

Queens Lawn, 36 Kingsway, Aldwick, Bognor Regis, PO21 4DH

Design and Access Statement

50.8 ARCHITECTURE
+ INTERIORS

RUME2, Sussex House, 12 Crane Street, Chichester, PO19 1JL
www.fiftpointeight.co.uk a.aitel@fiftpointeight.co.uk 07775786502

Queens Lawn, 36 Kingsway, Aldwick, Bognor Regis, PO21 4DH

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Design & Access Statement

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This Design & Access Statement has been prepared in support of an application for Planning Permission, for works to a dwelling and for relevant demolition of an unlisted building in a conservation area, by Mr & Mrs Olive-Jones.

The works include: the demolition of existing roof to garage, in order to provide home office accomodation adjacent to, but separate from the main dwelling.

Queens Lawn is located to the south of Kingsway and the west of Queensway, Aldwick, West Sussex, PO21 4DH.

This document should be read in conjunction with the accompanying drawings.

The site has an area of approximately 0.245 hectares (2447sqm).

The Application Site is identified on the adjacent aerial photograph.

The purpose of this statement is to assess the site, identify the site context and establish the design principles and influences which inform the proposals.



Aerial Photograph of the Application Site

Garage at Queens Lawn

Application Site Boundary



Site Location

The Application Site is located to the south of Kingsway and the west of Queensway, Aldwick, West Sussex, PO21 4DH. Grid references are 490890 E and 98328 N.

Character of the Surrounding Area

Queens Lawn is located within the Craigweil House Area of Special Character and the Craigweil House Conservation Area. The property is located in the private residential estate, Craigweil Estate, comprising detached properties of various styles and designs, some of notable character.

Queens Lawn is not a Listed Building and does not lie within the South Downs National Park.

The Conservation Area Statement notes:

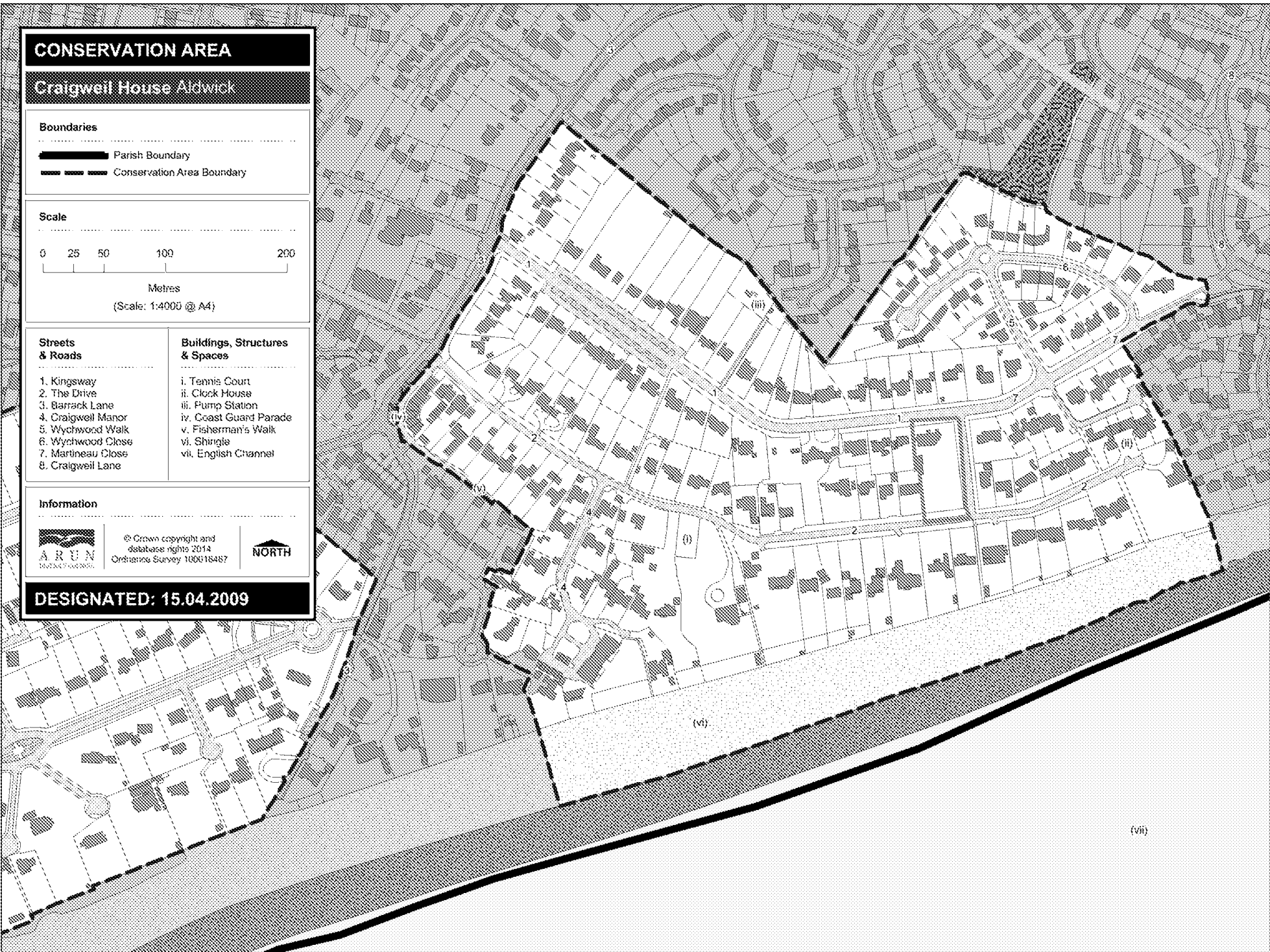
"The original house designs sought to embrace some of the new technology, factory made components such as Critall steel windows for instance. The surviving original parts of the Craigweil House do still reflect that overall ideal.

