

27 THE DRIVE

DESIGN & ACCESS STATEMENT

Site Address: 27 The Drive, Bognor Regis, PO21 4DU

Scheme: Rear Extension and Garage Addition

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INTRODUCTION

This Design and Access Statement refers to a Proposed single storey rear extension and Proposed Garage addition.

BRIEF

The brief includes the following additional spaces

- Open plan Dining/Kitchen with access to garden
- Usable Utility Space
- Small Garage Workshop Space

USE

This building is for residential purposes, with the Garage addition used as an ancillary space. The design aims to meet the living requirements for the occupants, both in the present and for the foreseeable future.



Extent of site, image courtesy of Google Maps



Site Boundary

PLANNING CONTEXT

LOCAL PLANNING POLICY

Planning policy relevant to this proposal is contained within the National Planning Policy Framework 2012, together with the Arun Local Plan 2011-2031.

The scheme also takes into account more specific requirements as set out within the ‘Conservation Area Statement - Craigweil House, Aldwick’ and the accompanying Article 4 directions.

*‘(i) Prevent the enclosure of verges;
(ii) Prevent the removal of important elements and features of buildings which make a positive contribution to the character of the area; and
(iii) Prevent the hard surfacing of front gardens and verges.’*

PREVIOUS HISTORY

The site has previously been subject to four recent planning applications relating to the upkeep of trees on the site. Prior to this an application for a small front extension has been approved and built.

AW/40/13/
Small extension at front

CONTEXTUAL PLANNING HISTORY

Several applications within the local area have been given approval and should be seen as relevant precedent for this application, most notably:

AW/159/21/HH
25 The Drive Aldwick PO21 4DU
Loft extension with 3 x rear dormers. This application affects the setting of the Craigweil House Conservation Area.

AW/331/20/HH
25 The Drive Aldwick PO21 4DU
Single storey rear extension. This application affects the character and appearance of the Craigweil House, Aldwick Conservation area.

AW/245/15/BR
24 Kingsway Aldwick PO21 4DH
Single storey extension

AW/77/19/HH
The White House 24 Kingsway Aldwick PO21 4DH
Installation of a detached timber garden room. This application affects the character and appearance of the Craigweil House Conservation Area

CONTEXT

EXISTING SITE

- The site is accessed via The Drive which is a private road. Both car traffic and footfall are limited and overall views into the site are minimal.
- The site has an approx' area of 820sqm
- The Existing house has a footprint of 115sqm with the Existing Garage having a footprint of 39sqm.

DESIGNATIONS

- The site is located within the Craigweil House Conservation area.
- The site is not within an AONB or SSSI.
- The Existing House is not listed or neighboured by any listed building or scheduled monument.
- The site is within Flood Zone 1.
- The site is located within a TPO area however no Trees are proposed to be removed.



