

DESIGN AND ACCESS STATEMENT FOR A FRONT CANOPY AND ALTERATIONS TO EXTERNAL FINISHES AT 25, THE DRIVE, CRAIGWEIL, BOGNOR REGIS.

Introduction:-

This statement is prepared in support of the application made by Mr. J. French to explain the proposal to erect a front entrance canopy.

This statement is submitted as a Policy, Design and Access Statement to substantiate the application and to justify its submission.

The site lies within a Conservation Area.

The property lies to the north and at the eastern end of The Drive and lies within a site area of 925 sq. metres.

The existing property dates from 1960's/1970's and is a four bedroom house constructed in facing brickwork with part upvc Georgian pane windows and part upvc casement/fanlight windows under a gable to gable plain tiled roof with a front catslide roof incorporating a dormer projection.

The property has been enlarged to provide a garage with bedroom over under a gabled tiled roof with front dormer projection to the east and a rear projection detailed with a skirt roof.

Amount:-

The proposal does not add any additional floor area.

Layout:-

The proposal is to extend the front soffit overhang of the catslide roof.

Landscaping:-

No alterations to the existing landscaping.

Scale:-

The proposed flat roof eaves will be set at existing lower fascia level.

Appearance:-

The canopy is to be a flat roofed structure supported on two doric fibreglass columns.

The lower facing brickwork is to be covered with a smooth render and colour wash finish in white.

The upper facing brickwork is to be covered by Marley Cedral cement boarding also in white.

The existing wrought iron balustrading is to be replaced with white criss-cross glazed panels.

Access:-

No alterations are to be made to the existing pedestrian access and does not have any vehicular facilities.

Conclusion:-

The proposal provides weathering protection to the front entrance doors with the new external finishes providing an upgrade similar to other renovated properties in The Drive not to the detriment of the surrounding properties and the wider locality of the Conservation Area.