

Design & Access Statement

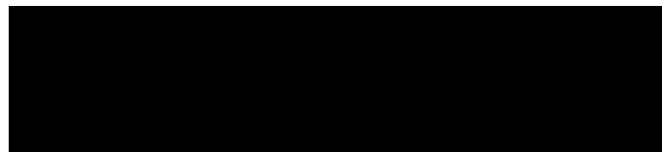
For

33 Aldwick Avenue, Aldwick, Bognor Regis, West Sussex PO21 3AQ



>> mooresalmonassociates
Chartered Surveyors

Unit 5, Vinnetrow Business Park
Vinnetrow Road
Runcton
Chichester
West Sussex PO20 1QH



1. Applicant Name and Address

Mr Simon Jardine, 33 Aldwick Avenue, Aldwick, Bognor Regis, West Sussex PO21 3AQ

2. Agent Name and Address

Moore Salmon Associates Ltd
Unit 5, Vinnetrow Business Park
Vinnetrow Road
Runcton
Chichester
West Sussex PO20 1QH



3. Description of the Proposed Work

No. 33 is a privately owned 3 storey timber 'A' frame structure located in a private road at Aldwick Avenue, Aldwick, West Sussex.

The proposed works include extensions to the front and rear of the building (North and South elevations), renewal of 2 No small flat roofs above the existing ground floor patio doors, renewal of existing and installation of new windows, doors & roof-lights, and installation of a new 'barrel-vault' roof-light within the flat roof above the kitchen. Elevations to the building are to be clad with a coloured weatherboard and soffits and fascias renewed. (please see enclosed samples).

The North extension will increase ground, first and second floor areas thus providing more usable space within the property. The southern extension will increase the floor area to the lounge and additionally provide further floor area to the first and second floor bedrooms above but this is to be within the existing footprint.

All replacement and new windows and roof-lights are to be white finished PVCu. New and replacement doors are to be formed in aluminium with white powder coat finish. All are to be double glazed and finished to marine specification due to their proximity to the sea.

The weatherboard to the building elevations and soffit & fascias are formed from sustainable fibre-cement manufactured by Marley Eternit to closely match traditional timber. These materials are durable and largely maintenance free and will provide a 'natural' look as well as a comparable finish to other beachfront properties within the private estate.

4. Site Address Details

33 Aldwick Avenue, Aldwick, Bognor Regis, West Sussex PO21 3QA

Please see the attached drawing (no. 3106/EX01) for Site/ Location details.

5. Pre-application Advice

There has been some pre-application advice and consultation with the local Authority regarding Planning advice for this project as changes are now required by the owner. In lieu of this, a new application has been requested for consideration of the proposed extension and refurbishment of the property.

6. Materials

The proposed extension is to be largely of concrete block, timber framing and some RSJ's in positions required to carry loads. The extension to the roof will be finished in tiles to match existing, these being Redland 'STONEWOLD II' interlocking concrete tiles.

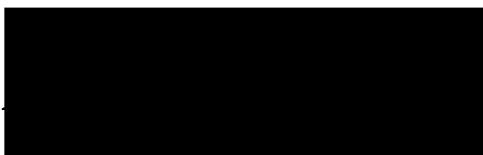
Building elevations will be clad with a coloured fibre cement weatherboard (Marley Eternit Cedral) in a shiplap style with soffits and fascias renewed in material by the same manufacturer being Operal board.

Fenestration will be manufactured from PVCu and double glazed and finished in white internally and externally. This will be for renewal of existing and installation of new windows and roof-lights.

New and replacement doors are all to be manufactured from aluminium and powder coated.

7. Declaration

Signed



Date 02.01.13

FOR & ON BEHALF OF

 **mooresalmonassociates**
Chartered Surveyors

8. Applicant Contact Details

33 Aldwick Avenue,
Aldwick,
Bognor Regis,
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[REDACTED]

9. Agent Contact Details

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