

Our ref: 17052JP
Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Mr & Mrs Purnell
2 Nanson Lane
Angmering
Littlehampton
West Sussex
BN16 4PL





Design and Access Statement:

This letter accompanies the Planning Application for the construction of an attached timber framed garden room at the rear elevation of the existing property.

As agents for the owner – Mr & Mrs Purnell – we would ask you to consider the following:

The host property is a single family dwelling, it is a two storey detached property built in bricks with a tiled roof.

The proposed single storey garden room will be confined to the rear elevation of the property and will serve the garden area and views to this elevation. The function will be to provide leisure space with large elements of glazing from which the applicant will be able to enjoy better views of the garden as well as additional living area.

This proposal will enhance the appearance of the site being an oak framed garden room with a footprint of 3500mm wide x 3550mm deep and a height of approximately 3400mm to the ridge from finished floor level.

The building will be of traditional oak frame construction using traditional joinery techniques including mortice and tenon joints and hand cut curved braces. The proposed materials for this building are bricks, oak and glass. The proposed roof covering is clay tiles to match the existing house.

With the majority of the oak joinery work being carried out off site at our mill in the New Forest the time for site related construction is a minimum, usually not exceeding 6 weeks from start of groundworks to tiling completion. This includes a period of inactivity on site following the groundwork completion and measurement whilst the oak is being cut.

No changes are proposed to the access points from the property to the highway for pedestrians or vehicles.

The majority of the site for the new building is currently paved garden area.



Design Statement:

The design feature of the patented jointing system developed by Oakcraft allows the overall height of the building to be kept to a minimum.

The choice of traditional oak framed construction was decided upon because of:

- the natural beauty of the traditional oak
- the maximising of the bay width possible with an oak frame
- the lack of maintenance required for oak compared with other methods of construction
- The oak used by Oakcraft at Holmsley Mill is part of the sustainable forestry scheme. As such the choice of this form of construction is more in harmony with the environment than the more common forms of brick and cement construction

If we can provide any further details or material samples please do not hesitate to contact us

Yours sincerely

James Palmer
Director