

17 Bolnore Road - Design and Access Statement

Design Statement

Permission was granted in 2021 to refurbish an existing double garage at the bottom of the garden (DM/21/2693).

The intent was to create an office room above. Costs though proved to be too great and the project didn't go ahead within the allowable three year time limit.

There are now sufficient funds to proceed with a slightly simplified project without dormer windows, and reduced building work.

The main objective is to enhance the appearance of the existing building (pictured below).



There is an existing asbestos-type roof which will be dealt with by a specialist contractor prior to any new works taking place.

Materials

A pitched roof will be added, tiled in a similar way to the main house. Velux windows are included instead of the previous dormers.

The current brickwork will remain up to the brick dado at around 700mm. The existing render will then be covered over with a vapour barrier and horizontal feather edged boarding, possibly in green oak. The intention is to create something along the lines of a Sussex barn.

A new concrete floor with damp proof membrane will complete the works.



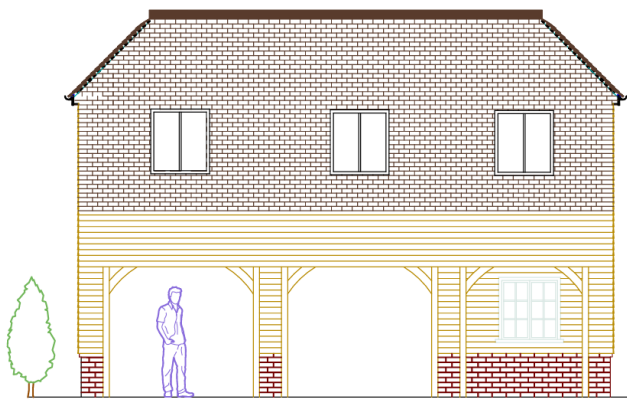
Access Statement

Access remains unchanged, which is the entrance off Bolnore Road, with off road parking for 2 or more vehicles and an existing driveway down to the garage area.

Notes

We hope therefore that the planners will support these small alterations to the previously approved application to this property that will greatly improve the garden area.

Selected elevations



Western Elevation



Southern Elevation