

Single Storey Rear Extension : 9 Wychwood Close, Craigweil, Bognor Regis, PO21 4DW

Design and Accessibility Statement

Assessment of physical context

The property is located in an established residential area of the Craigweil House Conservation Area with a mix of vernacular styles and size of dwellings. The site has established boundaries with walls, fences and hedges that screen and protect the environment of the dwelling and grounds from the road and adjacent dwellings.

Amount

A single storey rear extension attached to the existing garage and conservatory.

Layout

The existing property is a five bedroom detached residential dwelling situated on the roundabout junction to the adjacent roads. The property is three storey constructed in approximately 1926. The garage is an original construction, there is a conservatory which may have been erected in the last ten years. Dwarf walls enclose the front garden in the style of the adjacent properties, hedges and fences enclose the rear gardens that provide suitable amenity space.

Scale

The proposed extension storey heights are to be marginally lower than the existing. Perimeter fascia and parapet detailing will achieve a satisfactory solution to eaves detail to conceal the flat roof and lantern roof light.

Landscaping

The gardens are retained; existing hedges and fences provide adequate screening.

Appearance

The proposed materials will match the existing house. The proposed extension will provide an attractive addition to the accommodation and will not detract from the character of the property.

Access

The drive and paths within the site are hard surface for easy wheel chair manoeuvrability should the need arise. When necessary ramps will be provided at the appropriate access points should the need arise.