

DESIGN STATEMENT
for
the extension of
223 MANOR WAY
ALDWICK.



039 - January 2021 – Rev A

bayside
ARCHITECTURAL DESIGN LIMITED

1.00 INTRODUCTION:

No 223 Manor Way 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 conservatory added and conversion of an existing garage to the rear. The current owners wish create a larger home with four bedrooms but more simplified and higher specification accommodation to suit modern family life and be in keeping with the locality.

2.00 PROPOSAL:

The demolition of a upvc conservatory to the north and internal remodelling of the existing flat roof single storey adjacent area to form a new family room / kitchen which connects into the existing main house.

A new first floor side extension to the west over the existing passageway to provide for an increased master suite, small extension to the south as well as complete internal remodelling on the first floor will take place to form three other bedrooms all with ensuites and dressing areas. The south extension includes for a new porch and larger entrance hall. To the side of this is a feature veranda overlooking the front garden. The existing garage is to have a new dormer window facing south to provide natural light lost due to the west extension.

3.00 LOCATION:

No 223 Manor Way is a detached dwelling situated within the Aldwick Bay Estate.



1 – Location

4.00 ASSESSMENT OF PHYSICAL CONTEXT:

The property faces south across Manor Way towards The Orchard with a large front garden mainly laid to driveway.



2 – View from Manor Way



3 – Front Elevation

The adjacent properties are of differing styles to the existing building which dates from the 1970s and due to previous additions looks very disjointed at the rear.



4 – Rear Elevation



5 – North East corner of rear garden



6 – 106 Manor Way opposite

5.00 ACCESS:

The proposals do not change access arrangements to the site from the highway which is via a gated drive and pedestrian gate through the brick boundary wall.

The on curtilage parking remains the same with a provision for least 6 cars plus the triple garage. Moving the main entrance door forward gives the opportunity to create a level access where currently there is a large step. The rear sliding doors could also provide this into the garden onto the new patio.



7 - Existing gated entrance



8 – Location aerial view

6.00 LAYOUT:

The proposed single storey rear extension and alterations will form a new large vaulted family room / kitchen which connects into the existing main house. Adjacent will be a utility, larder and plant rooms.

A new more spacious entrance porch and altered hall give a lighter and better entrance into a home of this size. The front of the house also benefits from a feature south facing veranda.

A new first floor side extension to the west over the existing passageway increases the master bedroom suite size with a better ensuite and dressing room. The small extension to the south as well as complete internal remodelling on the first floor will take place to form three bedrooms all with ensuites and dressing areas.

7.00 SCALE & APPEARANCE:

The extensions provide approximately 24m² of additional accommodation on ground floor and 34m² on the first floor. The resultant four bedroom detached house is still within the proportions of the plot and is similar in scale to nearby properties.

Boundary treatments and planting will be unaffected by the works. The boundary wall and mature planting will remain to the road elevation. To the rear adequate existing screening to the north, west and eastern boundaries exist with fencing and mature shrubs.

The current property, although a mock Georgian style, stands out in the road due to the tile hanging and red brickwork. The proposals will incorporate detailing and materials from within the Aldwick

Bay Conservation Area. The external wall materials will be upgraded with new render to the main part of the dwelling to the sides and rear at lower level. The upper level will have coloured weatherboarding which will break up the monolithic feel of the elevation and remove the dated tile hanging. The addition of stonework to the lower part of the front elevation with the feature veranda will give a quality feel and with more character.

The roof will be a slate or similar tile suitable for the low pitch. The addition of a lead dormer to the garage breaks up the roof and provides additional natural light.

Windows will still be upvc but will be a dark grey / black colour to introduce a contemporary styling but still be low maintenance. There will also be matching fascias and soffits with black rainwater goods.

The follow show examples of the proposed detailing and materials in the immediate area.



