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Design & Access Statement

3 Fircroft Avenue, Lancing
21127

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



3 Fircroft Avenue
Lancing
Design and Access Statement

July 21
First Issue
JE

Fircroft Avenue is a quiet residential road just to the north of the North Lancing Conservation Area.

Number 3 is a corner plot, two storey semi-detached dwelling, on the western side set within the Conservation Area itself 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 fairly regular accommodation with 3no bedrooms at first floor with a kitchen to the rear at ground floor, with Living and Dining accommodation to the south.

Facing north there is a small 'courtyard' created by the footprint and it is proposed to infill this area to create a large Kitchen/Family/Dining area that has a direct relationship with the garden.

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 east, the existing 'front door' leads into a dark corridor and the new infill will include opening up to this corridor to allow natural daylight to flood into the space, immediately visible upon entry.

Within the enlarged space, dual aspect will be a major benefit along with a bi fold door that opens out to the pleasant rear garden, and this will be protected by a deep overhanging eaves to allow inside/outside living throughout the year.

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.

Also as previously mentioned the extension is sited on the darker northern side and therefore to make the most of natural daylight a frameless glass rooflight is proposed that also enables occupants a view to the unique thatch on the main roof.

Facing the garden the rear elevation will consist of glass, to directly relate to the garden, also expressing the proposed oak frame structure that will emulate the existing internal conditions.

Landscaping and Access

Within the courtyard area there is little landscape of merit but the new bi fold doors will open directly onto the garden patio to improve both landscape and access.



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.