



Design & Access Statement Rev A
(Revisions highlighted in bold, underlined italic text)

**Proposed single storey
rear extension to:**

**38 Cherry Avenue
Yapton
Arundel
BN18 0LB**

Job Ref MC/029

Introduction

This statement has been prepared in support for the construction of a single storey rear extension to 38 Cherry Avenue, Yapton

Requirements.

Mr & Mrs Roberts have an extended family & the above property has been owned by them for some years. During that time, changes have been made to the property to create a family home not only for them, but also their four children, a mix of teenagers & young adults. Three of them living at home, with the other at university. Therefore being at home with the family during non-term time & holidays. The owners have now recognized a need for increased living space within the property to cater for the family's needs and feel that the construction of a single storey extension to the rear will satisfy this requirement.

Proposal.

The external walls of the rear extension will be timber framed construction with a fibre-cement board externally above DPC level, Colour to be a light blue-grey. The long-lasting durable colour coating requires no repainting for many years, so provides low maintenance

requirements and a contrast to the existing face brickwork. Below DPC will be facing brickwork to match existing.

The roof will be a built up felt, warm roof construction as shown with traditional lantern style roof lights over, to create a more light & open feel.

Doors will be uPVC. The rear elevation (South East) will be fitted with a sliding/folding door system to further allow plenty of natural daylight into the main living areas & kitchen, also allowing easy access into the rear garden in which the family spends a lot of their free time. There is also a door to the side allowing access to the footpath on the NE side of the property

The fascia & soffits will be uPVC as will the rainwater goods. All surface water drainage will discharge into existing as shown on:

38 Cherry Avenue PL & BR rev a-Dwg 1 Exist & Site Loc

38 Cherry Avenue PL & BR rev a-Dwg 2 Prop

38 Cherry Avenue PL & BR rev a-Dwg 4 Sect & Site Layout

Appendix photos 1&2

There are no changes affecting the foul water drainage system.

Site & Surroundings

The existing house & gardens stand within an established residential area of Yapton village.

The house is largely of facing brickwork. The existing roof is pitched with the exception of a flat roof area over the uPVC entrance porch at the front of the property. The windows are uPVC to the front & rear. The front of the property is laid to brick pavers providing off road parking for 3/4 cars & the rear garden is laid mainly to lawn with some timber decking at the rear boundary. The boundary itself consists of 1.8m high close boarded fencing providing privacy.

Similar style properties flank the building on either side, with the rear being the local Cinders Lane Nursery.

Planning History

This property has obviously benefitted from a garage conversion at some stage to provide a ground floor bedroom that was carried out under a Building Regulation notice/application in 2009.

Appendix

New Connection to existing



New Run of Pipework

