

DESIGN & ACCESS STATEMENT
PROPOSED GLAZED CANOPY TO ROOF TERRACE AT: 2 SEVENTEEN,
MANOR ROAD, EAST PRESTON, LITTLEHAMPTON,
WEST SUSSEX. BN16 1FG.

INTRODUCTION

This statement has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

THE PROPOSAL

The proposal is to install a glazed canopy over part of the front roof terrace of the property.

Location and Size.

The glazed canopy is to be located at the front of the property on the existing paved roof terrace, behind the parapet wall of the façade of the building (Refer to block plan on drawing P/01) and is to be 4.0m wide x 2.3m deep.

Materials.

The canopy is formed in glass panels with polyester powder coated anodised aluminium frame (colour Anthracite Grey), supported on three 100mm diameter polyester powder coated anodised aluminium posts of the same colour.

HERITAGE STATEMENT.

2 Seventeen is a first floor flat in a converted former motor garage (known as Manor Road Garage). The building was a working garage up to around 1973 and was then unoccupied until being converted into residential accommodation in the form of flats.

Manor Road Garage is a Grade II Listed building dating from about 1919 with a 1930's Moderne style south frontage on Manor Road. This frontage is formed almost symmetrically, of rendered brickwork and concrete with a brick coping to the 2.46m high parapet wall to the flat roof terrace. The central section of the façade projects forward of the main building line and has curved corners reminiscent of 1930's architecture and two original rectangular metal windows overlooking the forecourt.

The proposed glazed canopy is situated over the central projecting portion of the roof terrace behind the Moderne south frontage. Following discussions with Martin White, the councils Conservation Officer, it was decided that the top of the canopy would sit below the top of the rendered parapet wall, so as not to detract from the listed façade and is only visible from the roof terrace.

The slenderness of the lightweight frame and the unobtrusive fixings to the existing structure (floor only), means that the proposal provides an elegant solution to the clients requirements for a covered patio area with minimal disturbance of the listed building both visually and materially.