

**FGA Ltd
The Studio
90 Weyhill
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Design & Access Statement for:

3 Shorecroft, Bognor Regis, West Sussex, PO21 4AS



View of site from approaching road

SUBSTITUTION

Introduction

No. 3 is a private dwelling on a good size plot on the sea front side of Shorecroft. The applicant is keen to optimize the potential of the property in order to live in it comfortably with their family. The property is currently in a low state of repair and requires major work to bring it up to a reasonable thermal and cosmetic standard. It is aimed that the proposal will allow for an excellent standard of living with added space as well as re configuring of existing areas.

Planning Considerations

The application site is found within the settlement area. The addition of a small extension to the front, a car port as well as 2 modest extensions to the rear of the property and a balcony (also to the rear) will be balanced and subordinate to the existing structure. It will also enhance and encourage good use of the property for family activities and leisure pursuits with less travelling out which will also have a sustainable affect on the scheme.

Amount

The proposed combined area of the extensions is approximately 67msq. The added space will provide excellent living accommodation as well as further enhancement to the existing features of the building.

Layout

The layout is straight forward in as much as we propose to reconfigure the front rooms of the property in order provide a slightly larger 2nd bedroom and to shift the emphasis of day to day living very much to the beautiful rear aspect. We will do this by increasing the size of the kitchen and master bedroom. Further to this we propose to incorporate a sheltered balcony facing the ocean on a newly formed flat roof over the existing lounge.

Scale

The proposed extensions and car port are of a modest single storey design completely subordinate to the existing building and in context with the other properties in the road. The scale is seen as appropriate for the setting.

Landscaping

Landscaping is not a consideration as the present out door space designated for the scheme as is laid to concrete hard paving & some planting. Some private garden planting adjustments and enhancement will no doubt take place as expected.

Appearance

The design brief calls for a complimentary classical style with a slightly modern detailing, particularly where the glass paneled balcony is concerned . The flat roof membrane will be of a colour similar to lead and turned over the parapet to provide a distinct banding line over the eaves. External walls to be masonry treated with a pre pigmented render

Access

The access will remain as existing by road and access ways and footpaths will be enhanced and improved as an inherent part of the project. The applicant is keen to provide a removable ramp or alternative level access.

Energy Assessment

The extensions will be built to comply with the current document L of the building regulations although existing structure falls way short of this. The existing dwelling will be upgraded to improve the thermal envelope generally in order to make the property more sustainable. Heating is intended to be wet UFH linked to an environmentally friendly new gas condensing boiler possibly complemented by a log fired stove to make use of renewable energy resources. Heavy curtains or blinds will be installed to reduce heat loss through the A rated glazing during colder parts of the year.

Conclusion

The proposal is for increasing the size and optimizing of a home in a beautiful setting, increasing the scope for the family to dwell happily for many years to come. There is ample other garden space beyond that proposed to be absorbed as part of the new building and this will be configured for outdoor recreational purposes including easy access to the beautiful ocean directly beyond the property boundary. The visual impact to the adjacent properties is negligible suggesting that the scheme is appropriate for this location and the enjoyment of the applicant and their family.

Toby Foster-Grundy

Building Consultant

FGA Ltd

View of site from rear of property

