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ALCOVE architecture

Design & Access Statement

30 Manor Road, Lancing
21132

Rev	Amendments	By	Date
-	First Issue	JE	03/07/21



30 Manor Road
Lancing
Design and Access Statement

July 21
First Issue
JE

Manor Road is a predominantly residential road forming the spine of the North Lancing Conservation Area.

Number 30 is a semi-detached dwelling, on the northern side and this application proposes a single storey extension to the rear of the plot to connect with the garden.

Use

The use of the land will remain unchanged as family living.



The home has a unique position in close proximity to the St James' the Less Church
(Image courtesy of Google)

Amount

The existing home has previously been extended to the side to create a garage with main bedroom above whilst at ground floor a kitchen is within a single storey rear extension. In total there are 3no bedrooms with separate Living and Dining rooms at ground level.

Facing north there is a small 'courtyard' created by the footprint and it is proposed to infill this area to create a Garden Room off the Dining Room and replacement Cloaks facility.

At the same time as this application, the neighbouring plot is also looking to complete an infill extension and therefore it is proposed to share a new Party Wall between the plots to ensure maximum area is created.

Layout

Facing north a poorly constructed Cloaks will be replaced with a Shower Room that forms a recessed link with the main Garden Room that will open directly to the garden. Above, the existing pitched roof will be connected forming a covered area from both existing Kitchen and new Garden Room enabling yearly use.

Scale

Completely hidden from the public facades, the single storey extension will not be visible and between the two plots the shared Party Wall will be an extension of the existing high brick wall, thereby having limited impact upon the overall scale of the rear elevation.



The proposed site is hidden from view and the existing boundary wall will be adjusted locally to suit the extension(s)

Appearance

As mentioned in the previous section the extension cannot be seen from the public facades and therefore has limited impact upon the merits identified in the North Lancing Conservation Area Report. However, to improve the overall look of the rear elevation, the extension will connect with the existing Kitchen roof.

Also as previously mentioned the extension is sited on the darker northern side and therefore to make the most of natural daylight a conservation style rooflight is proposed in addition to a small section of glass cover that follows the roof pitch and the rear elevation will consist of glass, to directly relate to the garden.

Landscaping and Access

Within the courtyard area there is little landscape of merit but the new bi fold doors will open directly onto a garden patio that then blends with the well-established and cared for rear garden.



The extension seeks to enforce a greater relationship between home and garden

Consultation

The applicant is working very closely with their neighbour and both parties have agreed to their respective proposals.