

DESIGN STATEMENT
for
the extension of
15 THE FAIRWAY
ALDWICK.



051 A – May 2022

bayside
ARCHITECTURAL DESIGN LIMITED

1.00 INTRODUCTION:

No 15 The Fairway is a detached dwelling situated within the conservation area on the popular Aldwick Bay Estate to the west of Bognor Regis. The building sits within a larger than average garden plot fronting the road with an enclosed front garden with large drive, and an enclosed rear garden.

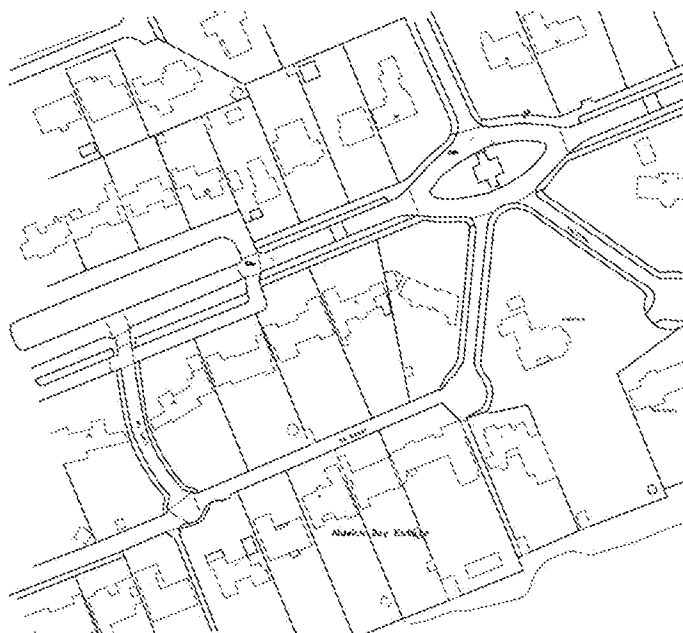
The building has previously had a two storey extension to the west. The current owners wish create a dual purpose space for an exercise studio and another family reception of a higher specification accommodation to suit modern family life and be in keeping with the locality.

2.00 PROPOSAL:

The demolition of the flat roofed playroom and loggia to the east and the replacement construction of a single storey extension to provide a reception room / studio space with a rear part covered outdoor kitchen area. The flat roof porch canopy will be replaced with an open oak structure porch canopy.

3.00 LOCATION:

No 15 The Fairway is a detached dwelling situated within the Aldwick Bay Estate.



1 – Location

4.00 ASSESSMENT OF PHYSICAL CONTEXT:

The property faces north across The Fairway towards The Ridings with a large front garden mainly laid to gravelled driveway.



2 – View from The Fairway



3 – Area to be demolished and replaced

The adjacent properties are of a similar style, the majority have been extended and remodelled within keeping to the setting.



4 – Rear Elevation



5 – Rear garden



6 – 88 The Fairway opposite

5.00 ACCESS:

The proposals do not change access arrangements to the site from the highway which is via a double entrance in/out drive through the brick boundary wall.

The on curtilage parking remains the same with a provision for least 6 cars plus the double garage. Forming an external door into the studio gives the opportunity to create a level access from the front where currently there is a step. The rear bifold doors could also provide this into the garden onto the new patio.



7 – Existing drive entrance



8 – Location aerial view

6.00 LAYOUT:

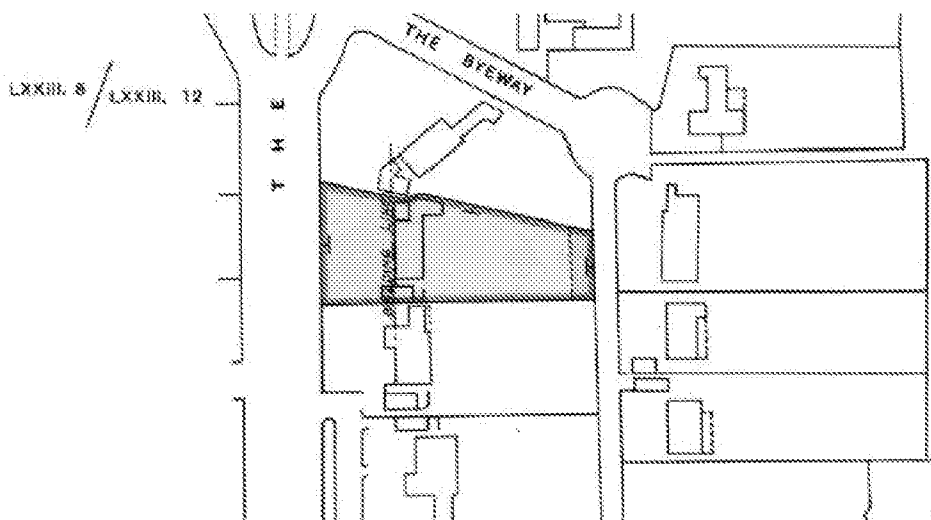
The proposed single storey rear extension and will form a new large vaulted living room / studio which connects into the existing main house. Adjacent will be the dining room and kitchen.

A new entrance porch canopy will form a more focused entrance into a home of this size.

7.00 SCALE & APPEARANCE:

The extension will only increase the internal accommodation on ground floor by 42m², and the overall covered footprint by 46m². The resultant four bedroom detached house is still within the proportions of the plot and is similar in scale to nearby properties.

