From: Graham Askew <askewsurveyor@uwclub.net>
Sent: 18 January 2011 13:58
To: Keith Morgan
Subject: ADC/0458/10 - Rear conservatory at 2 West Avenue, Lancing, West Sussex
Attachments: 18-01-2011 13;26;11_640x480.JPG; tmpE8EF_640x480.jpg; DESIGN & Access 2 WEST AVENUE, LANCING.doc

Dear Mr Morgan

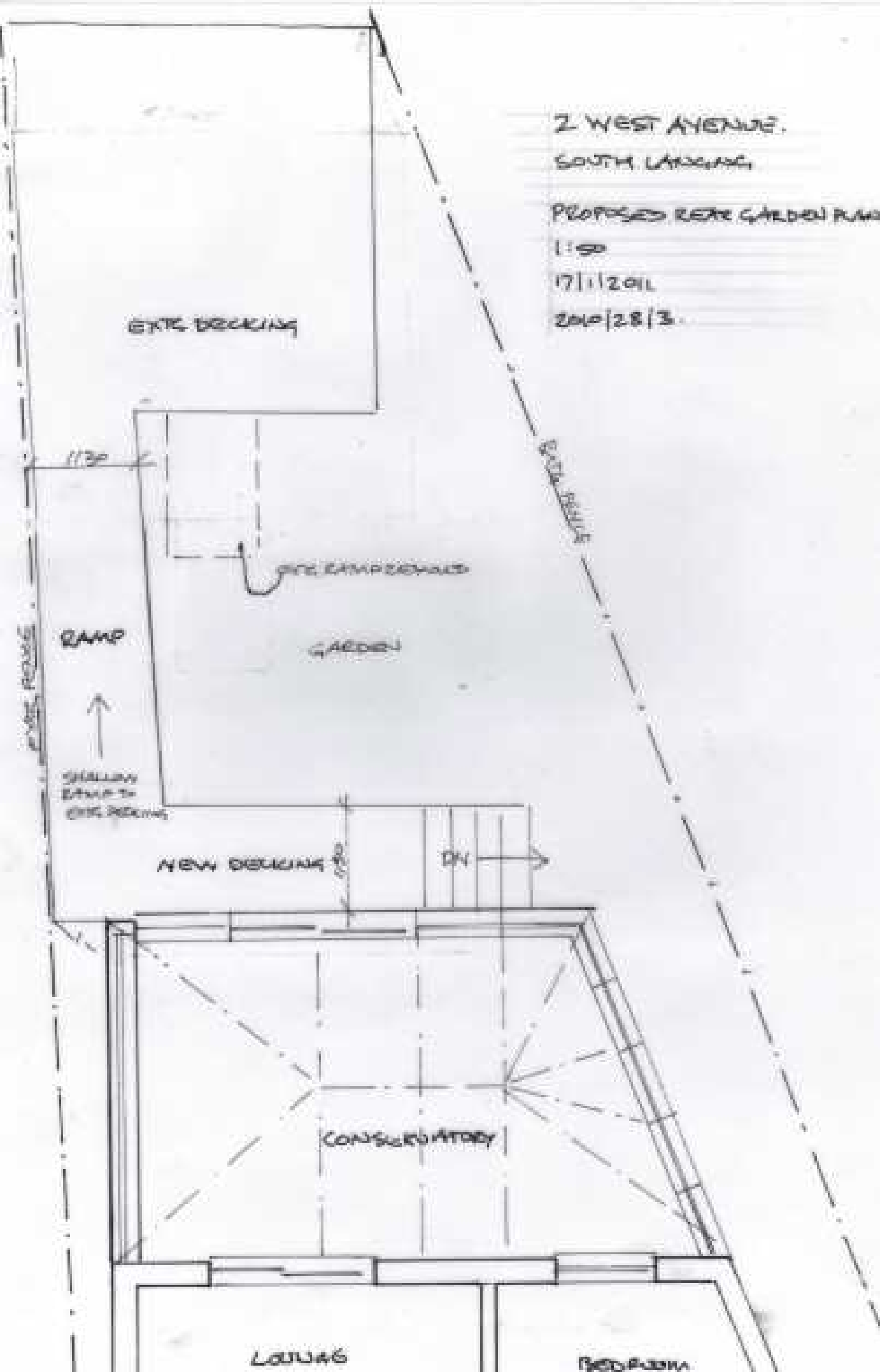
I hope you had a good Christmas and New Year break.

