

GROVE DESIGN UK

8 Willowhale Avenue

Aldwick

PO21 4AY

Tel – 01243 265154

Email – richard@grovedesign-uk.co.uk

www.grovedesign-uk.co.uk

25 March 2021

Planning Department

Arun District Council

Littlehampton

Proposed - Flat Roof Balcony and open framed and top glazed Veranda unit

Location – 12 Cavendish Road Bognor Regis PO21 2JW

DESIGN AND METHOD STATEMENT

The proposed application is to create a fully enclosed Balcony at rear of the property at first floor level plus an open sided Veranda at ground floor level.

The proposed Balcony is created using metal fabricated HDPE privacy screens providing 95% blackout but allowing for the passage of wind, the unit being fitted external of and to a strengthened fascia – supports posts as directed by the manufacturer in region of 900mm centres but centres also depend on related heights, all in powder coated paint finish to match surrounding building.

The Balcony sides and back return against the gable end wall are all at 1800mm height to prevent any side overlooking including back towards the Cavendish Road. The rear Balcony side facing down the garden [north] has 1100mm high units – 1800mm high short returns could be added to both external garden corners if required.

Due to the mesh design of the panelling, wind can travel through all the screen area, thus greatly reducing the wind loading as would be applied to solid panels. This is also achieved without the loss of privacy as unit can be bespoke ie constructed as a whole unit rather than single panels with gaps by post connections – a sample photo is included with the application.

Timber framed Veranda – basic simple framed unit with 150 x 150mm vertical posts set in powder coated metal sleeves secured into concrete bases set into the ground. Horizontal timber framework also in 150 x 150 complete with short diagonal stability struts. Roof joist designed to suit requirement for securing 25mm composite polythene sheeting to roof – flat roof laid to nominal fall

Ground work – area under and around Veranda to be laid in permeable paving on suitable sub base.

Grove Design UK – March 2021 – 12 Cavendish Road Bognor Regis.