The sense of spaciousness throughout the conservation area is enhanced by the general absence of road parking in tandem with open or landscaped verges.

At its western end Kingsway is lined with mature trees, shrubs and hedging dividing the main carriageway from the service roads from the north and south leading to the properties. These pathways are gravelled and along with the trees create a pleasant and distinctive enclosure of the road. A uniform building line dominates the pattern of development along both sides of the road. The properties illustrate distinctive individual designs, expressing a character of grandeur in many instances. The design and style of the properties does vary, illustrating the time periods within which the individual properties were constructed.

The character of Kingsway changes slightly at the curve in the road; the grass verges widen creating a sense of spaciousness. Boundary treatment of the properties varies; there is a variety of brick boundary walls, fences and some properties have open frontages. Younger planting is visible on the verges and miniature trees are present.

Houses are set back from the verges throughout Kingsway with spacing between properties both at ground and first floor levels providing a sense of spaciousness."



Plan Diagram of the Application Site

Application Site Boundary

The Application Site

The dwelling is a detached, two storey house occupying a prominent corner plot position adjacent to the junction of Kingsway with Queensway.

The Application Site is approximately 0.245 hectares (2447sqm).

On the northern side of the plot there is an existing vehicular access adjacent to the western boundary; there is also a pedestrian access in the centre of the plot. On the eastern side there is a second pedestrian access aligned with the entrance to the property.

The boundary treatment on both the northern and eastern boundary is close boarded fencing with extensive hedging behind. There is a grass verge to the northern boundary, to Kingsway, which also extends along the eastern boundary with Queensway.

The area between the property and the northern boundary is block paved on the west side and planted / laid to lawn on the east side. The area between the property and the eastern boundary is predominantly planted / laid to lawn with a block paved path leading from the pedestrian access to the property.

An area of block paving is located between the house and the garage, beyond which the property is landscaped with lawn, shrubs and significant trees to the south. Many of these trees are the subject of Tree Preservation Orders.

One such tree, a Blue Cedar Atlantica Glauca, was planted by Queen Mary on the 14th May 1929 in recognition of the royal visit. The tree is still to be seen as a beacon, towering over the area in its grey / blue magnificence.



Northern boundary viewed from Kingsway



Eastern boundary viewed from Queensway



Present limited visibility when joining Kingsway from Queensway.



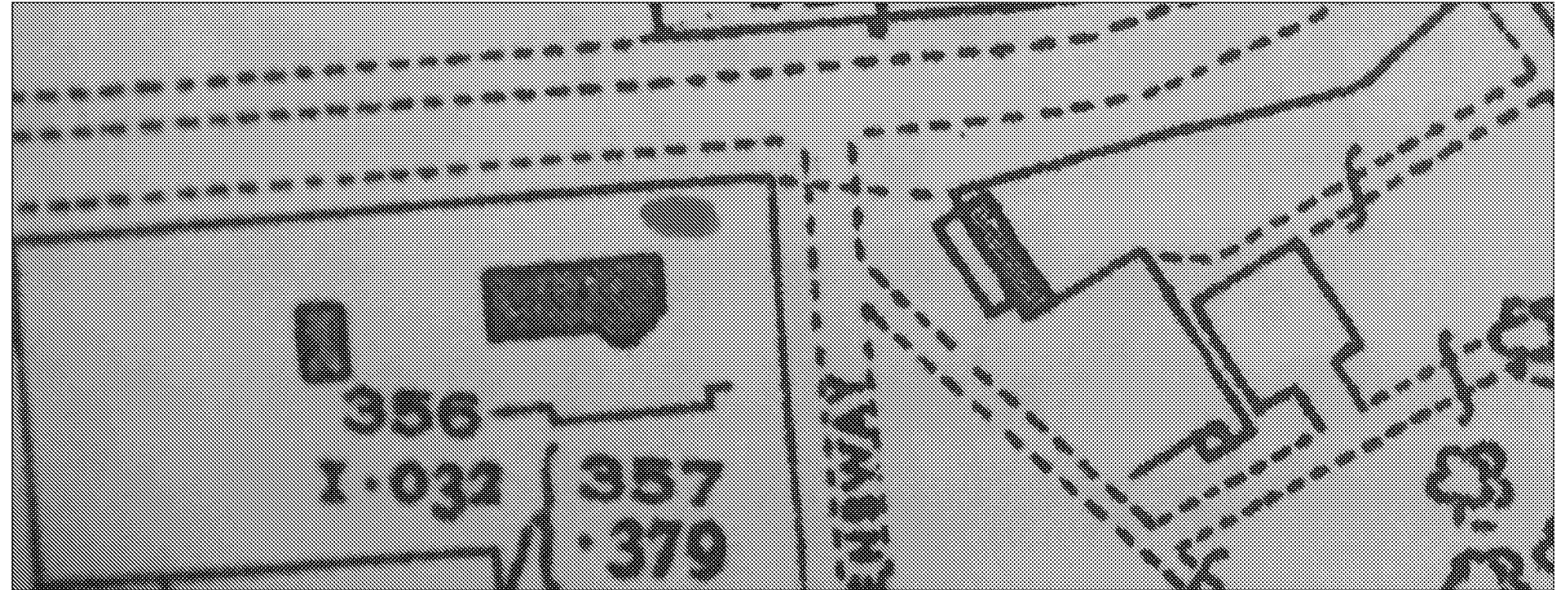
Existing garden to the south of the property