The extension will be on the boundary to no. 14 The Fairway, altered slightly to that shown on the land registry documentation (not the same as ordnance survey)



9 – Land Registry extract

Boundary treatments and planting will be generally unaffected by the works. The boundary wall and mature planting will remain to the road elevation. To the rear adequate existing screening to the south, west and eastern boundaries exist with fencing and mature shrubs. Part of the laurel hedge to the front eastern boundary will be pruned back. To the rear no additional trees will be removed, please note the current cherry tree to the rear is planned to be removed prior to this application.

The main walls will be in painted brickwork with feature herringbone to match the existing house. The roof will be zinc suitable for the lower pitch and black to match the windows, whereas on the porch it will be plain clay to match the existing. The addition of ridge rooflight will break up the roof profile and provides additional natural light without being obtrusive to neighbours.

Windows will still be black aluminium within an oak frame in a very subtle contemporary styling matching the detailing on the main house and still be low maintenance. Oak framework trusses on the porch and gable ends / pergola are to compliment on the previous extension to the west. The entrance door at the front is discretely hidden from the road view so as not to confuse where the house entrance is. This is now further emphasised by the traditional styled porch which incorporates glazing at high level to provide more shelter.



10 – Existing windows to Living Room

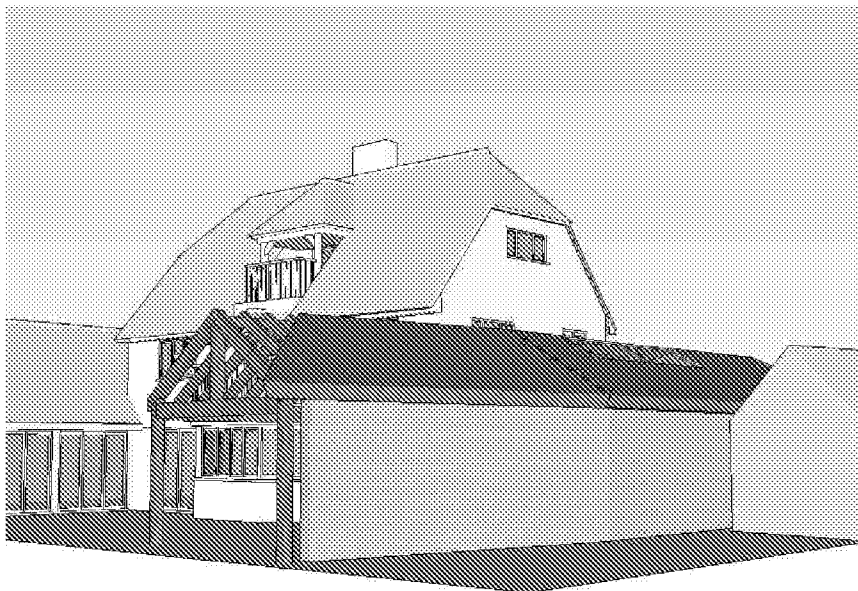


11 – Porch on Aldwick Bay

Due to the angled design of the gable ends no overlooking of the garden of 14 Fairway occurs. Currently there is a plain parapet wall which will be replaced with a lower eaves to a sloping zinc roof which is of similar height to the adjacent garage.



12 – View from 14 The Fairway



13 – Comparative Artists Impression of proposed View from 14 The Fairway

The overall length of the proposed structure is the same as the previous extension to the west, the majority of the projection into the rear garden is a covered outdoor kitchen area which also incorporates a pergola.

8.00 LANDSCAPING:

The main gardens to the front and rear will essentially remain the same with current mixed shrubs to boundaries with mature trees. The boundary to the road will stay the same with no change in the drive way access. The rear paved patio will be updated with a new larger paved area which will also provide better level access through the large glazed doors.

Existing hedges along the southern, western and eastern garden boundaries to the rear garden will remain providing screening to neighbouring properties.

The covered outdoor kitchen area incorporates a pergola to allow climbing plants to soften the building.

9.00 FLOOD RISK ASSESSMENT:

As per the Environment Agency's website the site falls within flood zone 1 land and has been assessed as having a less than 1 in 1,000 chance of river or sea flooding annually. Therefore a full Flood risk Assessment is not required for this application.



14 – Flood Risk Map

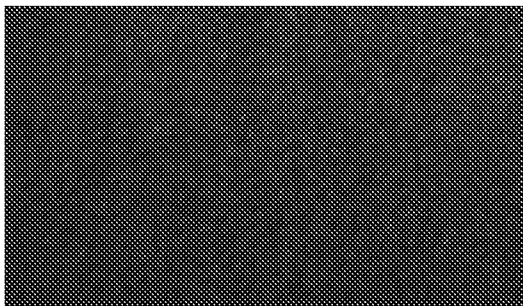
10.00 CONCLUSIONS:

The extensions will allow the current owners to upgrade the property to expectations of the twenty first century for a property in this location and provide for a tailored studio space.

The new extension will increase the overall thermal efficiency of the dwelling, removing a cold flat roof reducing running costs and add a contemporary twist to traditional styled building.

We feel the works are not detrimental to neighbouring properties or the street scene and so this application should be granted.

11.00 EXTERNAL MATERIAL SCHEDULE:

Windows / Bifold Doors	Aluminium double glazed – Black in oak as existing 
Rooflight	Glazing Vision or similar bespoke opening black ridge rooflight
External Wall	Painted stretcher brickwork Red face brickwork (to match existing) in herringbone pattern detail Feature oak trusses / pergola to match existing Feature oak trusses / structure with glazing to porch.
Roof	Pre-weathered zinc – VM Zinc Antra-Zinc – extension including soffit.  Plain clay tiles as existing - porch
External Door	Oak or similar
Fascia boards	Pre-weathered zinc – Quartz or similar – extension Oak fascia to match garage and posts/framework on porch