Existing House viewed from The Drive

CONTEXT

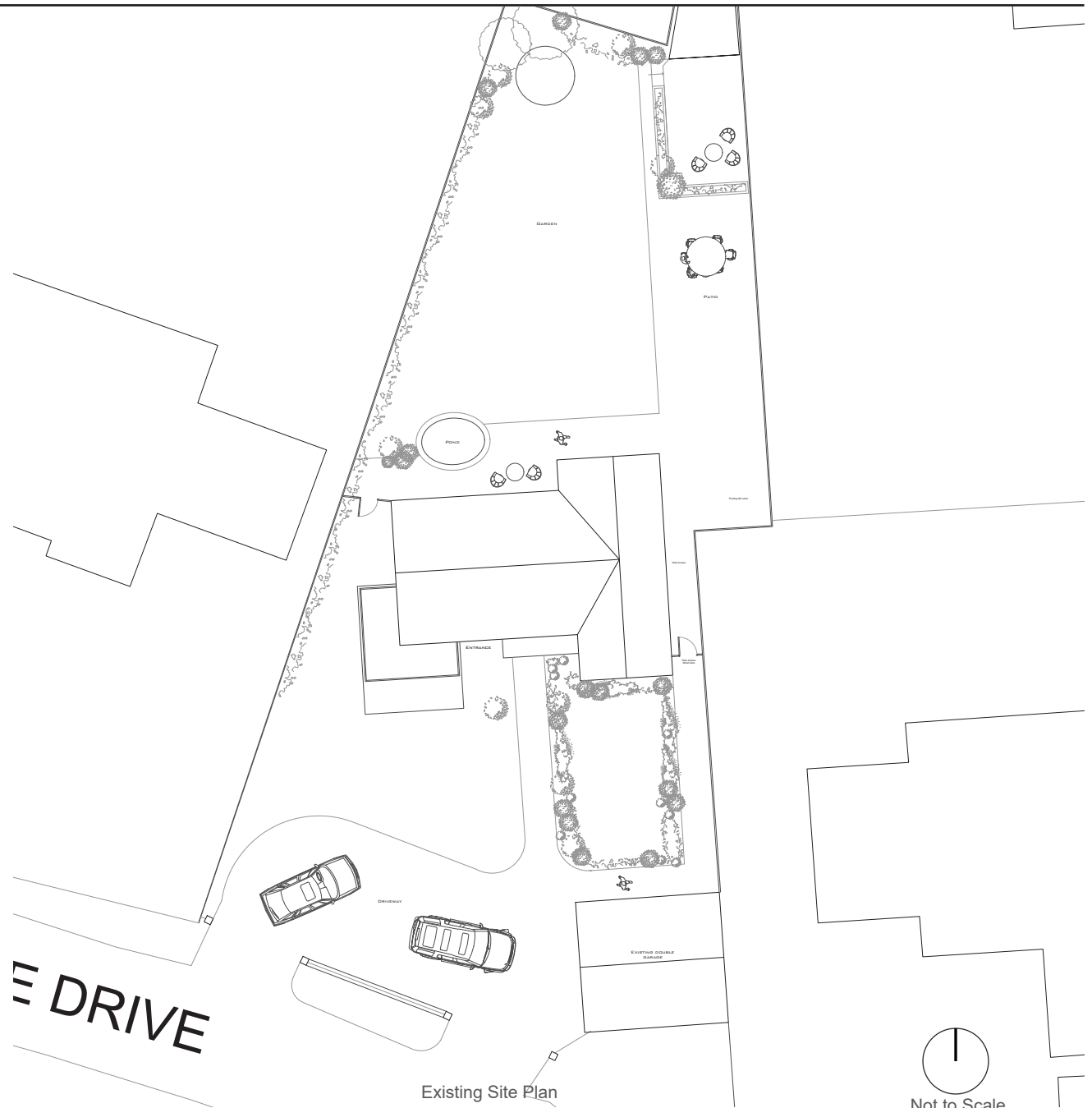
SITE ANALYSIS

The site sits on a north south axis with the only access being to the south via The Drive. The rear of the house has limited sunlight due to its northern orientation, surrounding trees and neighbouring buildings. Part of the brief is to maximise this northern light in order to make the interior space more usable throughout the year.

The house is set back from the road, with the existing parking and double garage to the south. A wall, Hedge and Gating help shield the site from visibility from passers by via The Drive.

The surrounding vernacular is varied and offers no definitive precedent. Houses range in scale, materiality and form.

The site is less than 500 meters from a private beach however the site is sheltered and cannot be seen from the sea front.



PROPOSAL

SCOPE

The proposed rear extension aims to offer a sympathetic approach within the existing neighbourhood and conservation area through its positioning, materiality and the maintaining of characteristics of the existing house.

The proposed Garage addition aims to minimise its visual impact by matching the existing garage structure and step back from line of sight seen from The Drive.

