

Proposed alterations to the existing side extension, insulation of the external of the elevations, construction of an external swimming pool and general refurbishment of a single-family residential property.

Property Address

**68 The Drive
Bognor Regis
West Sussex
PO21 4DS**

Design and Access Statement

Introduction

No 68 The Drive is circa 1970's constructed detached house, which used fairly typical materials of that time. Various alterations have been carried out over the years mainly the addition of a front entrance porch and replacement of external windows using UPVC components, which are not all of a matching design.

The property has a southerly is directly located facing the sea and is now showing the effects of coastal weathering. Typically the external clay tile hanging and roof tiles have been affected and as recommended by the recent survey report at the time of purchase require replacing using modern material better suited for these conditions.

The external walls are of brick and blockwork cavity construction without cavity insulation.

It is therefore the intention of the Applicants to substantially upgrade the thermal performance of the property by the application of external insulation overlaid with external render in a masonry paint finish.

The present windows and external door are intended to be replaced using energy efficient double glazed units of similar proportions to the existing.

The Applicants last property was equipped with solar energy PV panels and it therefore their intention to install similar equipment at this property. They have commissioned a specialist energy company who will provide them with a design that includes the latest roof panels specifically designed so that will sympathetically match a natural slate roof. It is proposed to install the PV panels on the south facing roof slope overlooking the sea.

Use

The property will continue to be used as a single-family dwelling.

Amount

The side extension will only increase the footprint by between 1.5 and 2.0m². The overall height of the existing brickwork will increase by 600mm. It is therefore not considered this would have a detrimental impact on the overall appearance of the property nor should it affect the privacy of the adjoining owners.

Layout

Apart from the alterations to the side extension the external footprint of the property will not be altered. The proposal does include the reconstruction of the existing first floor balcony, which will be made both wider and deeper, the removal of the existing steps from the central rear elevation and new external steps formed at the rear of the side extension. It is proposed to site the swimming pool in the southeast corner of the garden opposite to the existing timber framed boathouse. The first floor living room addition lightweight extension will be removed and reconstructed using structural grade timber with a painted rendered finish. The roof will be raised to form a pitched gable fronted roof.

Scale

It is considered that the proposed developments will not adversely affect the scale of the property.

Landscaping

The development proposals within this application do not include any significant changes to the existing landscape.

Appearance

It is not considered that the existing materials of construction and the present design have any major architectural merit nor do they enhance the character of the Craigweil Estate or the seascape frontage. The current poor condition of the property now means a major overhaul is required primarily due to the deterioration of the external fabric caused by the coastal weather conditions. It is therefore the intention of this application to improve the external appearance by using quality building materials together with increasing the thermal efficiency of the property.

No.68 does not conform to the architectural designs of the older more established properties within the Estate. It is therefore considered that this application and the proposed design changes will represent a significant improvement both and benefit to the environment.

Access

Access to the property will remain as existing. The external steps originally located at the rear of the property will be moved to allow access directly from the existing side terrace, which will be extended.

External Material Changes

1. External walls overlaid with rigid insulation and rendered over and left in a pastel masonry paint finish (Subject to colour approved by Planners).
2. The existing roof covering will be taken off with the introduction of improved insulation. The new roof covering will be Welsh Slate with PV slate effect panels on the south facing elevation to imitate natural slate finish and laid flush with the roof surface.
3. The existing first floor UPVC extension to the living room is to be rebuilt using structural grade timber and walls which will be overlaid with insulation and render to match the external walls. The flat roof design will be changed to a gable fronted pitched roof clad in slate to match the main roof.
4. Windows and external doors will be renewed using UPVC frames with energy efficient gas filled double-glazing.
5. The proposed new balcony construction will comprise a steel frame and column supports with hardwood decking. The perimeter balustrade will be formed using marine grade stainless steel handrail and vertical supports with clear safety glass panels
6. The new steps from the side extension will be constructed also using a steel frame with hardwood treads. The balustrades will incorporate marine grade stainless steel with clear safety glass panels to match the rear balcony.
7. 3 No. Velux roof windows will be constructed within the north facing front roof elevation

**Flood Risk Assessment in respect of the proposed works to
No.68 The Drive
Bognor Regis West Sussex PO21 4DS**

Given the nature of the present planning application and having regard to the Environment Agency's Strategic Flood Risk Map it is considered that the size of the proposed extension and alterations to the property would not significantly increase the number of people present in an area at risk of coastal flooding (Zone 3)