
Design & Access Statement

for

Proposed new gabled dormer
& hallway rooflight

at

6 Firs Avenue
Felpham
Bognor Regis
PO22 8PX

April 2021



6 Firs avenue - West Elevation

Introduction:

6 Firs Avenue is a detached 2.5 bedroom cottage situated in a quiet residential area of Felpham Village.

The proposed gable dormer would allow the properties 3rd bedroom to be enlarged to fit a standard double bed, rather than the single one that it currently has & a hallway rooflight to be installed to provide some much needed natural light within the current dark stairwell & first floor landing.

Site description:

The property sits within a plot of 595m² & is set back fifteen metres from the pavement.

The plot is divided evenly between the front (West elevation) & back (East elevation) by the property itself.

The West elevation has a large gravel driveway & patio that are separated by a 1.8m white brick wall. There is large foliage, trees & borders running down both boundary sides.

The East elevation has a private garden with one of the avenue's large Fir trees set within it.

The North & South elevations sit close to the adjoining plots with an open access footpath through to the private garden down one side.

The property has a mock tudor language to its street facade & is in keeping with the other properties found within the streetscape.

Most properties found within the streetscape that are of the same design & age have, over the years, already embarked on adding an additional dormer window or second gable to their West elevation.

Proposed design:

The proposed gable dormer will match the design language of the existing gable by mirroring its mock tudor features, matching its pitch angle & using the same materials & UPVC windows that are already found. It will be proportioned smaller than the current gable to be sympathetic to the scale & aesthetics of the cottages' West elevation.

The hallway rooflight will be set evenly between the gables on the West elevation & will be flashed in the same design as the current cladding found on the property.

The proposal does not constitute a large increase in floor space, only 4m² & therefore will not substantially alter the size or context of the dwelling.

The existing landscaping of the driveway, patio or rear garden of the property will not be affected by the proposals.

Access:

The construction will require scaffolding but this will not encroach on the public footpath of Firs Avenue due to the property being set back from the road. The scaffolding will be stored on site within the walled patio area. All health & safety standards will be adhered to during its delivery, construction & removal. All materials & plant work will be stored securely on site by the construction team.

The proposals do not effect affect the existing access to or into the property.

Comments:

Consideration of the Arun Local Plan 2011-2031 (July 2018) has been made & we believe that no policies within the document have been contravened.

Discussion with local neighbours has not brought forward any objections or issues with regards to the new gable dormer or rooflight.

The design has been remarked on as both sympathetic & in keeping with the cottage, Firs avenue & the village.

Martin Downes
CygnuS20
Planning application agent: