

DESIGN AND ACCESS STATEMENT

FOR THE PROPERTY KNOWN AS

65 ORCHARD WAY

BOGNOR REGIS

WEST SUSSEX

PO20 9HH



SEPTEMBER 2010

Generally

This is a Design and Access Statement for a detached double garage on the site of an existing garage serving a detached bungalow.

Introduction

The site is currently used for a single garage serving the main property and situated on Orchard Road, Bognor Regis. Our clients propose to remove the existing single garage which is in poor condition with concrete panel walls and an asbestos cement roof. We wish to replace this with a double garage finished with rendered blockwork and shallow pitch roof over.

Amount

The amount of the work comprises the detached double garage to the south of the existing dwelling in the position of the existing single garage.

Layout

The proposed garage will sit 1500mm south west of the existing dwelling house over the existing footprint of the single garage. The garage will be set in 200mm from the boundary with double up and over doors to the front elevation. The double garage will offer much needed space providing a secure car parking area with storage for tools, garden equipment etc.

Scale

The proposed extension is single storey and will not overlook any of the neighbouring properties. The garage is to be built over the same site as the existing single garage.

Landscaping

The garage will be built to the side of the property. There will be no other alterations to the landscape. There is ample on site parking and this will be further improved following the proposed works.

Appearance

The garage will complement the existing dwelling house and will provide a far more attractive building than the current single garage with concrete panel walls with asbestos cement roof over which is to be demolished (asbestos materials to be removed by specialist contractors). The garage will be of single skin block, rendered and colour washed with 2no. up and over garage doors to the front and timber door to the rear.

Access

There is no alteration to any access to the site.