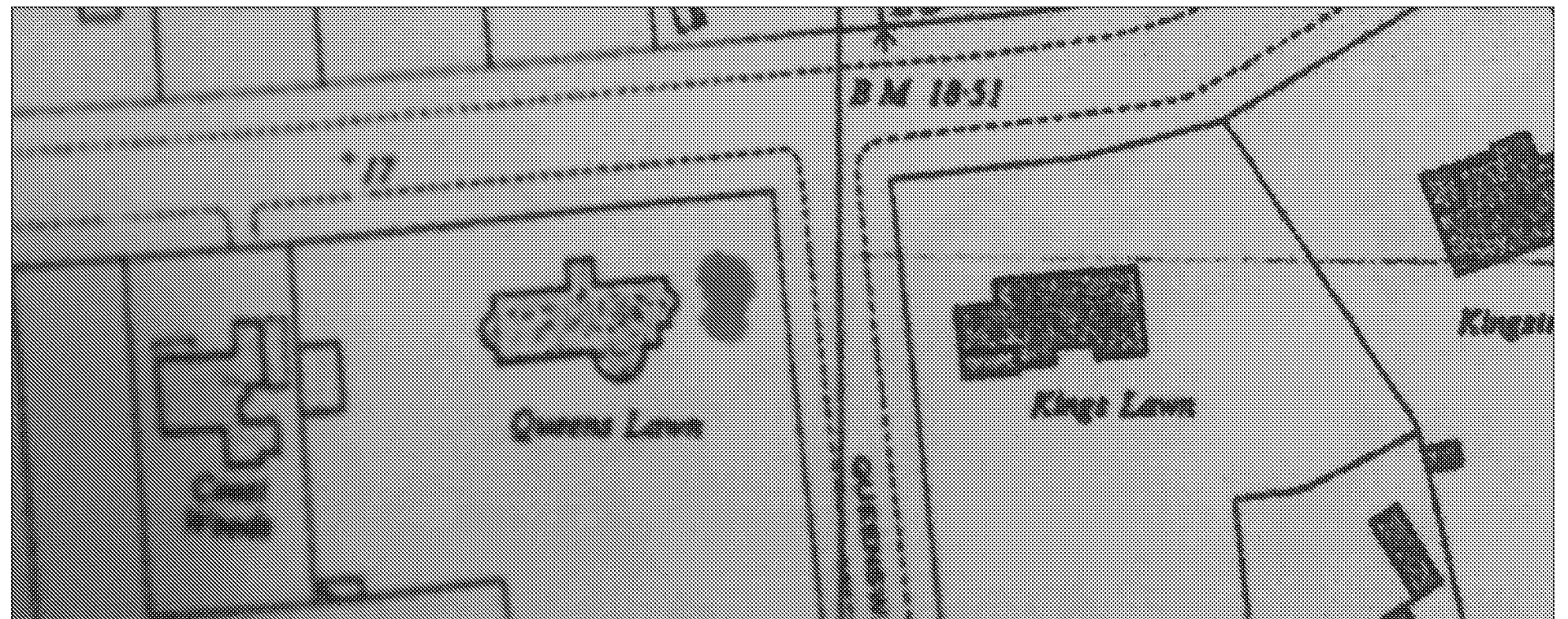
Existing property viewed from the southeast

The property has, in the past, been extended to the west, over two storeys. In addition two small, single storey extensions have been constructed at ground floor on the northern elevation.

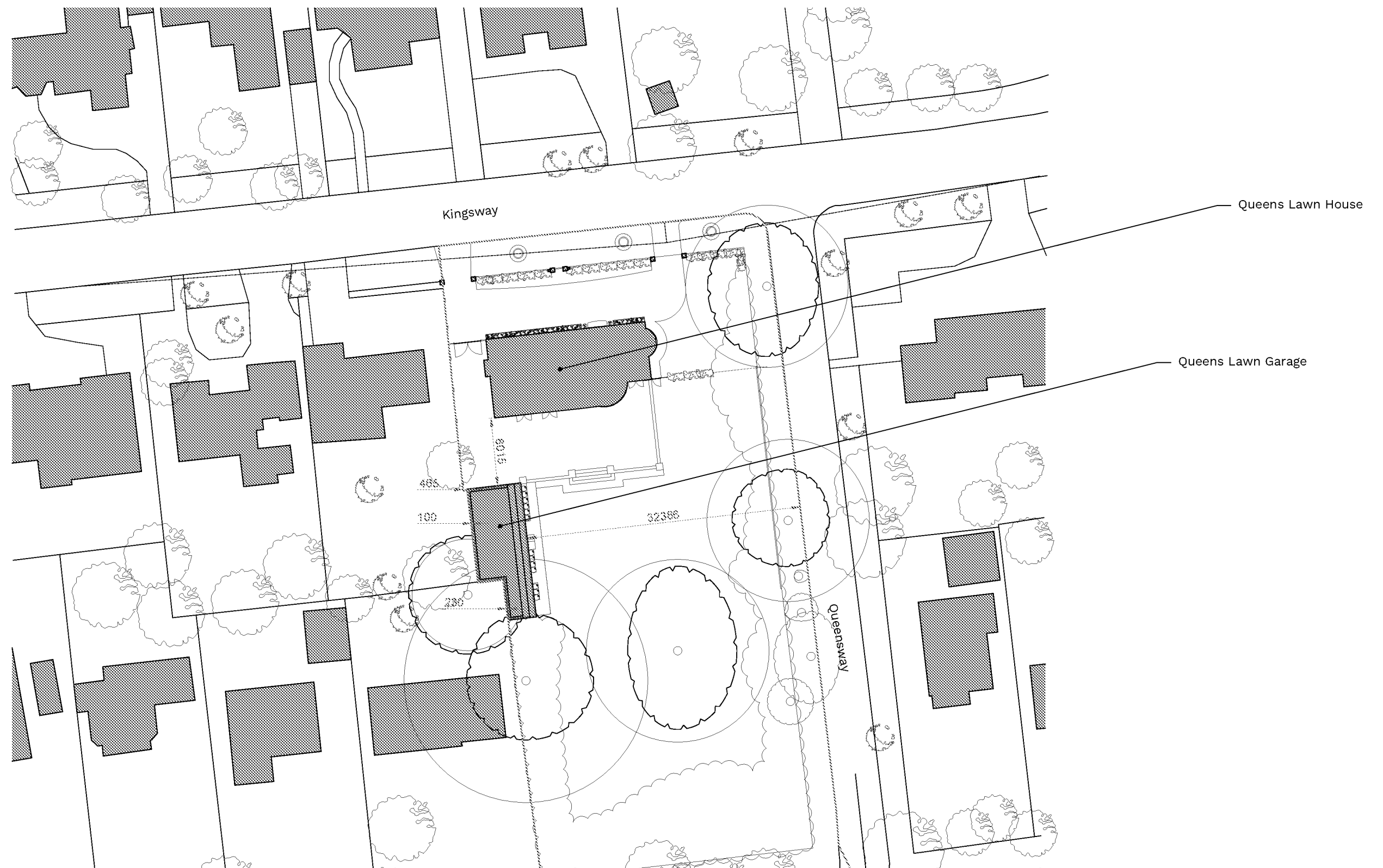
The garage is a single storey building located on the western boundary to the south of the property (not shown on these maps).



