Proposed Front and Rear Dormer Construction – 1 Lewis Road, Lancing, BN15 0NT

Design and Access Statement

Assessment/ Design Development

The property is a presumed 1930's semi-detached bungalow, the walls are of masonry construction and finished with a decorated render. The roof is pitched and weathered with interlocking concrete tiles. The existing windows and doors are all double glazed with white uPVC frames. A key feature to 1 Lewis Road and other properties on the road is the bay window to the front elevation with the edge furthest from the adjoining property benefiting from a smooth round edge.

The dwelling benefits from two bedrooms. The size of the second bedroom means it can only accommodate a single bed and is currently used as an office space. The plot is of a considerable size with a single storey rear extension having been constructed by the previous owners. The living space is formed of a large open plan kitchen/ living space which is approx. 38m2. The overall plot is approx. 377m2 with a front private drive allowing for parking of a minimum of two cars and the garden approx. 102m2 providing ample outdoor space.

The existing living space and plot size is considerable in size and could comfortably accommodate a family, however the property is lacking in suitable bedroom space.

The proposal is to construct a front dormer which is subservient to the existing roof pitch and a rear dormer. The dormers will provide space to create two extra double bedrooms and a second bathroom.

The alterations to the existing ground floor layout will allow for a new staircase and corridor to access the proposed first floor. The proposal includes reducing the size of the existing master bedroom to accommodate the staircase and corridor. The alterations also aim to create a more welcoming and spacious entrance hallway to the property. A utility cupboard will be formed underneath the new staircase.

The internal area of the proposed first floor will be approx. 37m2 which will convert the existing attic space into habitable living space. The inclusion of dormers will provide adequate headroom height to allow for comfortable living, designed in line with current Building Regulations. Please refer to existing and proposed drawings included within this application. The proposed dormers will not reduce the existing outdoor/ garden area to the property.

The dormers will be of timber frame construction and will be finished in clay hanging tiles to match other neighbouring properties. The roof will be adapted from hip to gable, the gable will be of cavity wall construction and will be finished in clay hanging tiles to match the roof slopes and dormer faces. The new windows will be double glazed with white uPVC frames to match existing.

The dormers are designed to be built wholly on the Building Owner's land.

Access

There will be no change to access as part of the proposed works.

Alterations to the existing layout create more privacy for the new bedrooms on the first floor.

The means of escape will remain the same with access/ egress to the front and rear of the property.

The car parking facilities, dropped kerbs will not be altered as part of the proposed works.

The transport links will be used as existing with access to the local bus routes/ stops.

Layout

Please refer to the existing and proposed drawings included within this application

The new layout provides two additional bedrooms and a second bathroom. The inclusion of the dormers and bedrooms will enable the property to be habited by a family. The area is residential with good transport links, proximity to schools and other amenities making it ideal for family living.

With changes to the way we work the creation of a first floor also allows for the home office to be retained on the ground floor, as the occupants family grows, allowing for ease when working from home. Overall the reconfigured layout will provide useful and needed space to meet the demands of a modern family.

Safety and security to the property is retained with none of the boundary fences and access being altered.

The proposal is sympathetic to the existing neighbouring buildings and is designed in context with other properties of the same original construction with additions along Lewis Road.

Scale/ Appearance

The dormers seek to reflect and repeat the style and materials of the existing bungalow and surrounding adaptations already constructed to neighbouring properties.

The windows will mirror that of existing all being double glazed with white uPVC frames. The dormers will have flat roofs weathered with bitumous mineral felt. The new fascias and soffits will all be white uPVC to match existing.

The dormer cheeks and faces with clay hanging tiles, the surrounding roof slopes will also be finished with single lap clay tiles to match the dormers. It is proposed to install a skylight above the new staircase and corridor to introduce natural light to the circulation space. The skylight will be double glazed with a powder coated grey aluminium frame.

The rear dormer will not be visible from the public highway and will not impose on the character of the building.

The height of the dormers will be below the line of the existing ridgeline. The new dormers will remain in scale to the surrounding buildings.

Landscape

There will be no change to landscaping as part of the proposed works.

Heritage Assets

The proposed dormers will not impact any conservation areas or archaeology. 1 Lewis Road is not listed.

The construction of front and rear dormers will not impose upon any surrounding buildings and will improve the facilities of the existing building. Several of the neighbouring properties have undertaken the same/ and or similar works.

No heritage assets will be impacted as part of this proposal.