

CONSERVATION AREA AND DESIGN AND ACCESS STATEMENT

~~Augustine Post Paper~~

Our Reference:	Mr & Mrs Capon ES200062	30 APR 2020
Location.	Updown Cottage The Row Elham Kent CT4 6UL	
Proposal	Conversion of existing Conservatory to a kitchen and breakfast room.	
Company.	Sunbright Windows have been contracted to do modifications To the above named property rear Conservatory.	
Existing House.	The property is a semi detached property with two bedrooms, gully kitchen and two reception rooms.	
Conservation Area	The Row Elham is a Conservation Area with a mixture of properties and designs and is a residential area, some of these are Grade 2 Listed.	
Appearance.	The Semi detached house is Grade 2 listed with a mixture of tile hanging and exposed face brickwork. All of the windows to the front and side elevation are timber with Georgian design. The Rear elevation has had a metal framed window installed at a later stage. The property was extended in 1998 on the porch to form a shower room and a Conservatory to the rear elevation with timber hardwood frames and a glass roof on timber rafters.	
Summary.	The proposal is to leave the existing Conservatory base in place and remove frames and roof only and then to increase height of brickwork to 1015mm on dwarf wall and infill to rear elevation with face brickwork to match existing. The windows which will be used will be on a flush type casement principle to match the existing but in PVCU. The roof will be a three ply felt roof with two flat sky lanterns, White fascia and black guttering to match the existing. A new kitchen will then be installed and a breakfast area.	

Access.

Access to the proposed dwelling will remain as existing with a Skip on the drive on ply and Health and Safety precaution put in place.

Landscaping.

Not applicable