A & B Design

'GoldenHill', Pelbins, Romsey, Hampshire, SO51 0PE [redacted]

Date: 14th July 2014

Design Statement, 53 Kingsway, Craigwell Estate, Bognor Regis

Use

53 Kingsway currently comprises a detached house within its own spacious plot.
The house is currently in a state of disrepair and requires extensive work to make it habitable.



Amount

The site is located within the built up residential area of the Craigwell Estate within a Conservation area. This statement supports an application to extend the property at the front and rear to provide suitable accommodation for Dr Nigel Ingram and his wife and a separate annex for their inferm brother who requires care and assistance.

Layout

The proposed works would provide two storey extensions to the front and rear and new accommodation in the roof. Extension.
Drawings have been issued for pre-application advice and the current drawings include revisions responding to comments received.

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Scale

The proposed extensions will present only a minor increase in scale compared to the existing house as the width and distance to boundaries remains as existing and the roof ridge height remains unaltered.

Appearance

The design of the house utilises traditional building techniques with masonry walls and a tiled pitched roof. The surrounding area presents no overriding character or building design that should be referred to however the majority of houses are of traditional design with vernacular forms. The proposed extensions are to be constructed and detailed to match the existing house.

Access

The proposal maintains existing car parking spaces, however there is access to public transportation and local amenities and shops are easily accessible.
The new dwellings will allow complete level access to the entire ground floor plan for uninhibited wheel chair access.

Summary

The proposal is for an extension to the existing dwelling to provide suitable family accommodation with a separate annex. Due to the generous plot size and the comparable footprint and ridge height of the new design compared to the existing and surrounding properties, this proposal will present little significant detrimental impact to the area and would make effective and good use of the land to be landscaped and maintained for domestic use in-accordance with the character of the surrounding area.



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