

Design and access statement

10 Cissbury Road, Ferring, Worthing, BN12 6QJ

30/11/2017

Existing building.

10 Cissbury Road is a detached bungalow in a road of similar properties. Material finishes are pale grey painted rendered walls, red tiled roof and white PVC-U doors, window frames and fascia boards. The front door is accessed via a path from the public footpath and there is access to the rear garden by a passageway on the East side of the house. There is an attached garage on the West side of the house with vehicle access via an up-and-over door to the front and pedestrian access through a door to the rear. There is a door linking the garage to the utility room, and then on to the kitchen. There are sets of double hinged patio doors to the lounge and to bedroom one on the South (rear) elevation. The double patio doors to the lounge are set out from the main wall, with glazed screens each side, forming a bow window style arrangement. The building is in good order throughout.

Client's requirements.

The owners of the bungalow had been thinking about adding a conservatory to the rear, south facing elevation with an internal floor area of 10 to 12sq. metres. However they had decided an orangery would be a better option, since the solid roof would reduce heat loss in winter and protect against excess heat in the summer.

Design.

The bow shaped double patio doors and side screens to the lounge would be retained. A glazed screen forming the west elevation of the orangery would be fixed to the existing corner post to the left side of the existing patio doors. This corner post will become the setting out point for the orangery.

The overall size would be 3.5M deep from the patio doors and 3.4M wide and a little over 3.0M high. The outer corners would comprise masonry, finished in pale grey painted render with glazed screens to the South and West elevations and bi folding doors to the East. There would be a pale grey painted rendered masonry nib on the East elevation, to the right of the bi folding doors and abutting the existing house. The roof would be flat in the centre housing a lantern style roof light, with a pitched, tiled roof to the three sides. All proposed material finishes would match the existing.

The fascia line would follow the line of the existing fascia on the garage side of the house, which is slightly lower than the general fascia height. This will help to reduce the overall bulk appearance of the extension. The tiled pitched roof will run into the existing pitched roof and would be sympathetic to the existing roof form and appearance.

Access

Access to the lounge which is currently through the patio doors would in future be through the bi folding doors, the orangery and the existing patio doors. No other access would be affected by the proposed application.