

DESIGN AND ACCESS STATEMENT FOR EXTERNAL ALTERATIONS AT 25, KINGSWAY, CRAIGWEIL, BOGNOR REGIS.

Introduction:-

The application proposes external alterations including a proposed 'catslide' tiled roof over the existing garage, removal of existing ironwork balustrade with replacement of stainless steel and glass panels, re-tiling of existing tiled area with 'Redland' grey Stonewolds and provision of cement fibre cladding and render over existing brickwork.

The proposed material alterations are to be complimentary with its seaside location.

25, Kingsway is a large detached four bedroom two storey dwelling set to the north of Kingsway which forms part of a private estate now deemed a conservation area.

It is of no particular architectural merit and is sited between two other modern houses.

The property is situated on an slightly elevated position on the inside arc of a curvature in the road..

Context:-

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

The proposal is situated on a total plot size of 1080 sq. metres.

Amount:-

No additional floor area is proposed.

Layout:-

No alterations are proposed to the existing layout.

Landscaping:-

There are no proposed changes to the landscaping.

Appearance:-

The existing flat roof to the south-east of the property is to be replaced with a tiled 'catslide' roof.

The existing balcony to the south-west is to be provided with replacement balustrading in stainless steel with glass panels.

All elevations are to be provided with cement fibre cladding [cream] and colourwash render [cream] over existing facing brick surfaces all as detailed on elevational plans.

Access:-

No alterations have been made to the access.

Conclusion:-

The proposed external alterations provide a fresh seaside appearance to the dwelling which do not affect any neighbouring properties and compliments the varied nature of dwellings in the close and wider environment.