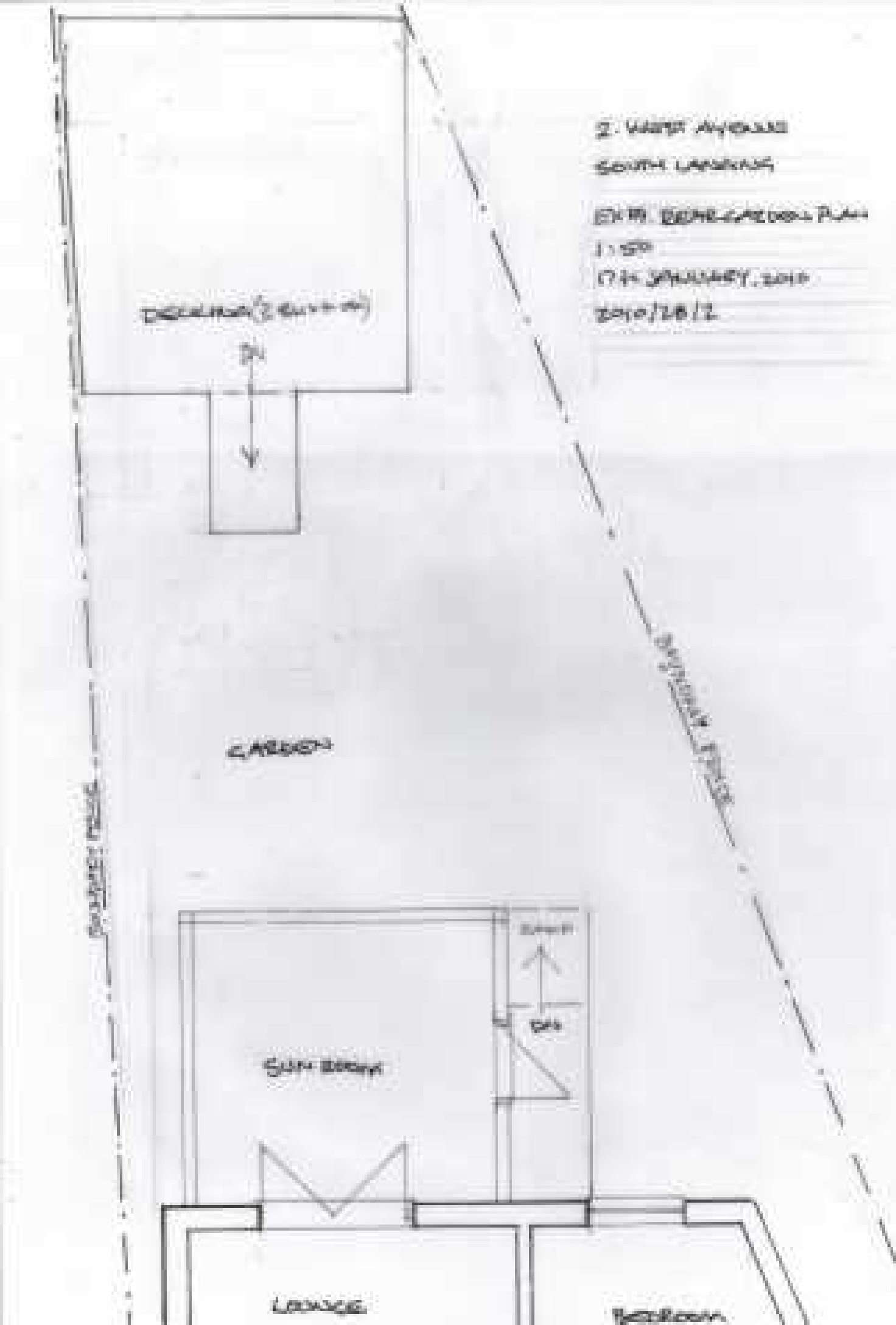
Unfortunately, I am a little behind with my paperwork, but have been able to measure Mr & Mrs King's ramps. I now attach a revised copy of the Design & Access Statement, to include comments regarding the ramps. I also attach details of the ramps themselves.

