Design & Access Statement

Project: **Retrospective application for the construction of a new games room located to the rear of the garden**

Site Location: 8 Fairview, Lancing, BN15 0PA

Date: July 2017

USE

1.0 **Overview**

1.1 This planning submission describes the construction of a games room within the rear garden

2.0 Background History and Context to the Site

2.1 The applicants are the current owners of the site and are currently living in the house. A Certificate of Ownership 'A' has been used in this planning application.

2.2 The Existing dwelling is a detached bungalow house built circa 1950. The House is relatively unaltered from it's original form but has dormers to the front and rear roof pitch that are more recent additions

2.3 The house is positioned within a 0.13-hectare plot that is situated on a steep gradient with almost a storey of level changes from street to entrance level and another storey of level change between the ground floor level and main area of garden to the rear.

AMOUNT

3.0 Accommodation

The following breakdown lists the games room gross internal floor areas.

Gross Internal Floor Areas

Accommodation	Area (m2)
Games room	78
Proposed Building Totals:	**78**

LAYOUT

4.0 Please see attached drawing L-103 for details of proposal

SCALE

5.0 The games room is to be sunk into the site therefore will have a minimal impact to the neigbouring amenity

LANDSCAPING & ACCESS

6.1 The construction involved the removal of existing soil to create a level platform – this involves works near existing trees, which have TPO's. See attached our Arboricultural Assessment and Remediation Proposal prepared by The Thurman Consultancy

APPEARANCE

7.1 External walls- Timber cladding

7.2 The proposed flat roof – 3 layer felt

7.3 Doors- aluminum composite units with a dark grey PPC finish generally.

ADDITIONAL INFORMATION

8.0 Users of the Building

9.0 Access to and within Site

9.1 Approach to the Dwelling
The principle of the entrance to the dwelling will remain unchanged

9.2 Car Parking & Vehicular Access
The existing parking strategy will remain unchanged by the proposals

10.0 Flooding

According to the Environment Agency's Flood Map, the site is not in an area of flood risk.

11.0 Conservation Areas

12.01 The building is not located within a conservation area.

12.0 Archaeologically Sensitive Areas

13.01 The building is not located within an Archaeologically Sensitive Area.

13.02 This is not a schedule of Ancient Monument or Historic Park and Gardens

8 Fairview Road, Lancing, BN15 0PA - REVISION B

PHOTOGRAPHS OF CONSTRUCTED GAMES ROOM





