

GROVE DESIGN UK

8 Willowhale Avenue

Aldwick

PO21 4AY

Tel – 01243 265154

Email – richard@grovedesign-uk.co.uk

www.grovedesign-uk.co.uk

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Planning Department

Arun DC

Littlehampton

West Sussex

DESIGN AND METHOD STATEMENT

Property – 5 North Pound Walburton West Sussex BN18 0PZ

Project – Proposed single storey rear extension and full flat roof re-roofing plus internal upgrades and alterations etc

The original bungalow has over the years undergone provision of a number of single storey flat roof extensions at different times including a garage extension and its attachment to side of bungalow.

The result has been that all have differing ceiling / roof levels plus cold / warm roof designs with the newer double Garage structurally well supported but current roof would be well below a basic 2400mm internal ceiling height when proposed internal work carried out including raising and insulating the existing floor to match the existing property.

There is proposed a 1500mm deep rear extension to the rear of the current Lounge extension [the latter provides the height required for all the others to be raised up to match] which together with all other areas will then be warm roof construction covered in a built up fibreglass roof finish.

The existing “hidden” front door is being re-situated on the adjacent front elevation complete with a small open sided pitched roof Porch together with associated internal works.

Existing foul drainage system to be totally re-laid within the property to eliminate any manholes within the domestic living areas – just one internal double sealed screw down unit within the garage. [All existing redundant drains and manholes to be broken out and backfilled]

Any replacement external doors and windows to be in matching white Upvc units, brickwork and fascia / soffits / rain water goods etc to match existing

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