



3D SKETCH VIEW

The adjacent impression shows the proposed rear extension viewed from the applicants rear garden. The relatively modest extension would fall within permitted development rights were it to be proposed outside of a conservation area.

The design creates a new element distinct from the host dwelling but respectful to its environs.

DESIGN + ACCESS STATEMENT

Residential extensions at The Gate House, Manor Copse, Felpham, PO22 7AT

Manor copse is a detached dwelling, constructed in 2007 and is located within the Felpham Conservation Area. As such this statement is submitted to describe the proposals and demonstrate that they would not have a negative impact on the conservation area or setting.

The proposal comprises 2 elements;

1. Single storey rear extension to house
2. Single storey side extension to detached garage

1. Single storey rear extension to house.

A rear extension to the ground floor of the property is proposed to provide circa 12sqm of new internal floor area. The new extension will allow the ground floor of the house to have a more open plan arrangement, conducive to modern family living.

Externally, the extension has been designed to be both sympathetic to the original dwelling, and wider setting of the conservation area, whilst reading as more contemporary addition. The plan arrangement is a simple infill of the existing ground floor walls and as such does not project beyond the existing building line.

The elevation is proposed as a simple, clean rectangular form. A parapet wall conceals a flat roof and hidden gutter. A grey framed aluminium sliding folding door runs the width of the new rear elevation, allowing the inside space to be opened onto the garden. A level threshold will enhance the transition between internal and external spaces.

The new walls will be constructed in masonry and rendered with a through coloured render to match that of the existing house. The top of the parapet will be fitted with a stone coping, again to match the house. Re-use of the existing materials palette will produce an extension that is contemporary in form and in harmony with its surrounds.

Rainwater from the new flat roof will be discharged into an aluminium hopper and downpipe, connected into the existing surface water system.

The flat roof is punctuated by a glass lantern, providing natural daylight into the kitchen / family / dining area below.

Through the limited use of materials and restrained form it is felt that the proposed extension has no detrimental impact upon the conservation area, and in fact enhances the original property, thus having a positive contribution to the surrounds.

2. Single storey side extension to detached garage

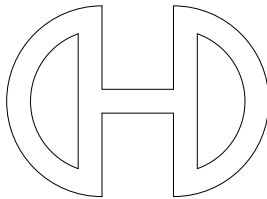
This element seeks to extend the existing garage building to the north, providing additional space for a home gym. Due to its location, visibility of this will be very limited and primarily only visible from the applicants own property.

The floor plan is extended to the north, filling the space between the existing garage and boundary fence. The space is currently partly occupied by a timber shed. The gross internal area of this extension is a modest 9.6 sqm.

A new roof will be hipped into the existing garage roof, the proportions allow the ridge of the new roof to be kept lower than the existing. This combined with the set back front elevation ensure the extension reads as subservient to the existing building. Materials for this extension will all be selected to closely match the existing garage.

It is proposed to fit the front elevation with glazed patio doors with sidelights to provide natural daylight into the space. The design allows for the re-use of patio doors to the rear elevation of the house, which will be removed during construction of part 1 as above, offering a sustainable solution.

The design and siting of this extension is such that any impact on the conservation area is extremely limited. Re-use of existing materials and the limited impact of any new mass is such that only oblique views will be possible, having no negative impact on the conservation area.



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DESIGN AND ACCESS STATEMENT

Proposed Residential Extensions The Gate House Manor Copse Felpham

FOR
Mr K Wawman

SCALE:1:100 DATE: Feb 18 DRAWING NO 1489_10_104