

## Design & Access Statement

### Proposed Conservatory at:

**West Winds  
Harwood Dale  
Scarborough  
North Yorkshire  
YO13 0DT**



The proposed development is of an adequate size, and the property has more than adequate amenity space. The floor area will be less than 6.2m<sup>2</sup>, located on the side elevation and will not stand any taller than the original building it is being built up against. The proposed conservatory will be made of white colour PVC-U frame with clear glazing.

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The proposed conservatory will be used for occasional sitting and housing plants on a residential dwelling. The proposed conservatory will provide additional floor space with the minimal impact to detract attention away from the original build. The conservatory has been designed to keep it in keeping with the original house.

The roof structure will be made up of white colour PVC-U clad aluminium roof system with clear glass infill panels, the windows and doors will also incorporate clear glazing to them, the door will have a white U-pvc panel in the bottom half.

There will be no overlooking or privacy issues for neighbouring properties, and there will be no loss of light for any neighbouring properties.

Access will be gained through the property into the conservatory, or from the conservatory into the house. The doors on the conservatory will be of adequate width for Wheelchair access.

The existing conservatory is in an extremely dangerous state of repair and there is a risk of serious injury to the resident as the structure is unstable.

We believe our proposed structure will not detract from the property in the national park, it is to be built with stone work to match the existing house and conservatory and as it is such a distance from the public road there is no way to recognise what material is used.

The products used are of far higher quality than the existing design, and energy saving qualities are far greater and will help the homeowner to cut energy costs and to help save the environment.

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