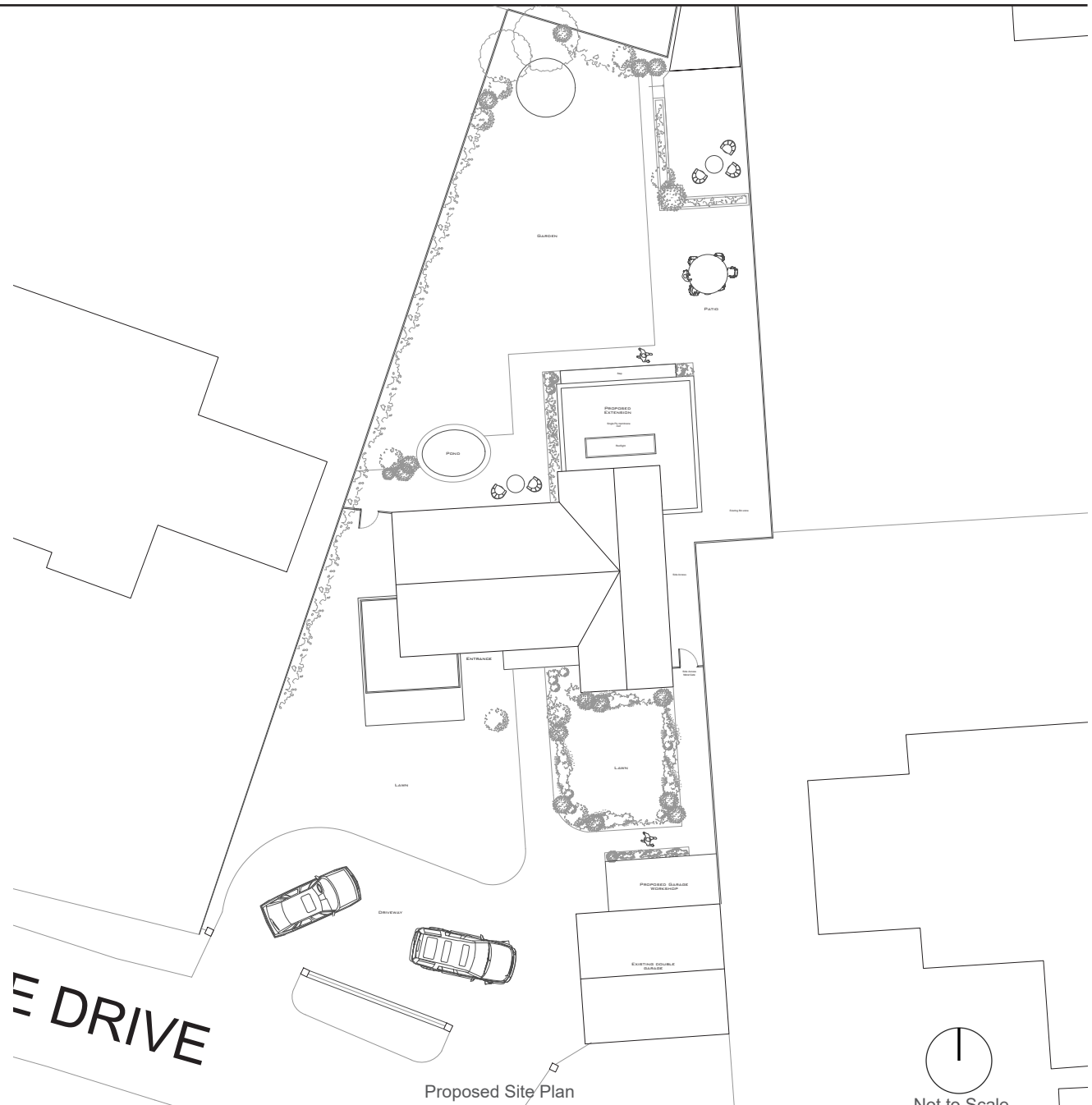
AMOUNT & SCALE

- The existing house has a GEA of 212sqm, the proposed rear extension has a GEA of 29sqm, this gives a total GEA of 241sqm which is roughly a 13% increase.
- The existing garage has a GEA of 39sqm, the proposed workshop has a GEA of 11sqm, this gives a total GEA of 50 sqm which is roughly a 28% increase.

LOCATION

The rear extension wraps around the north-westerly corner of the existing house creating a usable, open plan interior space, providing additional privacy to the rear garden.

The Proposed Garage addition is set back from the garages primary elevation, this shields it from the road creating a hierarchy between the existing garage and the proposed. The design aims to minimise its visual impact from the road whilst maintaining the interior space needed for the workshop to work functionally.



PROPOSAL

DESIGN

The simple contemporary massing of the rear extension aims to compliment the scale and proportion of the existing house, balancing the vertical properties of the existing form with a more horizontal approach. The extension opens out to the garden with a full aperture of sliding doors, creating a blurred line between the outside and inside. It was important to maximise the available natural light from this north facing elevation with emphasis being taken on framing certain parts of the garden, creating external rooms around the extension. The extension aims to maximise the available light whilst fully utilising the existing garden.

The proposed garage addition maintains this simple approach but aims to copy the design language used on the existing garage. This is to again reduce the visual impact of the proposed addition space.

HEIGHT

The height of the proposed rear extension has a ridge height of 3.0 meters with the proposed garage extension having a ridge height below the eaves of the existing garage of 2.4 meters.

ACCESS

No changes to the existing access or parking on the site are proposed.