9 – Arun Way – veranda



10 – Property under construction Bay Walk – Boarding & Slate



11 – The Orchard – Lead dormer & stone walls



12 – The Dunes – black windows



13 – Fairway roundabout – stonework

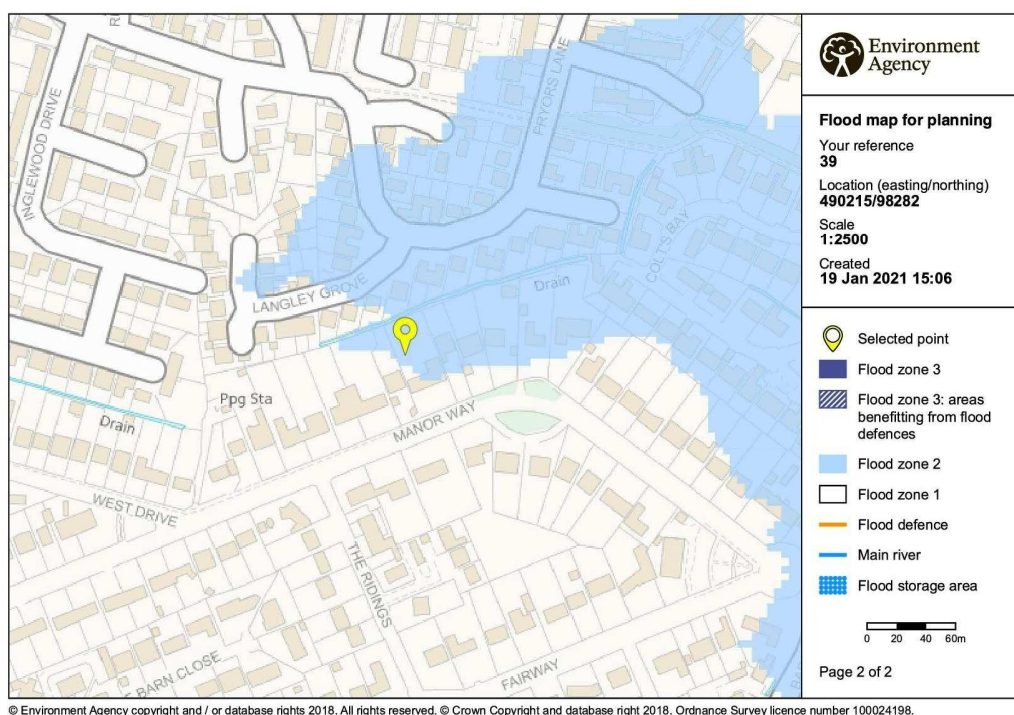
8.00 LANDSCAPING:

The main gardens to the front and rear will essentially remain the same with current mixed shrubs to boundaries with mature trees adjacent to road. The boundary to the road will stay the same with no change in the drive way access or the pedestrian gate. 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 northern, western and eastern garden boundaries to the rear garden will remain providing screening to neighbouring properties.

9.00 FLOOD RISK ASSESSMENT:

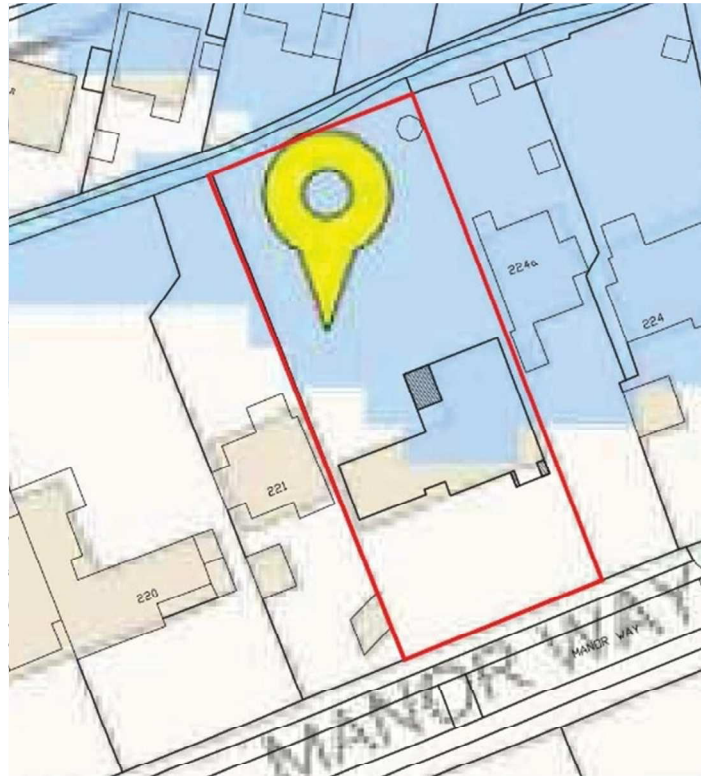
As per the Environment Agency's website the site falls partially within flood zone 1 and zone 2. This is the northern part of the site which is garden and where the existing building is situated.



12 – Flood Risk Map

Overlaying in more detail on the proposals in (13) highlights where the ground floor is being extended beyond the existing footprint.

- Proposed ground floor level is at the existing house ground floor level.
- The proposed extension shown hatched within zone 2 contains a kitchen / family room only.
- Existing ground floor level is set at least 300mm above the surrounding ground garden level highlighted as in zone 2.
- The proposals remove all sleeping accommodation from the ground floor.
- Proposed First floor level is +2.635m above ground floor and is set at the current first floor level.
- The site has no recorded flooding since a dwelling has been on the site and so extra defences have not been installed.
- There is no change in the means of surface water disposal.



13 – Detail Flood Risk Map Extract

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.

The new extensions will increase the overall thermal efficiency of the dwelling, removing a cold conservatory, reducing running costs.

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

11.00 EXTERNAL MATERIAL SCHEDULE:

Windows	uPVC double glazed – Black 
	Velux or similar rooflight
	Velux Sun tunnel
External Wall	Boarding Larch Weatherboarding – off white colour tbc
	Smooth Render Off white – colour tbc
	Stonework – Cotswold stone with natural mortar 
Roof	Pitched roof Natural / artificial Slate tbc with black hip / ridge tiles
External Door	Grey Composite part glazed door.
Fascia boards	uPVC – black to match windows
Rainwater goods	Black uPVC