

DESIGN AND ACCESS STATEMENT

FOR

PROPOSED PORCH

AT

WILLOWS
HOE LANE
FLANSHAM
BOGNOR REGIS
PO22 8NT

June 2010

Architectura
Architectural Design & Drawing Service
Design

Design Principles and Concepts

Introduction

Willows is a detached house situated in the rural location of Hoe Lane, Flansham. The property sits in a large plot of 5400m², and is set in an elevated position set back approximately 30 metres from the road. The neighbouring properties are of a similar size, and are older in appearance.

The house was constructed in the 1960's, and has been extended over the years. The exterior of the property is clad in white boarding, with UPVC leaded light style windows and decorative shutters.

Proposed Use

The proposal is to extend the existing canopy across the front of the house and add a tile hung gable porch to the entrance.

The external appearance of the property is to be changed as part of the works, although this is not part of the planning application.



The Existing South (Front) Elevation

Amount of Development

The canopy will cover an area of approximately 11.5m², and the porch over the entrance an area of 4m², adding a total area of 15.5m².

Layout

The object of the proposal is to improve the appearance of the property. The extended canopy gives the front façade a more balanced appearance and the porch emphasises the entrance.

Scale

The scale of the additions is largely determined by the scale of the existing elevation.

The proposed porch has a height of approximately 4 metres, and projects beyond the front of the existing lobby less than 1 metre, to provide an adequate covered area in front of the entrance but not to affect the existing driveway.

Landscaping

The existing landscaping around the house will be largely unaffected, with the exception of some shrubs below the proposed canopy which will be replaced by a paved area to match the other side of the entrance.

Appearance

The material changes to the property are not the subject of this planning application, however are detailed below to put the proposals into context.

The existing white boarding is to be replaced with tile hanging, with the brickwork at ground floor level to be rendered. A brick plinth is to be added to the front façade.

The existing windows are to be replaced with timber plain casements, the garage doors are also to be timber boarded.

The roof tiles to the main roof and canopy are to remain, and the proposed porch and canopy are to be to match existing. The canopy will be supported on oak posts with brick plinth bases, the porch canopy on oak brackets.

Access

The proposals do not affect the existing access to or into the property.