DESIGN AND ACCESS STATEMENT FOR PROPOSED CONSERVATORY AT:

34 SANDHURST ROAD, DIDSBURY, MANCHESTER, LANCASHIRE, M20 5LR

ERECTION OF A SINGLE STOREY, TIMBER FRAMED, GLAZED CONSERVATORY

D E S I G N

Use:

The conservatory will be used as additional living and leisure space for the applicants, no change of use is proposed and the conservatory is a proposed extension to the domestic dwelling.

Amount:

The floor space of the proposed conservatory is 14

Layout:

The conservatory is to be constructed on the South East elevation at natural ground level and is accessible from in the dwelling and from the garden area outside

Scale:

The dimensions of the proposed conservatory are:

Height: 3.4 m
Width: 5.3 m
Length: 3.0 m

Landscaping:

The conservatory is to be constructed at ground level on brick support however; no specific allowance has been made for disabled access.

Appearance:

The conservatory is to be constructed from high-quality hardwood and will be painted in a colour from our Botanical paint range, Pebble Grey. The walls will be constructed in brick to match the existing property.

A C C E S S

No special access arrangements have been made other than the internal access from the domestic dwelling. As this is a private domestic dwelling, no access is required or involved in respect of public transport.

JUSTIFICATION

It is our clients wish to enjoy the amenity that this conservatory would provide and seeks to achieve this with a structure that has a minimal physical impact on the elevation it connects to and the surrounding area.

The conservatory will be erected on low walls to match the existing, with the fenestration details and the conservatory massing being produced in such a way as to harmonise with the existing building

The style of the conservatory has been designed to cause little disruption to the original fabric of this dwelling

We consider the proposed conservatory has sufficient integrity to contribute to the amenity of the dwelling without detracting away from the beauty and character or conflicting visually or technically to the existing property.

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