

Design & Access Statement

21 Kingsway, Bognor Regis
17110

Rev	Amendments
-	First Issue

By	Date
JB	23/08/17



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Aug 17
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Kingsway is within a residential area of Aldwick, forming a suburb to the west of the seaside town of Bognor Regis. Kingsway lies in the Craigweil House Conservation Area. As part of this planning application it is proposed to improve number 21 with a new extension to create a family room and additional bedroom.

Use

Number 21 is a two-storey detached family home on the northern side of the road.

The owner occupiers have been reviewing their existing ground and first floor area that faces the garden with a view to improve the house-garden relationship in the form of a family room whilst improving its access and visual permeability. There is also the view to add another bedroom, which will become bedroom number two, reducing the size of the existing garden-facing bedroom.



Kingsway consists of unique properties at a significant distance from the roadside

Amount

The existing dwelling is a 4-bedroom property with the main entrance facing south. There is an existing single storey extension to the north of the property which contains a kitchen-dining room facing the garden, albeit with access to the side only. A living room runs alongside to the east, spanning the full length of the property from south to north and a garage is on the west.

The proposed extension of the property to the north, two storeys, will make a 5-bedroom property. It shall enable an improved outlook from dining and family areas over the garden with more glazing. Transition from the proposed family room to the garden will be aided with a timber decking. On the first floor, an additional double bedroom shall be created, with an ensuite.

Layout

With a focus on the private garden, the ground floor living area will be extended to the north, maintaining direct access from highway to garden for maintenance. Introduction of decking partially replacing the existing paved area will provide space for outside dining and improve the use of garden space. The roofline of the existing single storey extension will be continued to form a covered veranda over a bifold door providing flow from inside to out.

The existing patio doors from the dining space shall be removed to create an open, dynamic space, between dining and the proposed family room. Two feature windows shall break up the east wall of the proposed family room, providing symmetry to the space.

The proposed additional double bedroom is to be located to the north of the existing second bedroom, reducing its size to allow for access and an ensuite for the proposed. The bedroom will have a large garden facing window and the ensuite a window relating to the feature window of the proposed family room below.

No 21 shares similarities in form with surrounding houses, features such as gable ends and hip roofs are prevalent on the road, although there is a large variety in property style. The existing roofline of the single storey element of the property will be continued, meaning the new extension will relate to the existing. The house and extension will be viewed as one whole.



Comparative view to show how the existing single-storey roofline is continued to form a covered veranda

Scale

The two-storey extension will become a continuation of the gable-end seen from the front of the property, extending from the existing hip roof. It is to be of a similar height to the existing gable and will be of equal pitch. Therefore, seen from the side and rear, the extension will blend with the existing structure.

From the road-side the extension will not impact the appearance of the property as it is only being extended to the rear. From the rear, access to the garden is maintained and improved with visual permeability between house and garden. On the first floor, the windows to the proposed bedroom have an increased height with a row of bricks on head to fill the gable, which is more suitable than the existing "squat" ones.



Extension illustrates a continuation of existing gable

Conservation Area Statement

Kingsway lies in the Craigweil House Conservation Area. Number 21 is located at the midpoint of Kingsway. There is a distinctive sense of spaciousness with the widening of grass verges and the distance between the front of the property from the roadside.

The extension is to be to the rear of the property meaning the visual impact from the roadside will be very limited. Furthermore, the vast space between highway and property is maintained, therefore the character of grandeur and sense of spaciousness is not affected. The extension shall not intrude on the space between the existing house and neighbouring properties, to suit the low-density layout of Kingsway.

Traditional construction materials of the properties in the conservation area are of local stock bricks and plain clay tiled roofs, the extension shall use materials to best suit.

Landscaping

The bifold doors in the family room will open to a timber deck, with the overhead roofline forming a covered veranda. The existing patio will be maintained, which wraps around the perimeter of the rear and sides of the property.

The side gates either side of the property providing outside access to the rear shall be kept.

Appearance

Continuing the form of the existing gable end, facades will be in facing brickwork to best blend with the existing.



Brickwork of gable extension to best match existing and bifold doors added to the proposed family room

New fenestration will be in polyester powder coated aluminium to provide a low maintenance solution whilst ensuring the colour matches the existing.

The roof will be tiled to best match the existing to provide a robust solution. The roof overhang is to be supported by exposed oak pillars.

Access

The proposed extension will not affect existing access arrangements to the site and dwelling for disabled persons.