

ARUN DISTRICT COUNCIL				
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Design Statement to accompany the
Application to construct a new
Dwelling attached to

**12 Cambridge Drive
Bognor Regis**

Prepared for

Mr Philip Goulder

*This design statement has been provided on request of the local authority to
accompany a planning application for the construction of a new dwelling.*

Context of application.

Location.

Cambridge Drive is located on the Westmeads Estate in Bognor Regis.

Within a few hundred yards of the house there are the amenities that Westmeads has to offer.

Context.

The Westmeads estate is typified by detached and semi detached bungalows set back from the street. The style of the buildings are 1960 shallow pitched roofs.

Surrounding Use.

The Surrounding area is mainly residential. Consisting largely of bungalows it is popular with retirement people who enjoy being so close to the sea.

Transport.

The site is well served by bus routes but the majority of dwellings do own a car.

Scale.

The surrounding area is single storey buildings set on plot back from the road.

Materials.

The walls of the buildings around the vicinity predominantly brick and render. The roofs are predominately pitched in clay interlocking tiles.

Physical Size of Site.

The site is rectangular shaped measuring 22m x 22.4m with a leg branching off to gain access to the garage. The Site has an area of 648 m.sq.

Planning guidelines supporting this application

PPG 3 states that:

- New developments should be given priority that make use of previously developed land within urban areas .
- Developments should seek to provide access to public transport , jobs, education, shopping, leisure and local services
- Developments should make more efficient use of existing land
- Developments should promote good design, should improve the area of the development and create attractive high quality living environments
- Local authorities and developers should provide good facilities for pedestrians and cyclists as well as access to appropriate bus services

Disabled Access Statement.

The building has been designed to Part M of the building regulations. This includes wide ground floor doors, a WC on the ground floor that can facilitate a wheelchair user.

The driveway and threshold also offer level access to the dwelling.

Application Description.

Use.

The application seeks to extend the existing building on the site and to create a new dwelling adjacent. As such the large plot which current contains 1 dwelling will now contain 2.

The concept behind the proposal is to mirror the existing dwelling about the third brick pier from the left hand side of the front elevation, as can be viewed from the plan. The functions are also mirrored.

The existing conservatory on 12a has been adapted into a spacious living room which benefits the existing design, and provides the occupier with a generous kitchen. 12b provides a modern coherent plan, with a purposeful flow throughout the design.

The scheme also provides each dwelling with a car park space, continuing the design of one space/dwelling along the street.

Scale.

The proposals adopt the scale of the existing bungalow of the site.

Aesthetic.

The proposed dwelling appears as a longer version of the existing. It is an exact copy of the existing and as such will not be read as a new building on the road.

Materials.

The site adopts the simple brick and clay tile materials of the adjoining properties.

The windows will be white casement UPVC double glazed units. The fenestration patterns adopt the character of the local buildings.

Consultation with Local Authority.

A letter was sent to the planning department (Sunday, 16 April 2006) discussing the preliminary ideas for the above proposal but as we understand the department is unable to meet about a pre-application discussion, and so we have continued to the detailed planning application as requested (28th June 2006).

Conclusion.

To conclude we feel that the new dwelling will sit comfortably in its environment and will provide a much needed extra dwelling to the area.



The Site in context.



The Site Viewed from the road



Where the new extension/
dwelling sits.