

Design, Access & Heritage Statement

Proposed Conservatory at:

**3 Thorpe Cooper
Fylingthorpe
Whitby
North Yorkshire
YO22 4TY**



Proposal – Single storey charcoal grey aluminium conservatory on the rear of a non listed building.

This is a double storey house made of stone walls with grey slate roof and white timber doors and windows.

The proposed development is of an adequate size. The floor area will be less than 33.5m², located at the rear side of the property, facing the garden. It will not stand any taller than any buildings around it. The proposed conservatory will be used for occasional sitting. The grey aluminium conservatory has been designed to keep it in with the original house, using a charcoal grey colour frame to match the grey colour slate roof of the house.

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 from the garden or inside the house through the existing rear French doors along with two new external quality doors that are to be fitted in place of two existing rear bay windows. The doors on the conservatory will be of an adequate width for wheelchair access.

Landscaping:

There will be minor changes in the rear garden area surrounding the proposed development concerning the removal of a shed on the left and the garden flower bed walls closest to the house. This will of course not affect Fylingthorpe Conservation Area in any way.

Appearance:

The conservatory will not detract attention away from the original building and will be sympathetic to the character of the property. The products are very similar to the existing design. The proposed products are however, of a high quality.

To conclude, I feel that the new proposal will only serve to enhance the property both visually and economically, blending naturally with the surroundings.

