

DESIGN AND ACCESS STATEMENT FOR A REAR AND SIDE TWO STOREY EXTENSION PLUS
SIDE SINGLE STOREY EXTENSION AND FRONT GARAGE EXTENSION AT 19, 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 and the adjoining properties of Nos 17 & 21, Kingsway.

A larger scheme was submitted by a previous applicant and approved under AW/45/18/BR.

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 north of Kingsway.

The property is presently in its original form with a symmetrical front elevation constructed of brickwork of its austerity era under a tiled hipped ended roof with high level mini gables.

The property has a eastern side single storey detached garage that has subsequently been connected to the host dwelling with a flat felted roof enclosing the original alleyway.

It is proposed to demolish the existing rear two storey gable ended projection.

The existing single storey extension to 17, Kingsway projects 11.50 metres beyond the rear of the proposal and therefore the proposal has no impact.

The proposed side two storey extension has been set 1.00 metres in from the outer face of existing garage to provide a 5.00 metre distance to 21, Kingsway and to protect and enhance the 45 degree sight line to the neighbours existing first floor front bedroom window.

The rear projection has been provided with a generous 'skirt' roof with its ridge lower than the existing dwelling to provide a subservient elevation.

Internal re-modelling is proposed to upgrade and install modern bathroom provisions and provide good flexible family areas to reflect the changes in life style over the last 60 years.

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 proposal will add 102 sq. metres to the ground floor and 78 sq. metres to the 1st floor.

Scale:-

The height of the rear single storey extension will be approximately 3.00 metres above d.p.c. with the eaves of the new two storey element to match the existing.

The front canopy roof eaves will be approximately 2.30 metres above ground level.

Landscaping:-

There are no proposed changes to the landscaping.

Appearance:-

The front elevation retains the existing roof design and height with new 1200mm high casement windows at first floor level. An additional arched window serves the landing area.

The front Garage projection incorporates a standard 2100mm up and over door with an adjacent bulls eye window all under a hip ended canopy roof.

The rear elevation fenestration comprises of a 4400mm wide and a 3200mm wide French doors with sidelights plus a north facing 1800 x 1200mm high window frame serving the ground floor bedroom.

At 1st floor level two 2400 x 1200mm high window frames serves the rear bedrooms with a 1500 x 2100mm high window serving the bathroom.

Access:-

No alterations have been made to the access.

Conclusion:-

With no proposed 1st floor habitable room windows facing east or west and with good boundary screening to the properties the proposal is protective to the amenities of the neighbouring properties.

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