

CORINTHIAN ARCHITECTURAL DESIGN

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DESIGN & ACCESS AND HERITAGE STATEMENT

Site Address - Sea Pines, 54 The Drive, Aldwick, West Sussex. PO21 4DT

Proposal - Proposed first-floor side extension, introduction of portico to main entrance door, proposed solar array to existing and proposed flat roof areas.

Client - Mr S Huber

Ref - PL

Date - Jan 2022

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1. Site

Aldwick is a coastal civil parish within the Arun district of West Sussex. The Craigwell Estate is a private residential estate set along a short stretch of coastline, geographically positioned between Aldwick village and Pagham.

Historically in terms of context, Craigwell (or Craigweil) House was originally constructed for and owned by Countess of Newburgh Barbara Kemp in the 1700's. The house was subsequently used as a seaside retreat and dwelling until the 1930's, during which time King George V stayed for a short sea-side respite. The building was destroyed by fire in 1938 and the site subsequently developed to form the basis of the private residential estate known today.

The application property, no 54 The Drive is situated on the South side of The Drive, backing onto the beach and is within the Craigwell House Conservation Area. Refer to 1: 1250 scale location plan.

2. Existing Property, Context & Appraisal Method & Adjacent Architecture

The existing property is a detached single dwelling-house, built in 1972, the house is presented in a mediterranean style and set over two floors. It is not listed nor offers any historic fabric or 'historical' architectural importance.

The adjacent dwelling to the West (Silvergates, 52 The Drive), a 1930's arts and crafts style property, is understood to be Grade II Listed and the application proposal is relevant in terms of its context and relationship to this adjacent Listed Building. The application site is to a degree screened from the adjacent dwelling by boundary landscaping.

In terms of immediate context & adjacent architecture there is -

- a. The Drive (and adjacent dwellings beyond) to the North.
- b. Residential dwelling to the East.
- c. Residential dwelling (Grade II Listed Building) to the West.
- d. Beach / Coastline to the South.

Evaluation of contextual scale was considered via consideration of 'Ordnance Survey' site and location plans, aerial photography and site / local area visitation.

3. Project Brief, Design Overview, Appearance & Materials

Proposed works as follows (refer to existing and proposed plans) -

- a. First floor extension (over existing ground floor) to the West side of the dwelling.
- b. Decorative portico surround detail to the main North facing entrance door.
- c. Increased solar array to flat roof.

All materials and detailing is proposed as 'to match existing'.

4. Extent of Proposal, Scale & Building Line Formats

No increase to footprint proposed. Visual subservience is incorporated (both wall lines and roof heights) to the proposed extension.

5. Ecology & Trees on Site

No impact to trees or ecology foreseen as part of proposed works.

6. Access, Layout, Usage & Legibility, Disabled Use

Building legibility remains clear, concise and useable and the building's visual symmetry is therefore largely maintained.

7. Risk of Flooding

Taking into account the first-floor nature of works proposed, we do not see flooding as a relevant issue to the scheme.

8. Incorporating Crime Prevention at Design Stage

Not applicable to these works directly. All proposed external fenestration locking will meet BS and PAS 24.

9. Schedule of Works (Primary Overview)

- a. Site set up (inclusive of robust protection to the adjacent property to the West).
- b. Construction of side extension.
- c. Introduction of solar array.
- d. Introduction of portico to entrance door.

10. Analysis & Significance of Archaeology

Nature of works proposed does not affect any uncovering of potential archaeological material on site.

During the works, contractors are to be especially vigilant and where any material is suspected as of archaeological interest, ADC are to be contacted immediately for further investigation.

11. Analysis & Significance of Historic Building Fabric

The existing building itself is not considered an important 'historic' component but its relationship and impact upon the adjacent Listed Building is relevant.

12. Principles & Justification for Proposed Works and Associated Impact upon the Building & Listing

It is not envisaged that the adjacent dwelling's existing sight-lines or their splay-of-view to the South will be adversely affected by the proposal. No clear side facing fenestration is proposed.

13. Specialist Structural Survey in Relation to Proposed Works

Not relevant to the proposal. The scheme will be reviewed and designed by the applicant's structural engineer during building regulations stage.

14. Local Authority Key History

Precedent for first floor side extensions are established and individual cases may be presented / referenced where desired by the case officer.

15. Summary

Taking into account the style and configuration of the existing dwelling, and that no increase in ground floor footprint is proposed, we consider the scheme to be suitable for consideration by the Local Authority and look forward to gaining initial feedback as part of the householder application process.

16. Reference Sources

Local Plan Policies GD2 (Design).

Local Authority 2006 Guidance (Design & Access Statements).

Site & Location Plan information provided by 'Ordnance Survey' (08456) 050 505.

Wikipedia (historic and context information intended as a guide only).