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Architectural Design

Design & Access Statement

West End Cottage, Roundstone Lane, Angmering, BN16 4AX



Introduction

This application is for a lawful development certificate under permitted development guidelines. The proposed works consist of a single-storey side extension to a bungalow on the north elevation.

Use

This existing and proposed use of the property is C3 - Dwellinghouse.

Gross Internal Area

The total GIA of the existing property is - **110m²**.

The total GIA of the proposed property is - **122.5m²**.

Layout

The existing property has a lounge and bedroom to the front of the property (west) with central hallway leading to bedrooms, kitchen, bathroom and conservatory to the rear (east). The proposed works of the side extension are to provide more space to the existing bedrooms and ensuites to serve.

Scale

The width of the proposed side extension is to match the projection of the existing ensuite to the side and to project no further than the rear wall.

Landscaping

The property is situated in a site with dense and high-level vegetation to the south and west elevations. Trees and boundaries to be unaffected by the proposed works.

Appearance

The proposed works are to match the existing character of the property. The side extension is to be either painted brickwork or textured render to match existing off-white painted brickwork. Doors and windows are to be white UPVC or Aluminium to match existing.

Access

No additional provisions for access are to be made/required by the proposed works.

Sustainability

Proposed works are to be constructed of materials sourced locally, with waste to be recycled or disposed of responsibly.

