

Design Statement:

New dormer: 19 Wychwood Close, Bognor Regis, West Sussex PO21 4DW

Assessment and Physical Context

The site is located to the west end of Wychwood Close on the Craigweil Estate, Aldwick. The existing building constructed in the mid 1920s, comprises a detached pitch roof, two storey dwelling with a flat roof side garage with access drive and front gardens laid out within dwarf stone walls with lawns and evergreen hedges along the west and north boundaries to the front of the house.

There is an integral garage on the east side, with rear garden access along the west side. Existing elevational treatment has tile pitch roof slopes with colour wash render walls and plastics casement windows, the front entrance door has a small porch canopy, that has extant consent for an enclosed porch. The south facing rear garden is largely laid out to grass with boarders, a selection of small trees and perimeter shrubs enclosed with close boarded fences.

The Craigweil Estate is a Conservation Area laid out in part of the grounds of the former Craigweil House, with the development of the estate expanding following its demolition in 1939. Wychwood Close is an original area of the estate with character properties, the estate roads are bounded with grass verges and specimen trees.

Social, Economic and Planning context.

The proposal is a householder conservation area application for a new dormer to form a new bathroom. The dormer extension roof line is subservient to the existing house. The window will be obscure glazed with openable vent 1.7m above floor level.

The development will produce a good design solution to ensure the proposals meets the requirements of Local Plan with a high quality in design, visually integrated in context, not compromising the spatial character creating a positive addition.

The scale and volume of the dormer will be in keeping with the setting and compliment the scale and massing of similar dormers in the close proximity. New window will not compromise the amenity of the location and will achieve high quality in design to compliment the dwelling and to adapt the property to the changing needs of the users over the life span of the building.

Involvement of Local Interests

Not consulted.

Evaluation and Design Principles

The dormer will compliment the character of property and those adjacent the site. The orientation of new obscure glazed window will be arranged to avoid intrusion to the privacy to adjacent property.

Amount of Development

First floor bathroom dormer.

Layout

As described on the accompanying drawings, the building makes good use off the site and does not impinge adjacent property or detract from there amenity.

Scale

The dormer will be in proportion within the context of the street scene and will compliment the character area of individual dwellings.

Landscaping

Established landscape scene.

Appearance

Vernacular materials to compliment the existing character.

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Access
No change

Wheel Bin
No change

Flood risk
No change

Drainage Statement
Foul water drainage via the existing site connection.

Land contamination assessment
Not applicable, established domestic dwelling and garden.

Noise Assessment.
Not applicable

Biodiversity
A walk over survey was conducted and no visible evidence was present for Protected Species referred to in the Biodiversity check list. The site has mature gardens largely laid to grass with boundary screen hedges and trees.