Existing North Elevation



Proposed Rear Extension

Not to Scale

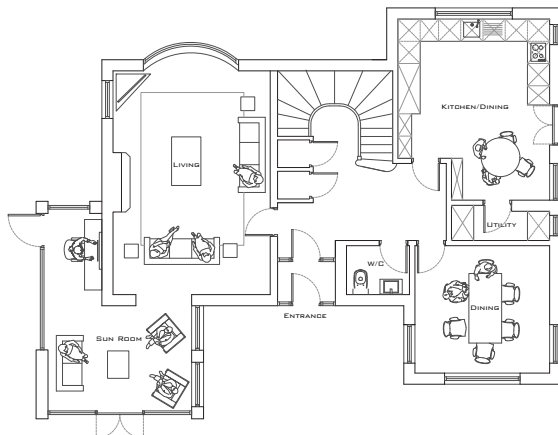
PROPOSAL

REAR EXTENSION LAYOUT

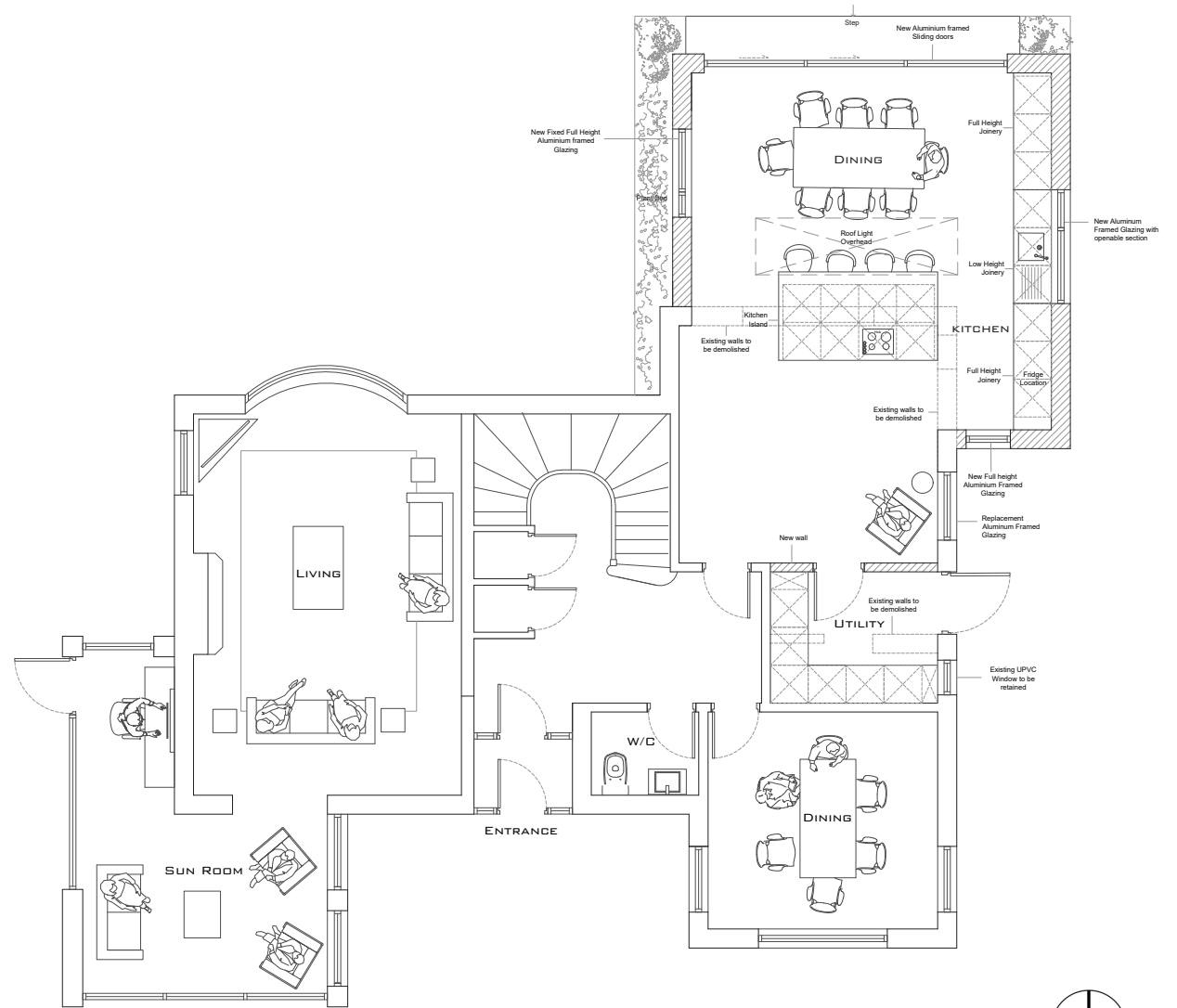
The layout of the proposed extension works with the axis of the site and existing landscape features, allowing the kitchen and dining space to flow through into the garden and patio space.

The current house lacks any connection to the garden and limits light into the kitchen space, making it dark, cold and unpleasant to use. The proposed extension aims to combat this with specifically determined window locations and sliding doors offering views within the private garden.

The proposed layout extends the existing utility space making it usable with everyday appliances and storage with access via the path to the east of the house, this allows the space to double as a bootroom/mudroom when returning from beach walks.



