

Design and Access Statement for Inglenook Replacement Sunroom

The measurements of the proposed conservatory will be as follows:

Width (South Eastern Elevation) 1940mm external dimension

Length (South Western Elevation) 3700mm external dimension

Overall height 2400mm

It should be noted that the existing sunroom is 30 to 40 years old, if not older. The roof leaks and the structural members of the roof now show some deterioration and rot.

The hidden gutters are also less than watertight and when these overflow the water leaks into the sunroom.

The walls have been strengthened with PVC ship lap boards in order to strengthen the structure. The doors have had to be replaced with a UPVC double door arrangement to ensure the integrity of the dwelling.

Holes have been dug in the walls by vermin and this has undermined them. The glazed units are all life expired and the opening single glazed vents do not work and require renewal.

As the existing room forms the nodal point of doors opening onto it from the Lounge, dining room and kitchen it is apparent that any replacement must also serve the same purpose whilst giving a more functional access/egress to the yard and beyond. The design of the proposed conservatory provides the functionality required.

The nodal area is central to the dwelling and it is necessary to ensure it is both weatherproof and also has double-glazed windows and doors. This will ensure the temperature when the sun is out will heat the room. As the conservatory is South facing the heat provided by the sun permeates into the building aiding in keeping it warm. This in turn assists with the reduction in heating.