Property Layout, 1940 OS Map

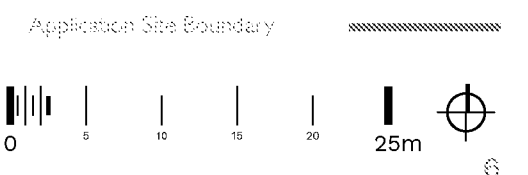


Property Layout, 1960 OS Map



Plan Diagram of the Application Site - Existing

Queens Lawn, 36 Kingsway, Aldwick, Bognor Regis, PO21 4DH - Design & Access Statement



A number of recent planning applications have been submitted to Arun District Council. These fall into the following areas:

- Development of the southern part of the application to provide an additional dwelling.
- Planning permission for changes to boundary treatments.
- Surgery to various trees within the application site.
- Planning permission for the installation of close-boarded fencing on the northern and eastern boundaries. (AW/79/13)
- Planning Application AW/144/16 (withdrawn) for a previous proposal incorporating a replacement ground floor extension and new vehicular accesses to site.
- Planning Application AW/71/18/HH (permitted) for 'demolition of existing ground floor extensions to front of property, construction of a single storey rear extension and reworking of existing external hard and soft landscaping including new vehicular access onto Kingsway.

There have been no Planning Applications regarding changes to the garage.



Planning Application AW/71/18/HH



Planning Application AW/144/16

Access

On the northern side of the plot there is an existing vehicular access adjacent to the western boundary; there is also an existing pedestrian access in the centre of the plot. On the eastern side there is a second existing pedestrian access aligned with the entrance to the property.

The existing vehicular entrance leads straight to the garage, which is a thirty metre walk from the 'front' door (the entrance to the east of the property) and a forty metre walk from the 'back' door (the entrance to the north of the property).

Layout

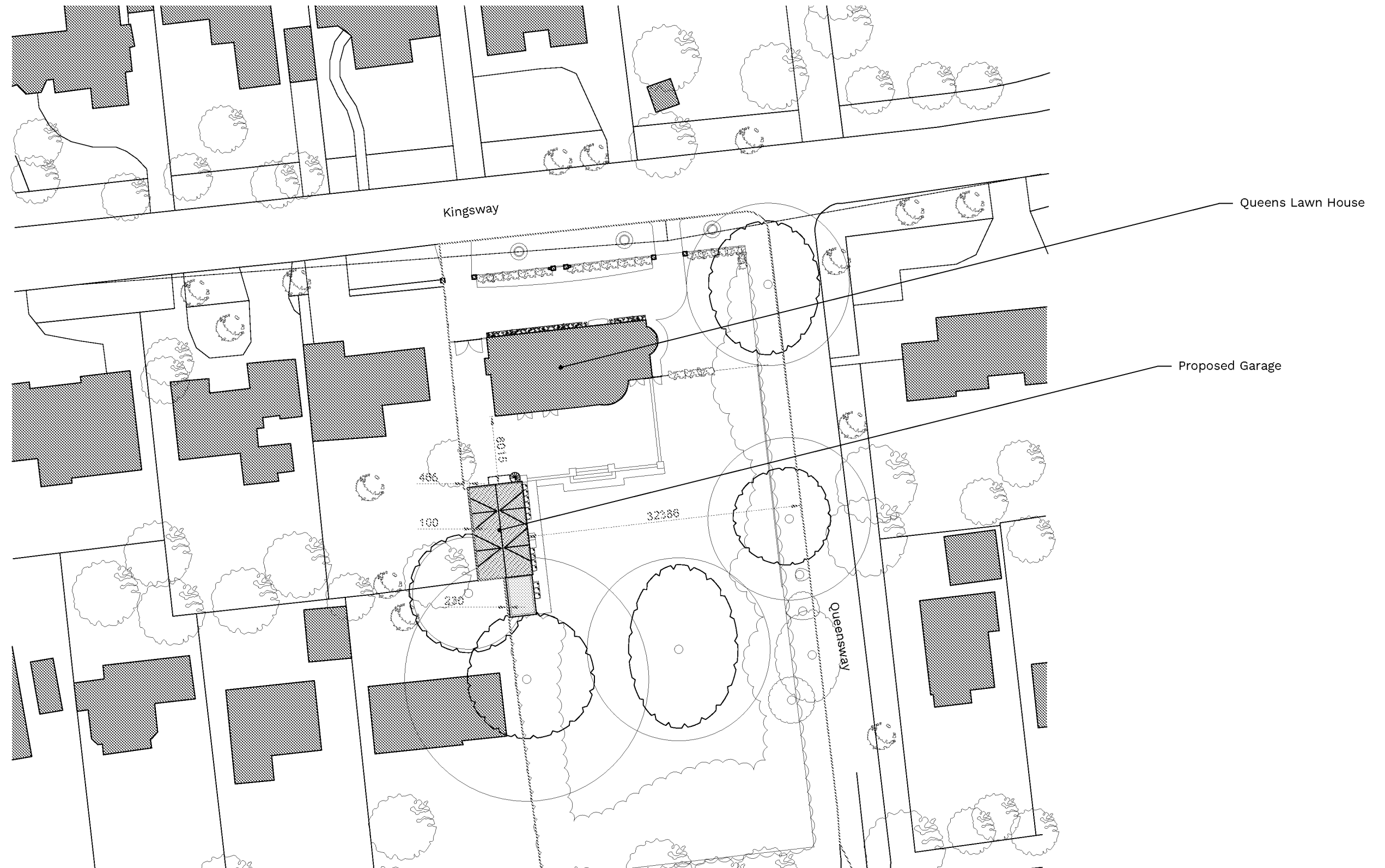
The ground floor layout of the garage will not change. The additional space for the home office will come from a first storey extension above the garage. This will have its own separate access via a spiral staircase.

