
Design and Access Statement

New Garage to Rear
of
178 Hawthorn Road
Bognor Regis
PO21 2UY

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Project Management - Surveying Services - Planning and Building Regulations
Construction Health and Safety



Design and Access Statement, for the construction of a single garage in the rear garden of 178 Hawthorn Road, Bognor Regis See photograph.



Adjacent Garage and Vacant Garden.

1 Introduction

- 1.1 The main house is a 2 storey detached house with 4 bedrooms, 3 receptions rooms, kitchen, cloakroom and bathroom on the first floor. The property was the subject to a change of use from a surgery in 2011 to return the property to a family home.

2. Design Component

- 2.1 Amount of Development - The Garage measures approximately 6.0m x 6.0m wide. (Approx 32sq m) The height and design of the Garage is directly related to the existing neighbour's garage.
- 2.2 Layout - The layout is to achieve the maximum size without overwhelming the overall character of the building, with the new Garage shaped into the corner to maximise the area available.
- 2.3 Impact on Neighbours – The design of the extension is to a scale which will not present any impact on the neighbours.

3 Appraising the context

- 3.1 The extension will have no effect on the neighbourhood.

4 The Access Component

- 4.1 The Garage is not subject to the access component.

5 Sustainability

- 5.1 The building will be is constructed of traditional materials. Of similar materials to the neighbours garage. Where possible re-cycled materials will be used, in order to reduce the impact on the environment.