

Heritage Statement

Rear Single and Two Storey Extension, relocation of existing conservatory to form detached garden room – 233 Manor Way, Aldwick Bay Estate, Bognor Regis, PO21 4HT.

1.0 Proposed Use

- 1.1 Provision of extended living and dining area to serve existing kitchen and lounge and forming a new garden storeroom on the ground floor and an extended rear facing bedroom and landing area to the first floor.
- 1.2 The existing conservatory is to be removed and adapted and re-sited in the rear garden to form a new detached garden room.

2.0 Amount of Development.

- 2.1 The rear extension consists of 54 m2 in internal floor area on the ground floor and 13 m2 on the first floor.
- 2.2 The garden room has an internal floor area of 14 m2.

3.0 Layout.

- 3.1 An extended living area including the opening up of the living and kitchen areas and extended bedroom facilities on the first floor.
- 3.2 The extension is not visible from the streetscene.

4.0 Scale.

- 4.1 The development is subservient to the existing building maintaining the original structure as the dominant form.

5.0 Landscaping.

- 5.1 Landscaping is unaffected by this proposal other than alterations to the existing patio areas.
- 5.2 One tree, a small Bay Laurel is to be removed to facilitate the rear extension, otherwise the existing trees are unaffected and will be addressed in the separate tree report.

6.0 Appearance.

- 6.1 The ground floor portion of the extension is of a contemporary design with smooth painted render finish to walls with a parapet wall design and hidden flat roof behind. The upper floor extension mirrors that to the opposite side with a false pitch detail roof and face brick finish to match.

- 6.2 The repositioned conservatory is a white PVC framed construction with double glazed windows and doors. The walls will be face brick to match the main house with a parapet detail to offer weathering protection to the structure.
- 6.3 The new and replacement windows and doors will be Graphite coloured powder coated aluminium or PVC framed triple glazed units.

7.0 Response to Context.

- 7.1 The new extension sits well within the site and matching is in appearance and uses materials in keeping with the existing dwelling.

8.0 Access.

- 8.1 The vehicular and pedestrian access is unaffected by this proposal.