

DESIGN AND ACCESS STATEMENT FOR BRAMLEY LODGE, LIMMER
LANE, FELPHAM, BOGNOR REGIS.

ARUN DISTRICT COUNCIL

No.

FP/136/07

Proposed Rear Single Storey Extension in a Conservation Area.

History:-

RECEIVED

4/6/07

The two new detached family houses, Bramley Lodge and Montford House occupy the former old orchard site between numbers 26 and 30, Limmer Lane and were constructed during 2006 and 2007.

Context:-

The proposal is to construct a rear single storey extension to provide additional family living accommodation facing south with views over the apple trees retained from the former orchard. The rear elevation of the existing dwelling was designed symmetrically with two gabled half dormer windows providing light to 1st floor Bedrooms and two 'Velux' roof windows to 1st Floor Bathrooms. It is intended to retain this symmetry with both the extension and the three quality sliding patio doors to be installed. The quality of the new doors and glazing is intended to be superior to the current Building Regulation Standards.

Amount:-

An additional floor area of 38 square metres is created by the proposal providing the property with a larger family sized dining room [13 sq.metres] and a Family Room [25 sq.metres].

The proposed extension is to provide two additional quality family reception rooms with excellent light and provide enhanced viewing over the rear enclosed garden.

Layout:-

The proposed extension is positioned to the rear of the property with access to the Dining Room off the Kitchen and the Family Room through two sets of double doors off the Lounge.

Scale:-

The extension has been designed to retain the current single storey height with the existing and to retain distance of separation between the adjacent properties. A distance of 1.35 metres has been provided to the boundary with Montford House and a distance of 1.75 metres to the boundary with 26, Limmer Lane. Both these distances are greater than the current distances.

Landscaping:-

Although not forming part of this application it is intended to landscape the rear garden that the proposed extension will overlook but retaining the present apple trees

that are in good condition and also retaining the existing English Oak positioned on the boundary with 26,Limmer Lane. .

Appearance:-

The proposal has been designed to retain the accurate symmetry of the rear elevation in all aspects.

It is intended to provide the proposed extension with a 'skirt' roof of 14 courses in plain tiles to match the existing dwelling with matching ridge and bonnet hip tiles. It is also intended to construct the proposed extension in facing brickwork also to match the existing dwelling including matching the existing feature dentil course of the existing dwelling.

The three quality sliding patio doors are to be positioned symmetrically across the rear of the extension and are to match the colour of existing window frames.

The eaves treatment is also to match the existing dwelling.

Access:- Not applicable.