Design & Access Statement for: -
Proposed Garden Room and new pitched roof for Utility Area at The Old Forge. 2 Mill Road. Lancing. West Sussex. BN15 0PT

No. Add 0209110

UTILITY AREA

Previous approval was for a pitched roof with a ridge at 3.7m above the north side ground level. This seemed achievable on the grounds of using minimum internal heights and minimum roof slopes. The Garden room was approved at 300mm higher due to the wider span of the roof & hence increasing the height.
Unfortunately the slightly lower roof to the Utility area is seriously affecting joining with the Garden room using the proposed hand made oak frame. It has always been the intension to construct these works with material and methods appropriate to the age of the property
The other main concern with the lower roof is its restriction to offer adequate support at an appropriate height to the existing bulging gable end wall of the main house. The slight increase in height will make all the difference.
Our neighbour to the north at no 4 Mill Road has confirmed that she never requested this roof be lowered in height. It seems that the offered reduction wasn't necessary.

GARDEN ROOM

The south elevation approval was for an oak frame with windows at ground floor level and a circular window in the gable wall above. The new proposal increases the window area on the south side. Neighbour's windows do not overlook this elevation nor can it be easily seen from outside the property. Although within 4.5m of and directly behind our own pitched roof garage it will still improve light into the Garden Room, while providing a method to show more of the new oak frame.
The approved west elevation is for bifold doors or French windows and includes a rear entrance door. Building control require an additional internal door between the Utility room and the Garden Room. The relocation of the rear door to the main house will improve access arrangements and facilitate a better looking west elevation to the Garden Room.
The proposed amendments will improve the original intention to achieve a `barn conversion` appearance for these works.

As previously stated these works cannot easily be seen from adjacent roads. They are screened from Manor Road by fence panels, trees and shrubbery, and from Mill Road by a 2m flint wall. The Garden Room is further screened from Manor Road by our existing garage with its pitched roof already at the height of the proposed roofs.