

Design and Access Statement

This Design and Access Statement has been produced to accompany and support a Non Material Amendment to the previous application Y18/0520/FH "Erection of an open-sided glass canopy structure with access doors leading to rear garden" which was granted in 2018.

The existing residential property is located at 12 Wilberforce Road, Sandgate, Folkestone, Kent, CT20 3ED and falls within Sandgate - High Street Conservation Area. The semi-detached three storey Property comprises red brick, white render and white doors and window frames. The existing Glass Canopy was erected in October 2018.

Access to the site is via Wilberforce Road. The main point of access into the property is via the front elevation, the site of the proposal is on the rear elevation, situated on the decking in the rear garden. There is a gate at the side of the property with direct access to the rear garden.

The non-insulated Glass Canopy is an enhancement of the garden area; as opposed to an extension of the house as it is an open structure, accessible via the existing external doors of the property and the garden. With the addition of these elements, the Glass Canopy will remain an open, unenclosed space.

Whilst the floor space of the Glass Room will be 7.2m², no additional living space is being created. The Glass Canopy currently comprises RAL 7015 'Slate Grey' posts and profiles, a clear glazed roof and 2 track, 2 panel frameless clear glass sliding doors on the front elevation. The application seeks the addition glass elements; 'Classic' fixed clear glass pane on right elevation and 'Classic' trapezium with fixed clear glass panes and aluminium profiles.

The addition of these elements will provide more privacy between the Property and number 13 Wilberforce Road as well as providing screening from wind and rain.

The character of the existing dwelling is preserved, through the addition of the clear glass. The original building is unharmed as the construction of the proposal is demountable, with unobtrusive fixings, unlike a conservatory or extension. The proposal is aesthetically pleasing with the colour choice. The 'openness' of the Glass Canopy allows the garden area to be utilised in all weather conditions.

The proposed Glass Canopy is an elegant solution to the client's requirements, providing a sheltered area within the rear garden with minimal disturbance of the building both visually and materially. This discreet design is both elegant and fitting for the function and site.



Photograph of site of the proposal at the rear of the Property.