Design & Access Statement
Rear Sun Room,
Fox's Croft Thorncliffe

Description of the existing building and it's setting

Fox's Croft lies opposite the Red Lion Inn in Thorncliffe at OS grid Reference SK 013 383 , Easting 401355, Northing 358342.

The house is a brick built bungalow with attached garage, built in 2002: Application reference 99/014351/FUL.

There are two gabled wings on either side of the front with an eyebrow dormer in between.

The roof is tiled with Staffordshire blue clay tiles tiles.

Windows and doors are tan UVPC with reconstituted stone heads and cills.

Rainwater goods are brown plastic with square section gutters and down pipes. The soil and vent pipe is internal, though vented through the roof on the rear elevation.

Electrical services are underground.

A conservatory as been built at the rear of the property. The conservatory is double glazed with tan UVPC glazing with a lantern roof and dwarf walls with brickwork matching the main building. The conservatory was added through Class A permitted development rights. The applicant wishes to replace this conservatory with a sun room.



The site

The site is bounded by Ankors Lane to the north, by Fairview to the east, Lower House Farm to the west and open countryside to the south.

The Fairview boundary is delineated by a a tall wooden fence supported by mature shrubbery. Dry-stone walling forms the eastern boundary with post and rail stock fencing to the south.

In front of the bungalow lies a vehicle parking and turning area. This is surfaced with bituminous macadam and is edged with low stone walls and raised shrubbery beds.

An outdoor seating area, surfaced with stone paving lies to the rear. Steps lead up to the raised lawn beyond.

The site is within the Special Landscape Area and enjoys far ranging views across open countryside to the south.

A public footpath runs south from Ankors Lane and passes directly to the east of the site boundary.

Please refer to the accompanying 1:50 Existing Plans & Elevations and 1:500 Existing Block Plan for further details.

Description of the proposed development

The proposed sun room will be the same width as the existing conservatory, 4.5m nom, but is deeper, extending approximately 5.5m from the rear elevation.

One of the principal design aims is to provide views uninterrupted by excessive mullions and glazing bars. The sun room is a steel portal frame construction with slender stanchions and large laminated glass windows.

The steel frame will be cased in oak with oak fascias, soffits and cills. The dwarf walls will be faced with brickwork to match the existing elevations.

Rainwater goods will be brown to match the existing.

The roof will be clad in matching blue clay tiles with four thermostatically controlled roof-lights - type Velux GGL-M04.

Boundary and surface treatments are minimal. The stone flagged perimeter path and the retaining wall of the lawn will need to be set back a short distance.

No trees or hedges are affected by the proposed development.

Please refer to the accompanying 1:50 Proposed Plans & Elevations and 1:500 Proposed Block Plan for further details.

Environmental Impact

The proposed development is building code part L exempt (class VII exemption: glazed structures, less than 30 sq. m). Nonetheless, where possible, the sun room will be built to the latest standards for conservation of fuel and power. The degradation in U values for the single, laminated glazing is more than offset by a significant improvement in the performance of the roof.

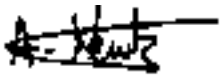
The use of structural steel and oak facing is more sustainable than the existing UVPC glazing.

Impact of the proposed development on the privacy and living conditions of neighbours and public amenity

The proposed development will not be visible when viewed from the Red Lion Inn to the north, and is screened by existing structures when viewed from Lower House Farm to the east. The closest dwelling is Fairview, directly to the west, however the development will be screened - as at present - by the tall fence and established shrubbery.

The development should not have any materially significant or detrimental impact upon the privacy and living conditions of the resident of Fairview or other neighbours.

No footpaths or other public rights of way are affected and there are no public access concerns.



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