

## Design Statement – Park View West, Green Lane, Lyminge, Folkestone, CT18 8DN

Park View West is a 4 Bedroom bungalow set in 5 acres of land and has been altered and renovated since its construction into a beautiful family home in a most beautiful setting. The conservatory while it serves its purpose of providing needed additional lounge area for the size of property is very unattractive and takes away from the finish and style of the house as well as being impractical to heat and use in the cold or extreme heat such as experienced this summer.

The proposal is to remove the existing conservatory on the rear of the property and replace with an extension slightly wider than the conservatory but expanding onto existing hard standing patio.

The proposed extension will be constructed of matching brick work rendered over to match the existing house and matching slates used to complete the roof to make it all in keeping with the existing house. The proposed extension is set lower than the attached roof to keep a visible distinction between existing and new which also adds to the varying roof angles on the existing house roof !

While the conservatory is of light construction it was built to have level floors with the house its attached to meaning a substantial ground working element was constructed to allow the levels meaning the foot print into the ground will remain as is !

The use of glazing maximises the views and use of the extension and also provides fixed walls to accommodate furniture. It is also easier to heat the area in a cost effective and more environmentally friendly manner !

The front in-fill porch under the existing canopy is to allow a wider front door to allow wheel chair access to the property for visitors and will allow access to most habitable areas of the property inc the new rear extension. It is light construction and glazed to minimise and visual changes to the front of the property ! It sits under the existing roof overhang and on a hard standing already in situ.

We believe this proposal should be supported as the nature of the finish to the extension will look far more subtle and in keeping with the existing property and its surroundings (of which all the immediate area is part of this plot and the 5 acres) than the existing white framed conservatory does. The size compliments the existing property while not being over bearing to the existing yet will provide the usable habitable space needed without the future rapid deterioration of a conservatory and the associated problems they bring with age ! The extension will dramatically improve the visual aspect of the property and allow my client to finish and fulfil the full potential of this bungalow !

Existing Conservatory and an eyesore on the beautiful bungalow –





Area to be infilled to form glazed porch with wheel chair access to the property