

**58 Southdean Drive,
Middleton-on-Sea
Bognor Regis
PO22 7TB**

Design and Access statement

25th February 2015

Schedule of Drawings attached:

Prefix	Drawing No.	Revision	Description	Scale	Size	Comments
58	001	-	Location Plan	1:1250	A4	Boundary marked in red
58	002	-	Block Plan	1:500	A3	Boundary marked in red
58	003	-	Ground Floor Plan - Existing	1:50	A3	
58	004	-	First Floor Plan - Existing	1:50	A3	
58	005	-	Second Floor Plan - Existing	1:50	A3	
58	006	-	Roof Plan - Existing	1:50	A3	
58	007	-	Existing North and South Elevations	1:100	A3	
58	008	-	Existing West and East Elevations	1:100	A3	
58	009	a	Existing Section	1:50	A3	
58	010	a	Ground Floor Plan - Proposed	1:50	A3	
58	011	b	First Floor Plan - Proposed	1:50	A3	
58	012	b	Second Floor Plan - Proposed	1:50	A3	
58	013	a	Roof Plan - Proposed	1:50	A3	
58	014	c	Proposed North and South Elevations	1:100	A3	
58	015	c	Proposed West and East Elevations	1:100	A3	
58	016	c	Proposed staircase Section	1:20	A3	
58	017	c	Proposed Section	1:50	A3	

Use of site –

Existing: domestic, two storey flat roofed building with storage room on roof.

Proposed: domestic, with enlarged room on roof amended for use as a Bedroom.

Design statement.

The drawings submitted with this application show all of the work proposed to the property. The majority of these works do not require planning permission, but the drawings are included to provide a complete picture of the project. For example several of the East and West facing windows are to be infilled, the external render of the property is to be completely replaced and the external windows and doors are to be replaced and the chimney stack is to be removed.

The works requiring planning permission relate almost entirely to the roof top single storey flat roofed storage room. The proposal is to remove the existing structure which is too low for habitable use and which is off centre from the North and South elevations.

The replacement structure will only be slightly taller (400mm) and it will be centred on the North and South elevations. The new room will be slightly larger than the existing room, but it will still be set back from all of the parapet walls of the building to reduce the visual impact upon the buildings elevations.

There will only be windows to the North and South elevations of the new room and they will match the rest of the house in colour and design. The windows will be positioned so that they are symmetrical with the North and South elevations of the house. The windows on the North elevation are clerestory style to prevent any potential loss of privacy, but allowing light to enter. The windows on the South elevation, whilst having low cills, are not designed as doors; they are not designed to be used to gain access to the flat roof and the owners have no intention of using the windows to gain such access other than for maintenance purposes.

In order to retain privacy for the owners and the neighbours it is proposed to raise the height of the parapet walls by 300mm. The detail will be amended to remove the concrete coping stone and to replace it with a capping that is more in keeping with the style of the property.

In order to provide light and headroom to gain access into the new bedroom on the second floor a rooflight is proposed on the North elevation. This rooflight will be positioned at a shallow angle to reduce its visual impact from ground level.

The finish materials to the whole property will be white painted flat rendered walls with grey PVCu windows. The flat roofs will all be replaced with a grey coloured GRP material.

Photographs of Existing building



Rear/South Elevation



Front/North elevation



North East corner – Single storey extension to be removed



South elevation - New window fenestration designed to align vertically