

Application for alterations to 5 Bay Walk,

Bognor Regis PO21 4ET

Design and Access Statement

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Rev 02

Randell Design Group

Halls Orchard Barn, Oak Lane

Apuldram, Chichester

West Sussex PO20 7FD

t. +44 1243 214204

e. info@randelldesigngroup.com

w. www.randelldesigngroup.com

randell design group
architecture | interior design | project management

RIBA 

Chartered Practice

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Halls Orchard Barn, Oak Lane, Apuldram, Chichester, West Sussex PO20 7FD. VAT Reg No. 934764495

Introduction

This document is in support of the planning application for alterations to the existing dwelling and boat house at 5 Bay Walk, Bognor Regis PO21 4ET.

Context

5 Bay Walk is located on the beach front, within the private residential estate of Aldwick Bay, approximately 2 miles to the west of Bognor Regis. The estate comprises of predominantly detached properties set within their own gardens and is a good example of an early 20th Century planned estate. However, there are now a wide variety of architectural styles, size and materiality to the properties on the estate.

The site is situated within the Aldwick Bay conservation area however the house was not part of the original development, nor does it make a positive contribution to the appearance or character of the area.



Fig 1. Aerial Map (Courtesy of Google Maps) retrieved 14.03.2019

Site description & topography

The northern half of the plot (where the house sits) is relatively level, the garden then rises up around 0.8m toward the south before sloping back down again to the beach. The plot is rectangular with an approximate width and length of 18m and 64m respectively. The house sits towards the northern end of the plot, with parking beyond, directly off Bay Walk and a garden to the south.

The south end of the property leads directly on to the beach. Although open to the public the beach does not have direct public access.

The boundary walls are a mixture of masonry, wooden fencing and hedging. The site has no mature trees, other than a palm tree to the front drive.

Existing property description

The existing property is a 20th century brick built 2-storey square plan building with two integral garages. To the rear, the property has a brick extension with a terrace above and an adjacent uPVC conservatory. The house has a pitched roof of red clay pan tiles and white uPVC external windows & doors throughout. There are some areas of white plastic cladding to the dormers and side elevations. In the garden are a couple of small sheds, and a brick built boat house to the southern end with a hipped tiled roof.

Presently the building comprises of a vaulted entrance hall off a lobby, living room, kitchen, conservatory, utility room, WC, small study and 5th bedroom / family room. Upstairs are 4 bedrooms, one ensuite and one family bathroom.

Existing plans and elevations are submitted with this application for further clarification.



Fig 2. View of house from north (driveway)



Fig 3. View of house from south (beach)



Fig 4. View of brick boat house

Proposed alterations

The purpose of the proposals is to improve the external appearance and internal functionality of the property; creating an attractive seaside property suitable for a young family.

The existing conservatory over heats in the summer and is cold in winter, whilst the adjacent brick extension creates a disjointed and awkward room. The proposed rear extension will replace these with a more appropriate and simplified structure that improves the flow of the ground floor and connection to the garden. The larger utility room is appropriate for a beach front property.

Enlarged windows make the most of the setting of the property without impeding on the privacy of neighbours. The master bedroom and ensuite will be located in the new loft conversion, which looks out to sea.

Overall the footprint and massing of the property will remain largely unchanged, other than the addition of two dormer windows to the rear elevation. The proposed materials are appropriate to the seafront location of the property and will result in an attractive family home that maximises its beachfront situation.

Flood risk assessment

The property is situated within flood zone 1 and therefore no further action is required in this regard.

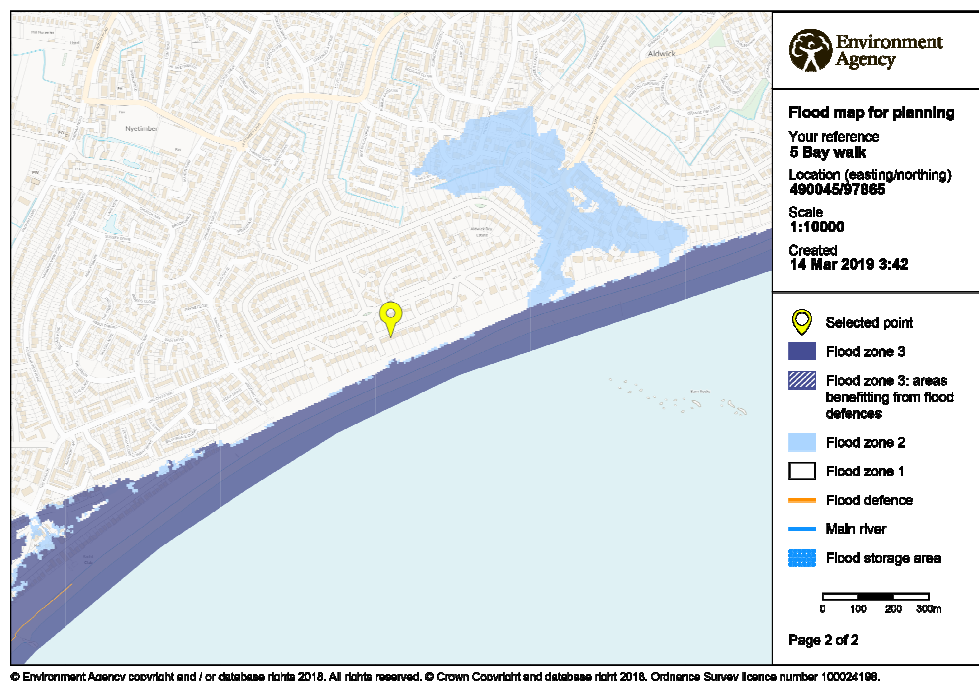


Fig 5. Flood map, retrieved from the Environment Agency website 14.03.19

Access & transport

The proposals do not affect the access to or parking on the site. The existing parking area can accommodate up to 6 vehicles and will be used during construction, without the need for parking elsewhere in the estate.

Sustainability

A sustainable approach to the works is an important element to the design intent of this proposed application. Sustainable design will be achieved through a 'whole building design approach'; integrating environmental performance, accessibility, cost effectiveness, function, preservation, security and aesthetics. There are 'fabric first' decisions that have already been considered, for instance, increasing insulation levels and air tightness and utilising materials that can be recycled or re-used in the future.

Planning history

The following previous applications relate to the site:

AW/13/03 – Conservatory. Permit

AW/186/01 – Boathouse. Permit

AW/24/95 0 Extension to provide lounge, garage, new entrance porch and pitched roofs to dormers. Permit

Policy Context

The following policies from the Adopted Arun Local Plan 2018 are relevant to this application, alongside the Arun District Council Supplementary Planning Guidance for Conservation Areas.

- **D SP1:** Design
- **D DM4:** Extensions & Alterations to existing buildings (residential and non-residential)
- **ECC SP2:** Energy & Climate Change mitigation

Conclusion

The proposals present an opportunity to improve the aesthetic appearance of this seafront property and its functionality and to update the accommodation to suit a modern family. The design and materials to be used are of a high quality; appropriate to the conservation area and seaside location.