

DESIGN AND ACCESS STATEMENT

18 MANOR WAY, ELMER, BOGNOR REGIS, PO22 6LA

CONTENTS:

1. Location
2. Existing
3. Proposed
4. Material

Location:

Photograph 1 showing View of 18 Manor Way.



Existing:

18 Manor Way currently sits at an end of a row of beachside dwellings. The existing property consists of a mixture of hung tiles, cladding and render with a Dutch barn/ mansard style frontage and side. The first floor currently has a large timber balcony area which leads into the first floor living area.

Proposed:

We are proposing a ground floor extension which will sit directly under the existing footprint of the timber balcony. The balcony will be replaced in the exact existing footprint with a finished flat roof decked area. A small side extension will be added which will house a study. The frontage will have the mansard removed which will allow the roof to be replaced with a smooth slate style tile. This will have standard eaves linking in with the new side extension, also making the building more in keeping with neighboring properties. The building will be re-covered with a render and cladding. A stilted car port will be added to the front which will link with the proposed front porch area.

Material Palette for proposed two storey extension:

- White polymer render
- Cedar cladding
- Dark grey/ Anthracite aluminum windows and doors
- Slate roof tiles (Cedral Thrutone smooth)
- Anthracite rainwater goods, fascias, barge boards to match windows and doors

3-D Visuals:

