

Design and access statement

40 Norbren Avenue Bognor Regis PO20 5HE

Proposed Annex

Features on the existing site

40 Norbren Avenue is a two storey semi-detached dwelling. The front elevation is brickwork and tile hung. The main entrance of the property is via Norbren Avenue. The garage is to the side of the property with hard standing to front of the garage. The side elevation is in facing brick, consist of entrance to kitchen from side of the property and the rear garden which is mainly paved with paving slabs. The existing garage is in poor condition, build in prefabricated section with corogated cement based roofing cover.

The proposed use

40 Norbren Avenue is used as a single family dwelling. The proposed Annex is to accommodate for my client daughter and her husband. Part of the garden to side elevation is to be shingled for extra parking and can be accessed from existing drop curbed entrance.

The Layout

40 Norbren Road comprises of two storey dwellings, mainly semi detached with large front and back gardens. The houses are built in facing bricks tile hung and rendering and mainly used as single family dwellings. 40 Norbren Avenue can be accessed via Norbren Avenue. The proposed Annex is to be built to side elevation. The front garden is large and continue to side of the property.

Scale

The proposed Annex will be constructed with materials to match existing materials of the main dwelling and surrounding properties. The new windows and doors to proposed annex will be in UPVC to match existing windows and doors to the main property. The roof to the annex will be pitched and cover with plain double lapped tiles to match the surrounding properties.

Landscaping

The entrance to the proposed Annex will be from Greencourt Drive and to side of the existing dwelling. An extra parking spaced will be provide to the side of the property for the Annex and will be accessed from existing entrance. The back garden is small and can be accessed from rear back door from bedroom.

Appearance

External walls to the main property and surrounding properties are in brickwork. The proposed Annex to the side of the property will be in brickwork to match the main house. The shallow pitch roof to the proposed annex will be tiled to match existing surrounding dwelling. The proposed Annex is designed to match existing properties and will look good. The new annex will be more attractive to look from the road and will upgrade the property and the surrounding.