I am aware of the time-frame that has passed on this application, but hope that this minor amendment can be incorporated into the Council's considerations - even if the time-frame is extended in my clients' favour. Many thanks for your patience with regard to this matter.

Yours sincerely
Graham Askew

Graham Askew MRICS
Chartered Building Surveyor
Tel/Fax: 01903 743231


2 WEST AVENUE.
SOUTH LANCING
PROPOSED REAR GARDEN PLAN
1:50
17/11/2011
2010/28/3.
EXTG DECKING
1130
EXTG RAMP REMOVED
RAMP
GARDEN
SHALLOW RAMP TO EXTG DECKING
NEW DECKING
DN
CONSERVATORY
LOUNGE
BEDROOM


SUN ROOM
LOUNGE
BEDROOM

DESIGN & ACCESS STATEMENT

FOR

NEW CONSERVATORY AT
2 WEST AVENUE, LANCING, WEST SUSEX. BN15 8ND.

Context:
This is a semi-detached, single storey property, sited in a housing estate, close to Lancing sea-front. Property in West Way and West Avenue comprises of 1930's style dwellings. No. 2. West Avenue sits on a modestly sized corner plot, at the end of a hammer head in the road. A single storey, flat roof extension was added to the original building, some 20 – 25 years ago, together with a timber, lean-to sun room.

This is a family home, suited to my clients' needs. Mrs King is registered disabled and the development in question is required for her use and that of her growing family, as well as providing safe, ramped, wheel-chair friendly access to the back garden and existing, level decking.

Amount:
The existing, timber, lean-to sun room leaked and was in a very poor structural condition. This lean-to enjoyed an approximate floor area of 3.5m x 3.2m (11.2 m.sq.). My clients are applying for Consent to remove the lean-to sun room and replace it with a proprietary, double glazed, upvc unit, to run across the rear of the property. The extension will project maximum 3.6m and provide an overall external floor area 21 m.sq. Although larger than the original sun room, the conservatory provides far more useable space and is both secure and watertight. In conjunction with these works and in an effort to provide Building Regulation standard access to the rear garden, the existing, steep ramps are to be renewed with compliant, ambulant disabled steps and a ramp to the existing rear garden amenities.

Layout:
The bungalow is sited on a modestly sized plot. The only area the new conservatory could be placed is at the rear of the dwelling. The new conservatory will be entered via the existing bungalow.

Scale:
The building has spread down through the plot, but does still leave a good area of garden/amenity land for the family's use, with good separation between the bungalow and the conservatory. The conservatory will be used as a secure, covered area with access into the garden and existing decking.

Landscaping:
As permission is being sought for the replacement of a rear elevation sun room, with a rear elevation conservatory, any landscaping required will be very minimal. The garden will still enjoy a lawn at the rear. It is noted that the property is edged with 1.8m high boundary fence. This will not be altered. Mrs King requires wheelchair access in the garden; accordingly safe, usable ramps are proposed.

Appearance:
The original sun room was a flat roofed, timber addition to the rear of the bungalow. The new, rear addition will have a modest, pitched roof – similar to the pitch found on the main bungalow. This gives a far more pleasing appearance, particularly as the property is slightly elevated, due to the lie of the land. The front elevation, street scene is not affected by the new conservatory.

Access:
Internal access to the conservatory is via the lounge. Mrs King requires shallow steps, suitable for ambulant disabled persons. A ramp has also been formed providing access to the rear garden, direct from the conservatory.

General
The planning department will be aware that the new conservatory has already been built, as my client was not aware that such an addition, on the rear of the bungalow would require Planning Consent.

The rear sun room and extension were part of the original property purchased by Mr & Mrs King. These additions are thought to be 20 years old. The proposed addition, beyond the flat roof extension, is 3.6m deep – very marginally deeper than the existing sun room. The new extension has however been positioned so that it does not take light from any adjoining property. The layout of the dwellings, in this hammer head, is such that boundary walls/fencing protects the residents' privacy. Accordingly, I see this addition as a useful area for Mr & Mrs King, not causing any demonstrable harm to the neighbours or the character of the neighbourhood.

The committee is asked to look favourably on my clients' needs.

Design & Access amended on 17th January 2011.