

DESIGN AND ACCESS STATEMENT

FOR

11 GRATWICKE DRIVE, LITTLEHAMPTON, WEST SUSSEX BN17 6GU
(Plot 310 Elysian Fields, Worthing Road, Littlehampton)

Proposal for a new conservatory

1. Context

The property is currently under construction and forms part of the overall Taylor Wimpey housing development site known as Elysian Fields, Littlehampton (application no LU/61/06).

2. Amount

The size of the proposed structure is minimal in relation to the overall foot-print size of the existing property and will not impinge into the existing garden.

3. Layout

Because of the location of the property the proposed works would have little affect if any on the adjoining properties or the overall setting.

4. Scale

The size of the proposed conservatory is considered totally in proportion to the main property.

5. Landscaping

Not applicable specific to this application. Hard and soft landscaping works are planned as part of the overall estate development.

6. Appearance

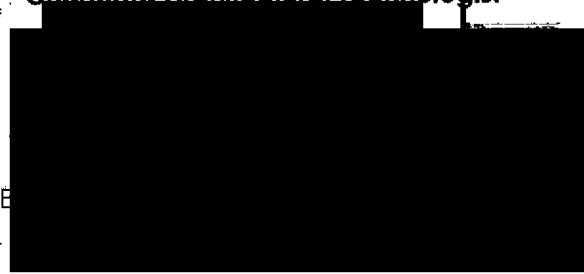
Low level brick dwarf walls will be incorporated into the design therefore complimenting the existing house brickwork whilst the white PVCu window, door and roof units will match the house also. It was considered a pitched roof style would be the most sympathetic style and design to tie-in with the new property.

7. Access

Due consideration has been given to the overall access to the proposed extension in question and whilst no formal consultation has been carried out with any organisation or bodies it can be confirmed the proposal will retain the same finished floor levels. A set of double doors, with a low access threshold, will give access to the rear patio/garden areas.

I commend the merits of this application to the local planning authority.

Wayne Gander MCIAT
Chartered Architectural Technologist



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