space to be developed is an existing building, with the rear of the garden and countryside there will be no loss of Biodiversity, but the clients will be encouraged to facilitate more Bird boxes.

*GDG Plan.*

*11 Canadian Avenue*

*Salisbury Wilts*

*SP2 7JL*

*t: 01722 321541*

*e: [gordongreenwood@btinternet.com](mailto:gordongreenwood@btinternet.com)*

