

DESIGN STATEMENT

For
Retrospective House Holder Planning Application
Proposed Garden Room
8 Gleneagles Drive
Brockhall Village

Date: January 2017
Job ref: 5535

from concept to creation...



INTRODUCTION

This Design and access Statement has been prepared by Sunderland Peacock and Associates Ltd on the behalf of the applicant Mr and Mrs Lowde. It has been prepared as part of a house holder planning application seeking retrospective permission for a new garden room which replaces an existing UPVC conservatory.

It is to be read in conjunction with all planning drawings and supporting documentation.

DESIGN STATEMENT

The site is located in the Brockhall Village on the edge of Langho and Whalley.

The previous conservatory was leaking, uneconomical to run and use through poor design being characteristically too cold in the winter and too hot in the summer. Broken glazing panes added to the aesthetically tired conservatory.

The below images illustrate the previous conservatory which has been replaced as well as the previous windows and door openings.



Figure 1. Photograph of former rear elevation.



Figure 2. Internal photograph of former conservatory.

The current garden room has been built with the existing scale, position and external aesthetic at the forefront of the building intention as well as to provide a functional extended family space to the property. The new garden room footprint remains the same as the previous conservatory with the new ridge being approximately 100mm lower, further reducing the impact.



Figure 3. Current photograph of the rear elevation.

It has been sympathetically constructed to reflect the existing house through the re-use of the previous dwarf wall material and new quality brick. The red brick used is an identical match to the existing house which creates a harmonious integration which is illustrated in figure 3.

The introduction of the replacement garden room along with the new windows completes the enhancement of the site as well as providing added privacy to surrounding area. The glazed roof and window surrounds of the former conservatory allowed visibility both in and out of the space. The new garden room significantly reduces this visibility through a solid slate roof and amount of reduced glazing elements as demonstrated in Figure 5. A side window was also removed to the now kitchen area. Introduction of new dark grey windows provides a collective enhancement to the property further integrating the garden room with the existing house.



Figure 4. Current photograph of the side elevation.



Figure 5. Current internal photograph of garden room.

The garden room and amended openings have created a building which complements the site as well as reducing visual impact on the surrounding area. It provides a seamless link with existing house and provides the applicant with a family space which is required and usable where the former conservatory failed.

This application follows a site visit from Mr A Glover from Ribble Valley Borough Council and subsequent advice that a retrospective application is submitted in order to rectify the current building and alterations through a planning submission.

Throughout Brockhall Village there are numerous examples of extensions replacing conservatories as well as new additional extensions which form a precedent for this retrospective application to be approved.

In summary the now constructed garden room which forms the basis of this house holder application has been constructed to provide a positive addition to the existing house as well as surrounding area. The use of quality materials which match the existing house provide a positive aesthetic and link to the existing house which replace a previous tired and outdated conservatory.