
Design and Access Statement

Loft Conversion,
and Extension to
49 Elm Grove,
Barnham,
PO22 0HL

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This is the Design and Access statement, for the conversion of the loft space and to form a rear extension to house the new kitchen.

1 Introduction

- 1.1 Please refer to photograph to show the property in question.



- 1.2 This statement accompanies the Planning Application for the conversion of the loft space and to form a rear extension to house the new kitchen.
- 1.3 The property consists of a 2 bedroom detached Bungalow, together with separate single garage and car port. Accessed from Elm Grove via a Tarmacadam drive.

2. Design Component

The works consists of a ground floor extension of 3.0m in depth with a tiled pitched roof over. This roof will form part of the loft conversion to form an additional 2 bedrooms, complete with new bathrooms.



Rear elevation

3 Amount of Development

The development will be kept in proportion to the main house excepting the nominal extension the original foot print will be maintained.

4 Layout

The layout has been kept very much in keeping with the original property design, i.e. with spacious facilities.

5 Scale

The new works will sit in with the rural outlook. Visually from the front and neighbours property very little change will be noticed.

6 Landscaping

There will be no visible change to the landscaping or garden areas.

7 Appearance

The new building will match the existing in all respects.

8 The Access Component

The new building will be designed in accordance with the current building regulations, with level access from the new patio at the rear.

9 Sustainability

The building will be constructed with recycled materials where possible, all timber used in the build will be from sustainable sources.

10 Planning History, -

The property was previously extended in about 1968. Planning Reference E9/14/BR/86