

DESIGN AND ACCESS STATEMENT FOR ROOF ALTERATIONS AND REAR AND INFILL SINGLE STOREY EXTENSIONS AT 14, KINGSWAY, CRAIGWEIL.

Introduction:-

A Design Statement is required as the proposal lies within a Conservation Area.

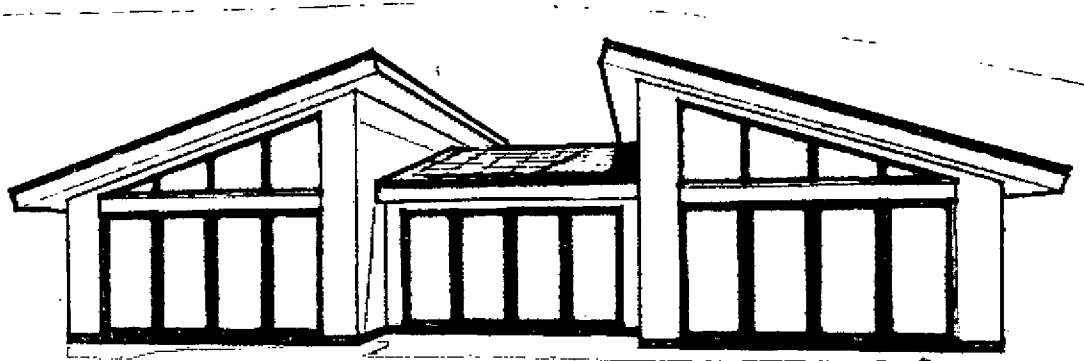
This statement is submitted as a Planning Statement to substantiate the application and to justify its submission assessing the criteria of its design in being acceptable and not result in providing an adverse impact on the Conservation Area.

Kingsway is located at the southern end of Barrack Lane, close to the local shops and is a pleasant mixture of substantial family homes.

The site lies to the western end and to the south of Kingsway.

The property has been extensively extended in the form of multiple flat roofed extensions.

The proposal is to remove all of the existing flat roof and provide a fully tiled faceted design based on the sketch below.



The new ridge height replicates the existing ridge height.

All existing colourwash brickwork and new outer leaf will be finished in white K-rend down to d.p.c. level.

The tiled areas are to be finished with 'Redland' grey mini stone wold interlocking roof tiles.

The Development Plan comprises of the West Sussex Structure Plan and the Arun District Local Plan. The site is within an appointed Conservation Area within the defined built-up and settlement areas and is confirmed on the maps provided with the Arun District Plan.

Amount:-

The removal of part of the existing and additional proposals will add 30 sq. metres.

Scale:-

The height of the eaves will be lowered to 2.30 metres from 2.85 metres.

Landscaping:-

There are no proposed changes to the landscaping.

Appearance:-

The majority of the front elevation has been removed and reduced in size and provided with a symmetrical frontage with front entrance door and side panels.

The existing front Garage projection has been provided with a fully tiled hip ended roof set in from the eastern boundary to protect the neighbour's amenities.

The rear elevation fenestration comprises of an extended western projection and extension to the central element detailed with multiple bifold doors with high level glazing to both rear projections.

Access:-

No alterations have been made to the access.

Conclusion:-

It is felt that the proposal with its new contemporary style brings an updating to the dwelling and substantially improves the wider Conservation Area and in doing so creates a family dwelling set for the next stage of its life.