



FRONT SHOWING ELEVATION TOWARDS HOUSE | PROPOSED



REAR SHOWING RELATIONSHIP TO CAR BARN | PROPOSED

Design + Access Statement

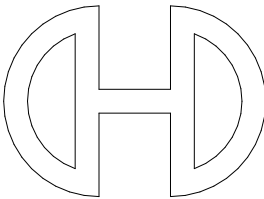
This application proposes the remodelling of an existing detached garage building at The Gate House, Manor Copse, Felpham, PO22 7AT. The existing garage was previously extended under applicaiton ref: FP/56/18/HH, granted May 2018.

This applicaiton seeks to raise the garage roof by 450mm and replace the current hip to the western elevation with a gable. The modest raising of the roof will enable the applicant to install a car lift to one side of the garage (for the storage and maintenance of vehicles), a mezzanine storage area will also be provided, ensuring that no loss of parking spaces will result should the application be granted. The applicant would note it is not the intention to create 'habitable space' within the garage.

The garage building is attached to a car barn serving adjacent apartment buildings to the east. At the boundary of the applicants land, the ridge of the existing roof over the car barn and garage buildings is offset. This enables the garage roof to be raised independantly of the adjoining car barn. As is demonstrated in the adjacent 3d view, raising the roof some 450mm has a negligible impact from eye level. The side extension to the garage that was permitted under application ref: FP/56/18/HH is not proposed to be raised and would remain at the current height, therfore no increased massing to the northern boundary would be created. The existing hip to the front of the roof is to be reaplced with a gable, this allows for increased useable headroom, (required for the car lift) and also provides opportunity to introduce a window, brining natural light into the garage. In addition, roof windows are proposed to provide further natural light, reducing the requirement for artificial light when working. A bullseye window is proposed to the new gable front, this is in keeping with the architectural language of the wider Manor House development. Other materials and detailing will match the existing building.

The proposed works have been designed to provide the applicant with increased work and storage space, whilst keeping the impact upon the adjoining structures and properties to a minimum. Senstive use of materials and detailing are employed in order that the remodelled structure compliments its surroundings.

Rev A 17/05/20 DAS Added



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All dimensions are to be checked onsite prior to commencement of work
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PROPOSED 3D VIEWS & DAS

**Proposed Residential Extensions
The Gate House
Manor Copse
Felpham**

**FOR
Mr K Wawman**

SCALE: NTS DATE: May 20 DRAWING NO: 4600_PL_005