Scale

The existing garage ground floor won't be altered. The height of the existing garage measures 3.5m, the proposed height would be 5.5m. The proposed office space will provide an additional 65.9 meters-squared to the garage.

Appearance

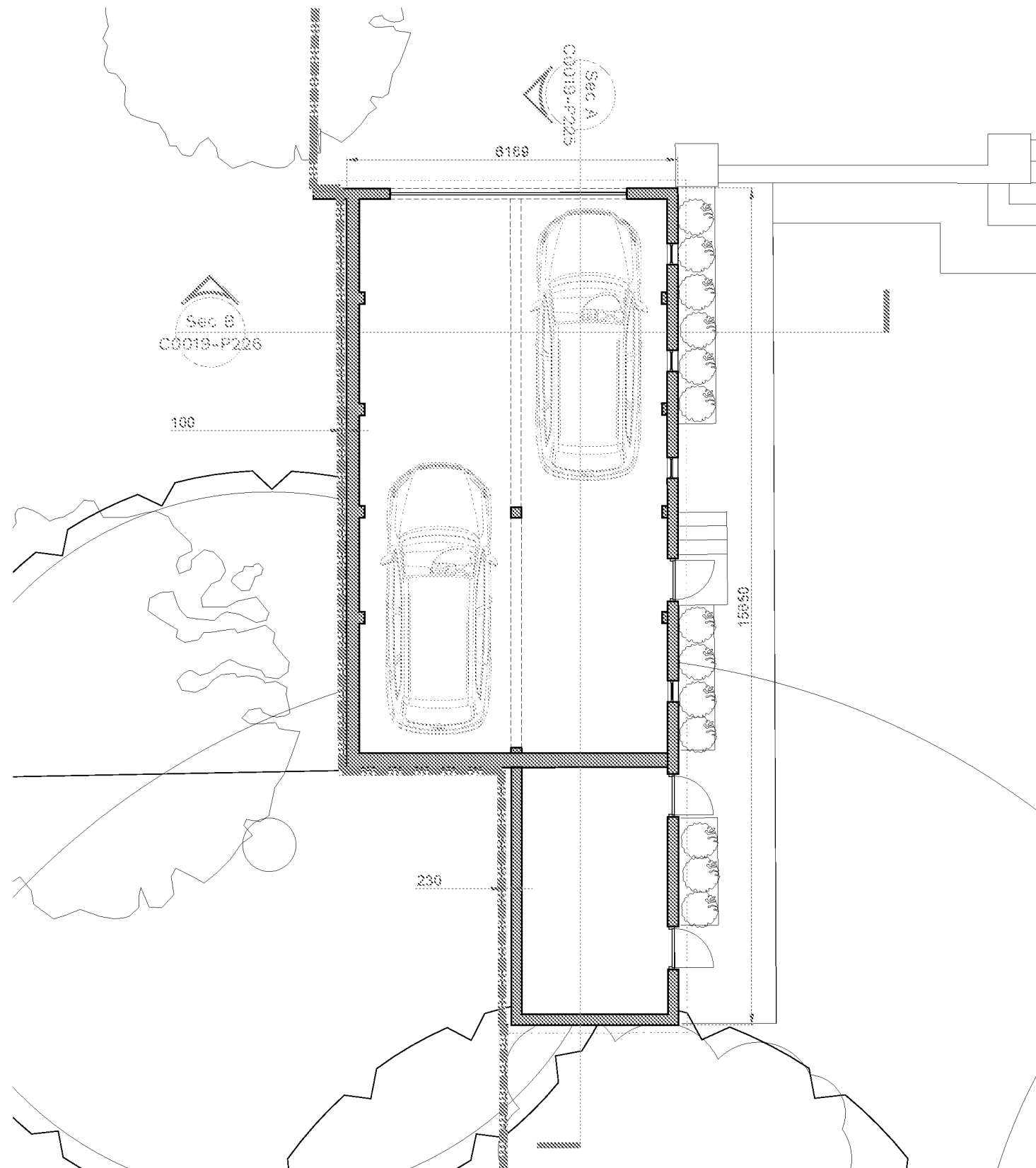
The new roof will be pitched with four dormers, this will result in a visual aesthetic which is more in-keeping with the character of the original building. The garage will be articulated and finished in white render to match the existing facade, with a new flat roof concealed behind a parapet. All windows and doors (new and existing) will be heritage-style; reminiscent of the style and age of the original property.



