



Bryceson Shaw Associates

2 Wellesley Court, Fitzalan Road,
Littlehampton, West Sussex BN17 5FW

Design and Access Statement;

Project Reference: 1031

July 2010

Address: 142 The Street, Patching BN13 3XF

Design:

1 The proposal:

The proposal is to erect a lean-to style timber conservatory on the rear elevation of the property. The house is within the South Downs National Park and a conservation area.

2 Layout:

There is only a minor impact on layout.

3 Scale:

The scale of the proposal is within the proportions of the house which has been extended on several occasions. The proposal adds approximately 16m² to the properties footprint of some 143m²

4 Appearance:

The proposal is to be built from stock bricks to the dwarf wall with a timber framed conservatory with lean-to roof over. The frames and roof will be double glazed in toughened glass. The choice of the materials is in keeping with the property and timber framing matches the existing timber windows and doors. Details such as flashings and the like will be in dressed lead-work to preserve the character of the property.

5 Landscaping:

There is only a minor affect on landscaping at low level.

6 Context

The context is unaltered.

7 Amount

The proposed conservatory size is entirely in keeping with the proportions and room sizes of the house and its gardens.

Access:

The proposal has no affect on general or emergency services access externally and internally the floor levels will be the same.