In Support of householder application

Design, Access & Heritage Statement

'Demolition of an existing conservatory and replacement with single storey rear extension.'

18 Ware Lane, Wyton, Huntingdon, PE28 2AJ

This design, access and heritage statement has been produced to support a householder planning application submitted to Huntingdonshire District Council.

The house of 18 Ware Lane is not within the conservation area, but it situated adjacent to the Houghton & Wyton village conservation area. See Fig.1.



Fig. 1

IMPACT ON CONSERVATION AREA

The proposal includes the demolition of an existing conservatory on the rear elevation of 18 Ware Lane with the replacement of a single story extension.

This proposal sets to upgrade the internal configuration of the property whilst also greatly improving the energy performance of the house through the use of better insulation and higher performing glazing. The proposal has been designed to be discrete from neighbouring views is not visible from the public realm. Therefore the effect this proposal has on the adjacent conservation area is negligible.

LAYOUT AND SCALE

The existing property is divided into separate rooms, with a utility room accessible from a long, narrow corridor in the hallway. The conservatory, built in the 1990s, becomes uncomfortably cold in winter and excessively hot in summer, detracting from the adjoining living space. The new proposal enhances the connection between the living room and the garden while preserving direct access to the outdoor area. A new access point will link the utility room to the kitchen for improved functionality. Additionally, a smart reconfiguration of the hallway has created much-needed storage space and a larger office area. The redesigned kitchen will be bright and airy, featuring small roof lights that flood the area with natural light. The newly proposed windows and doors will provide essential natural ventilation, fostering a healthier living environment.

AMOUNT

The area lost from the removal of the conservatory will be maintained by introducing a canopy roof with integral roof light. This allows the occupants to use the garden no matter what the weather. The scale of the new extension is just big enough to incorporate the new kitchen and seating area to entertain family and friends.

ACCESS

Access into the property remains as per the current arrangement. Building works will access the site via the existing side passage or through the single garage.

LANDSCAPING

The proposed extension will not only replace the existing conservatory but also enhance the connection between the home and garden, making better use of the outdoor space through improved glazing and visuals. New windows

and doors in the design will create a seamless transition between indoor and outdoor areas, allowing for more natural light and unobstructed views of the very generous garden.

The project also includes the removal of an old, non-permeable patio, space which will be integrated into the internal living space and kitchen, maximising functionality. The effect on the garden will be minimal, as the proposed extension maintains the existing boundaries and respects the natural surroundings. Overall, the extension will allow for a more fluid interaction with the garden while improving the aesthetic and practical use of the outdoor space.

APPEARANCE

The appearance of the property from the conservation area and public realm will remain unchanged. The proposal introduces vertical timber cladding onto the extension which is reminiscent of the timber cladding between the windows on the 1st floor dormer of the property.

JUSTIFICATION

The extension offers the needed living space for its occupants and is viewed as a modification that preserves the building's layout and material integrity. As a family home, this proposal brings valuable benefits.

CONCLUSION

This application requests approval for an extension to replace the existing conservatory at the rear of 18 Ware Lane, located adjacent to a conservation area. The proposal will not impact any nearby heritage assets.