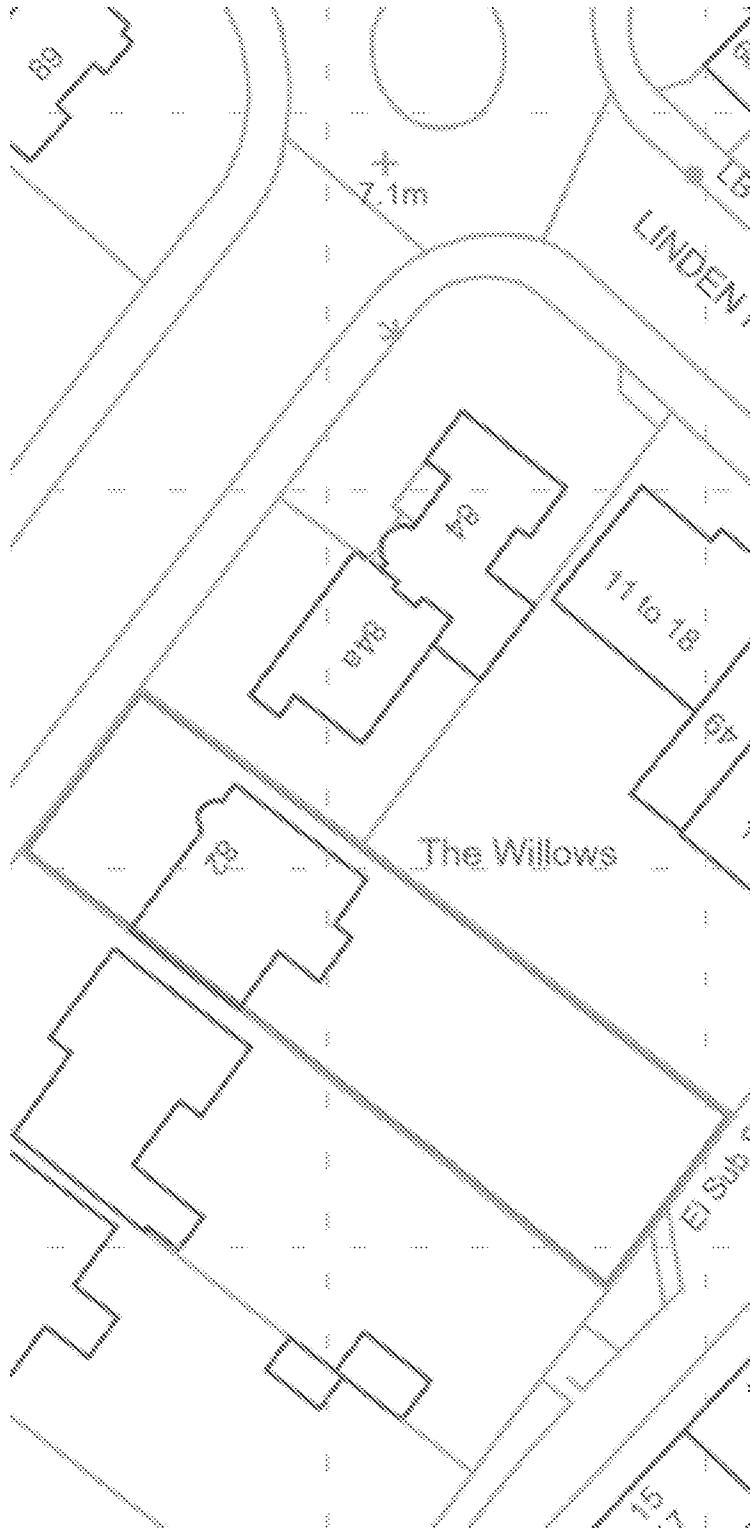




DESIGN AND ACCESS STATEMENT

ADDRESS: 82 VICTORIA
DRIVE, BOGNOR REGIS
PO21 2TA

PROPOSAL: SIDE AND
REAR EXTENSION

DATE: 20.05.2022



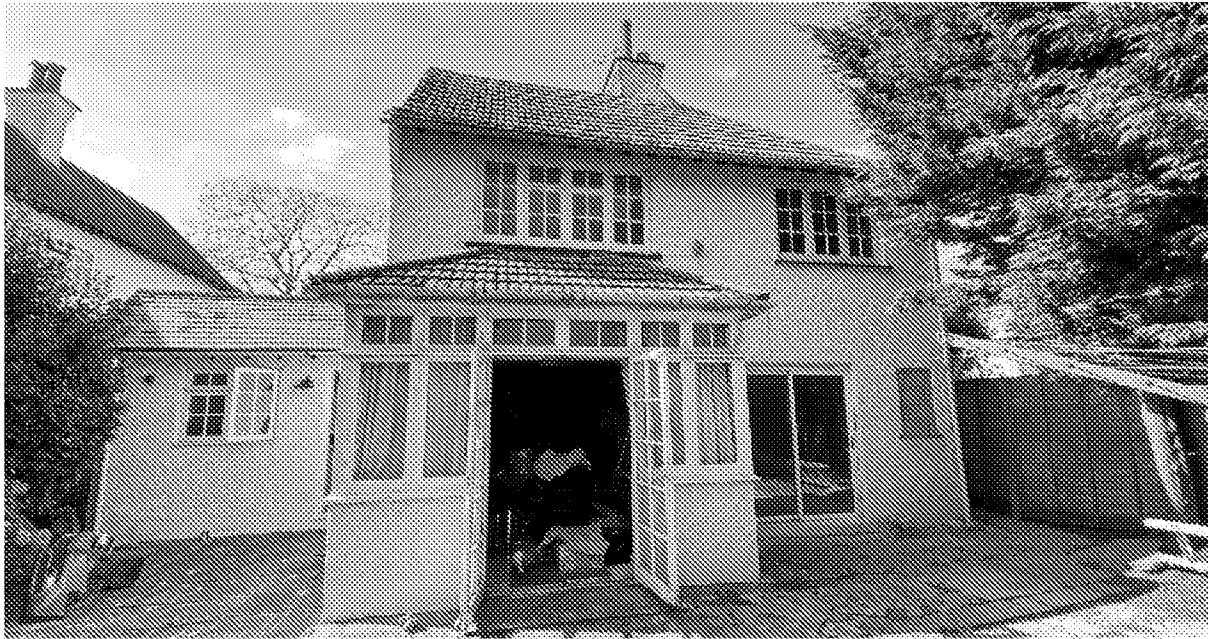
ARCHITECTURAL DESIGN

ATP Architectural Design is the trading name of ATP Design Ltd (12131949) a private limited company in England and Wales, whose registered office is 1st Floor Hill House, 23-25 Spur Road, Cosham, Hampshire, United Kingdom, PO6 3DY.

1. Existing site
 - 1.1. 82 Victoria Road is a large 19030's detached 2 storey dwelling set back from the highway situated on a substantially sized plot.
 - 1.2. Materials consist of painted pebble dash and cement render, clay and concrete roof tiles with single glazed timber windows and doors.
2. Proposal
 - 2.1. Double gable roof extension over existing single storey side protection extending out to the main rear elevation of the dwelling.
 - 2.2. Internal alterations to create open plan living and dining at ground floor and revised layout for 4 bedrooms with 2 en-suites at first floor.
 - 2.3. Increased vehicular cross over opening to frontage with widening of drop kerb.
 - 2.4. New 1.1m high rendered block boundary wall and revisions to hardstanding driveway.
3. Materials
 - 3.1. Walls – white painted render and storm grey cedar cladding
 - 3.2. Roof – mid-dark grey roof tiles
 - 3.3. Windows – anthracite grey windows and doors
 - 3.4. Balcony – glazed Juliet balcony
 - 3.5. Canopy – anthracite grey single play with standing seam feature
 - 3.6. Hard surface – Grey sawn smooth sandstone paving
4. Highways
 - 4.1. Existing provisions for 1 off-street car space for 5 bed dwelling.
 - 4.2. Proposed widening of existing vehicular cross over to 5m with widening of drop kerb.
 - 4.3. Driveway hard standing widened to allow 2 off-street car spaces.
 - 4.4. Hard standing to be SUDs complaint permeable paving.
5. Landscape
 - 5.1. Existing site is largely soft landscaped with elements of slab and block paving.
 - 5.2. Proposed reduced soft landscaping to front garden with enlarged SUDs complaint permeable paving.
6. Conclusion
 - 6.1. The proposals are thought to provide a visual uplift to the existing property.
 - 6.2. The designs have been carefully considered to maximise the usability of the site and dwelling for future occupiers.
 - 6.3. We aim to work closely with the LPA to reach a mutually beneficial outcome at the proposal site and welcome all comments.
7. Photos



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