Existing Ground Floor Plan

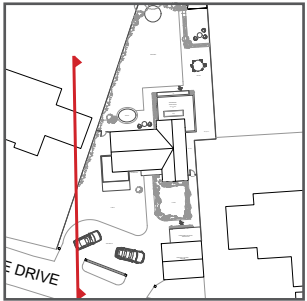


Proposed Ground Floor Plan

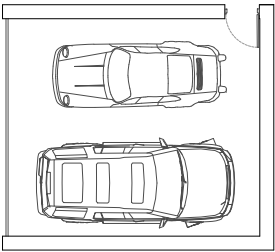
PROPOSAL

PROPOSED GARAGE ADDITION

The Proposed garage addition has been designed to limit its visual impact towards The Drive. Stepped back from the existing garage, the addition is hidden behind the existing structure and camouflaged by the existing driveway wall and hedge.



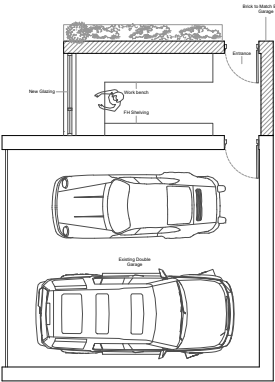
EXISTING



Existing Garage Ground Floor Plan



PROPOSED



Proposed Garage Ground Floor Plan



Existing vs Proposed West Elevation

Not to Scale

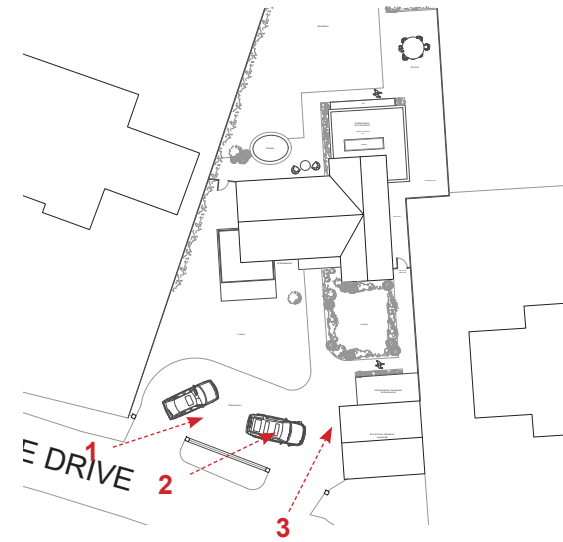
PROPOSAL

PROPOSED GARAGE ADDITION VISIBILITY FROM THE DRIVE



----- Outline of proposed Garage Addition

1



Location of photographs



----- Outline of proposed Garage Addition

2



Proposed Garage Addition not visible

3

PROPOSAL

MATERIALS

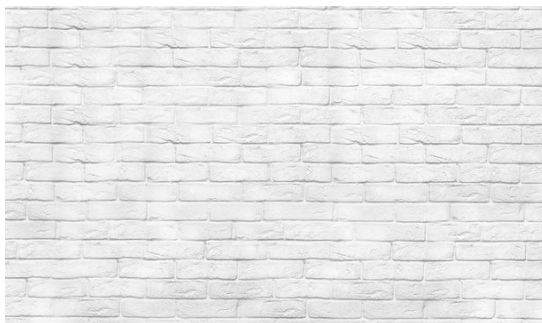
The existing house uses a red/brown brick however this is not limited to the area with a variety of materials being used both along the drive but also within the Craigweil conservation area.

The proposed materials for the rear extension are a white painted brick finished with soldier course detailing above the top glazing line. The soldier course ties in with the detailing above the windows on the existing house, adding a layer of detail and interest to the design.

Grey Aluminium Glazing will also be used throughout. These provide a contemporary look whilst limiting maintenance requirements and heat loss.

The materiality proposed is a response to both material characteristics of the local area but predominately a response to the site itself, White brick contrasts with the existing red brick whilst also implying notions of the coast.

The proposed garage addition aims to match the existing material palette of the existing garage of red/brown brick with white panelling.



Proposed White Painted Brick



Proposed Soldier Course Detailing



Precedent white brick houses along The Drive

CONCLUSION

In conclusion, both the proposed rear extension and garage addition offer to drastically improve the quality of living within 27 The Drive. The rear extension offers much needed light and a connection to the garden while the garage extension allows space to work without causing adverse impact to the neighbouring sites. The design of both structure remains in keeping with the local area whilst bringing a subtle contemporary twist, improving both the usability and longevity of the existing house.

