

PROPOSED WORKS AT 32 KINGSWAY, ALDWICK, BOGNOR REGIS, DESIGN AND ACCESS STATEMENT.

The property is situated within the Craigweil House Conservation Area, which embraces dwellings of widely varying dimensions and styles. 32 Kingsway is a 1960s detached property, built with a pitched roof and with brick, rendered and cedar clad elevations. It has been significantly enlarged by the addition of flat roofed ground floor extensions.

The proposal is to add a modest ground floor extension to infill the irregular footprint which has been formed by the somewhat disjointed nature of the extensions and to gain additional living space from a little used part of the garden. It is proposed to make internal alterations in order to achieve a more airy and contemporary floor layout.

External works proposed are the renewal of the existing cedar cladding, replacement of the existing white plastic windows with more thermally efficient double glazed windows in grey, which is considered to be a more subtle colour. Doors are also to be replaced, again in grey plastic, with an oak door where indicated on the elevations, and the up and over garage doors replaced with roller doors. The dated metal balustrading guarding the balcony is to be replaced with contemporary tubular stainless steel with infill glazed panels. The drab brick piers at the front of the building are to be clad with stone, and the plastic rainwater goods replaced in aluminium.

It is felt that the proposed extension will be unobtrusive, and will have no adverse effects on any neighbours. The other improvements will enhance the aesthetics of the building both for the occupants, neighbours and passers by.