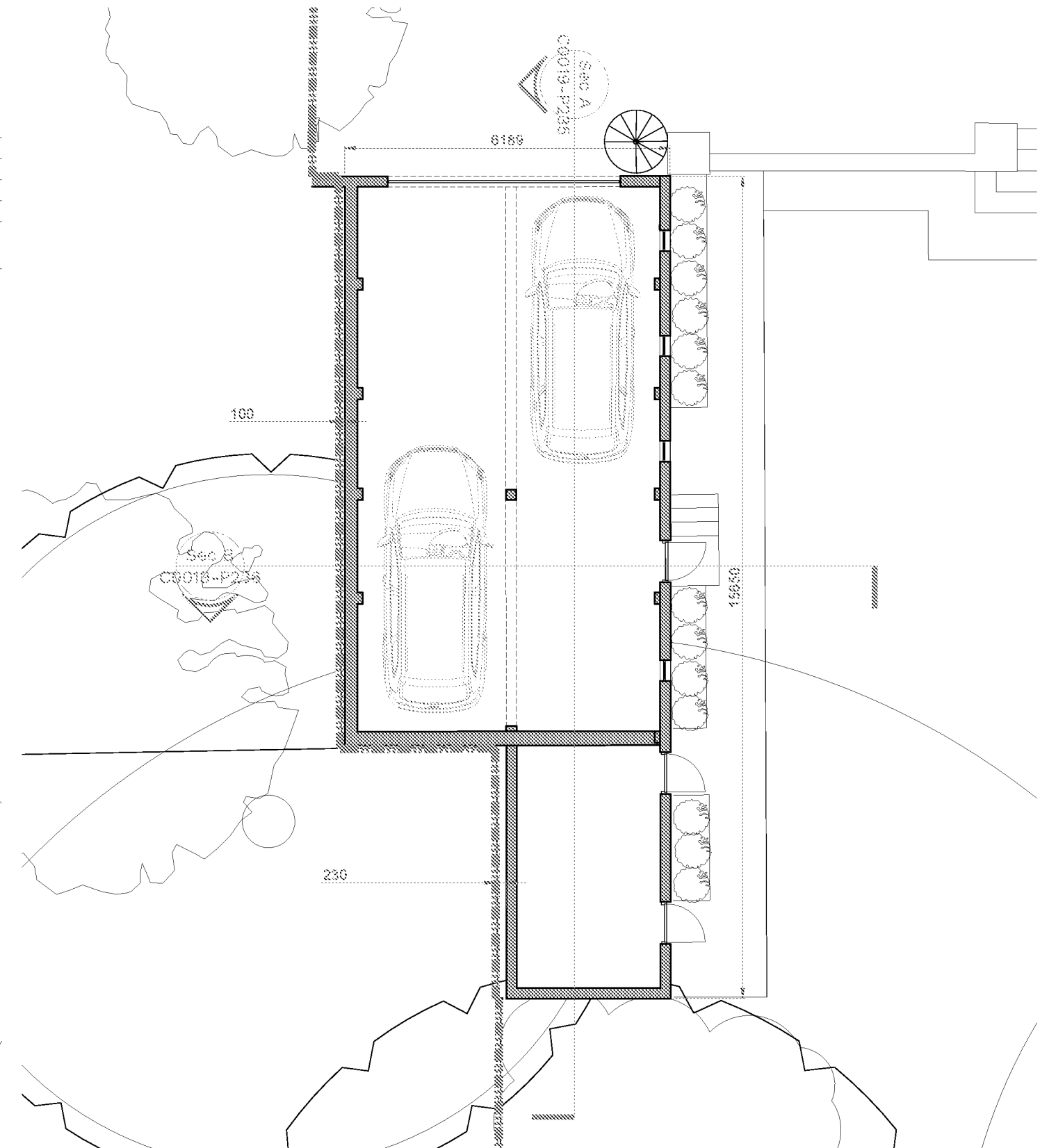
Plan Diagram of the Application Site - Proposed

