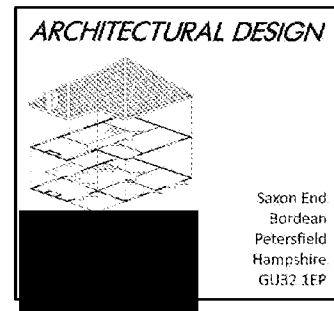


Design & Access Statement

In relation to the erection of a
replacement conservatory

95 The Fairway, Aldwick Bay Estate,
Bognor Regis, PO21 4EW

for Mr & Mrs H Brodie



Property description

Number 95 is a detached residential property within the old Craigweil Manor Estate. The Aldwick Bay Estate encompasses 100 acres of coastal land between Aldwick and Pagham. After a concerted effort by some local residents, the estate was made a conservation area in 2009.

Appearing on the ordnance survey maps in the 1930's the house appears to have been one of the first built on the estate. The proportions of the main elevations and windows mimic those of the Georgian era. The walls are rendered and painted a light cream whilst the gently pitched roof is finished with natural slate. The windows are vertical sliding sashes with Georgian bar, all in high quality upvc.

There have been some minor additions to the property over the years. A single storey extension to the East provides a garage and utility room. A small extension to the rear has allowed for a larger kitchen and what appears to have originally been a loggia has been built under to provide an office.

Finally there is a small conservatory to the rear North West corner of the building. Whilst there are other access points from the house into the rear garden the conservatory is the only room which provides direct visual and pedestrian access to the rear garden. As such, whilst small, it plays an important part in the owners use and enjoyment of the building.



Rear Elevation

Requirements & considerations

Mr & Mrs Brodie would like to make more use of the conservatory area. Unfortunately however the structure is now showing signs of age and it's outdated construction makes all season use uncomfortable.

The current conservatory location is perfectly adequate and Mr & Mrs Brodie have no desire to relocate it. However, given that the conservatory ideally requires replacing Mr & Mrs Brodie also felt it an opportune time to increase it's floor area, making the space more usable and improving further on it's existing relationship with the outside space.

Whilst still a mainly glazed construction the use of modern thermally insulating glass will provide a space much less prone to extremes of heat gain and heat loss.

Existing Conservatory



Trees & Environment.

In addition to being within a conservation area the property and those surrounding it are subject to a tree preservation area order. However there are no trees within falling distance of the proposed construction.

The area covered by the proposed extension is currently paved over and provides no habitat to birds or other wildlife.

Access

The floor level of the proposed orangery will remain the same as the existing ground floor. The available access to and from the new extension will therefore remain exactly the same as the existing. The main house entrance will remain unchanged and unaffected by this proposal.

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