Application Site Boundary



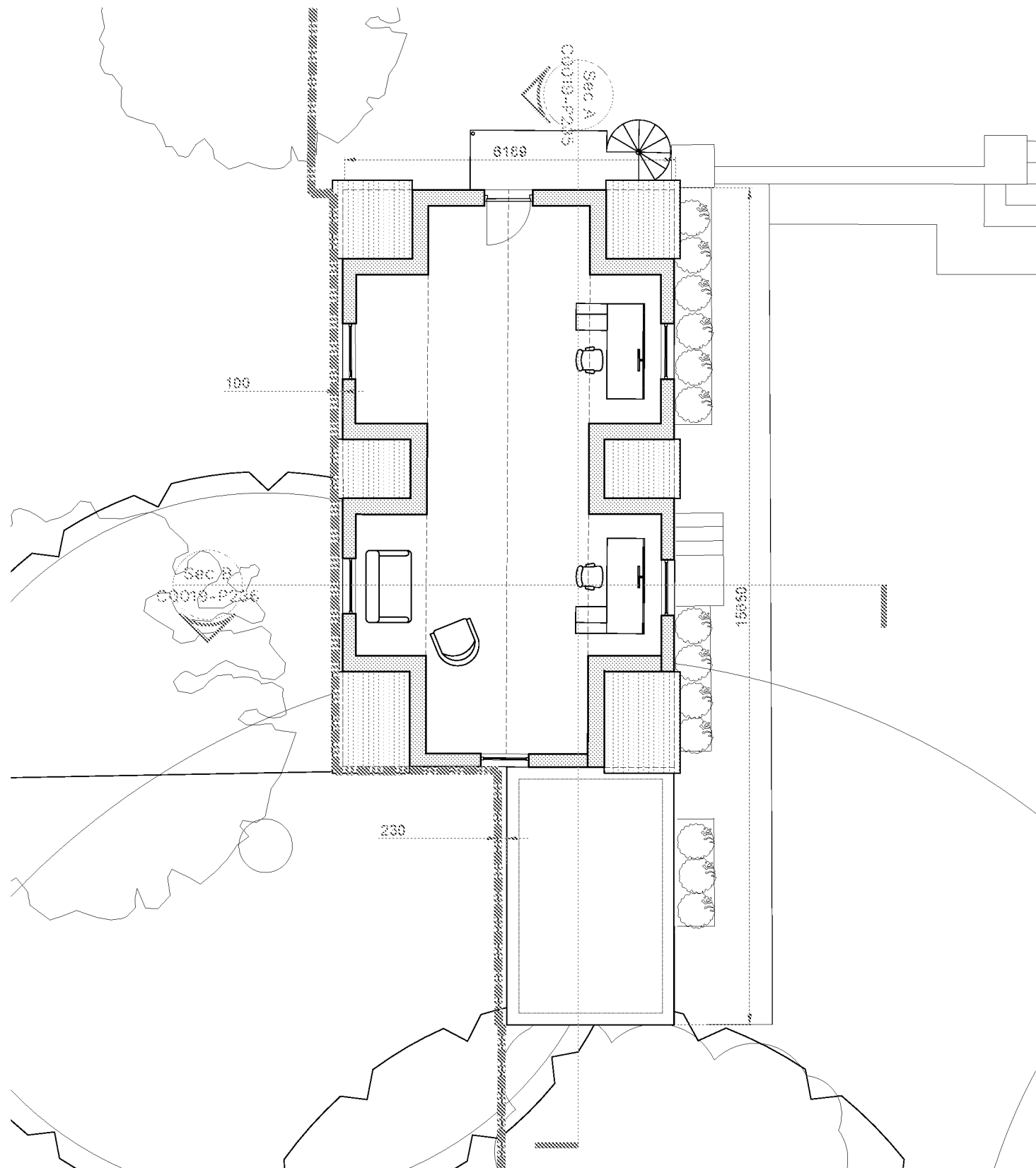


Existing Ground Floor Plan

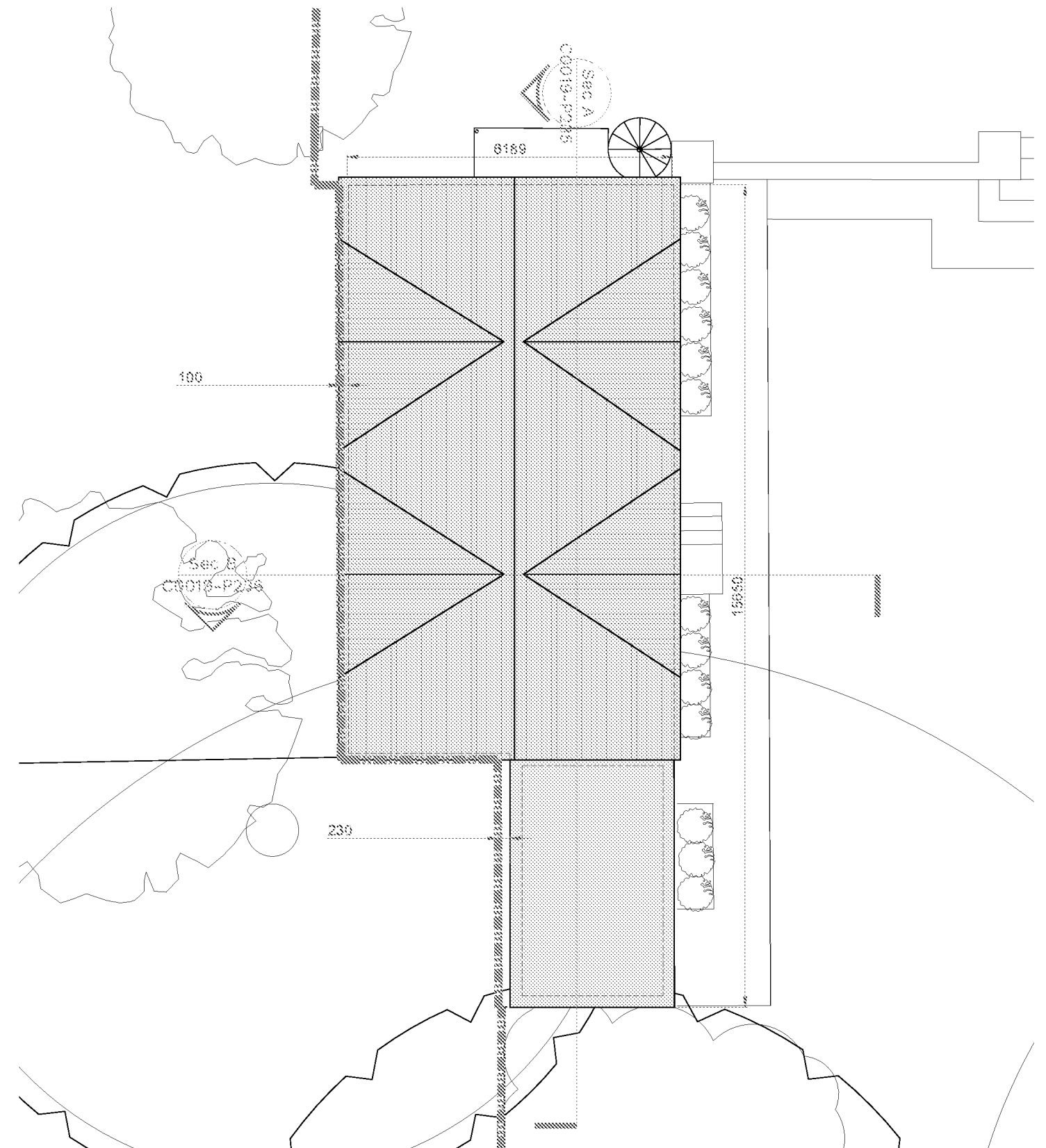


Proposed Ground Floor Plan



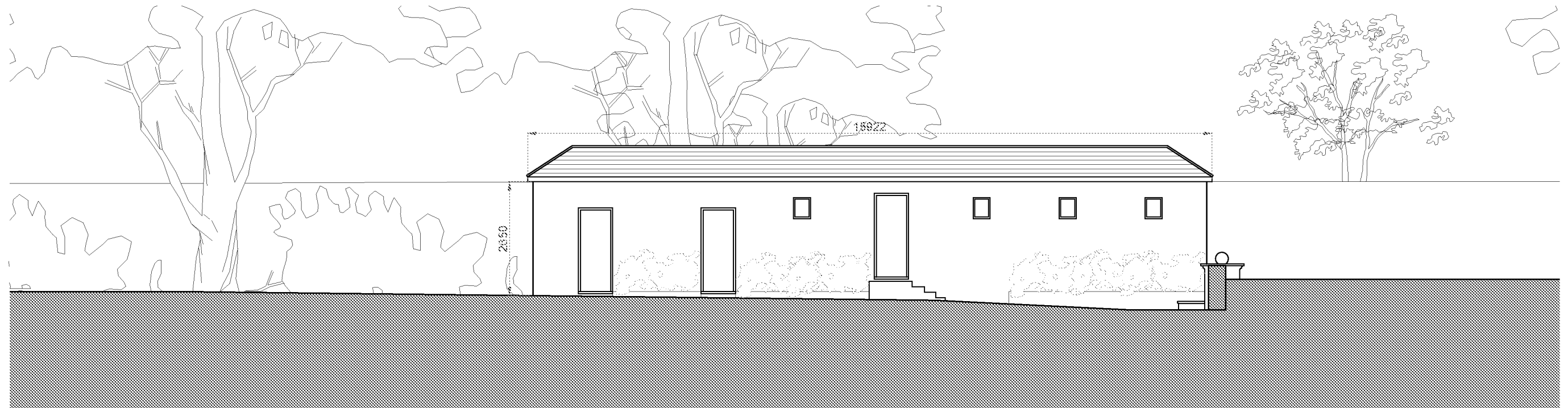


Proposed First Floor Plan

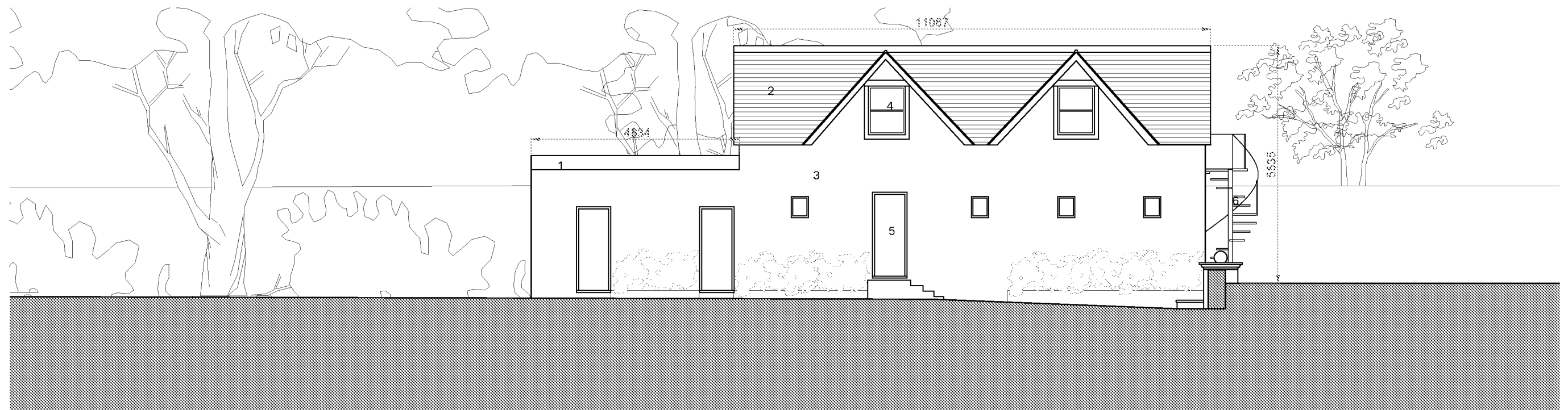


Proposed Roof Plan

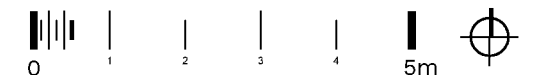




Existing East Elevation



Proposed East Elevation



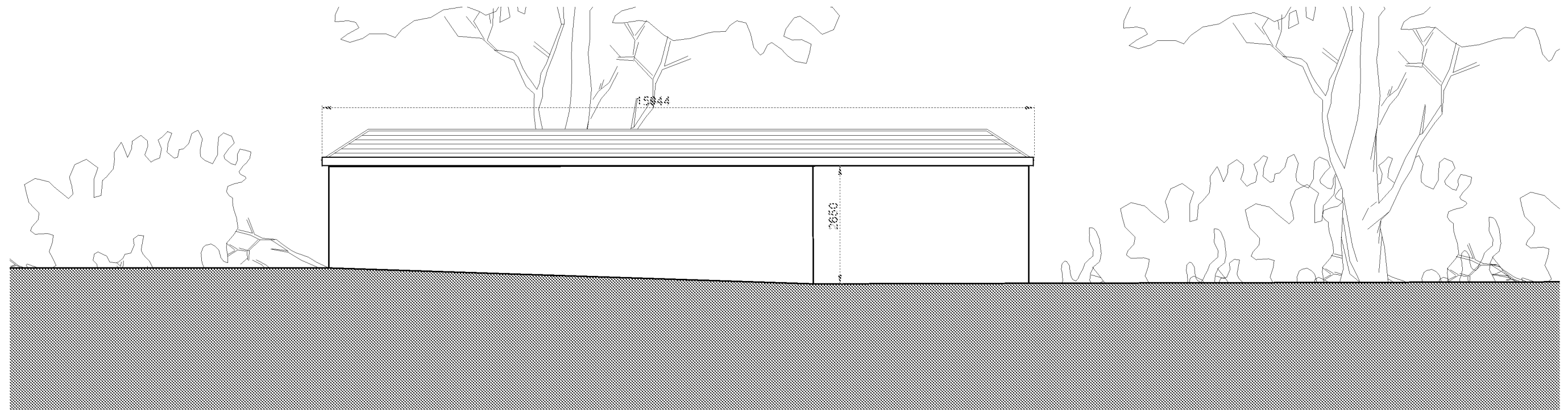


Existing South Elevation

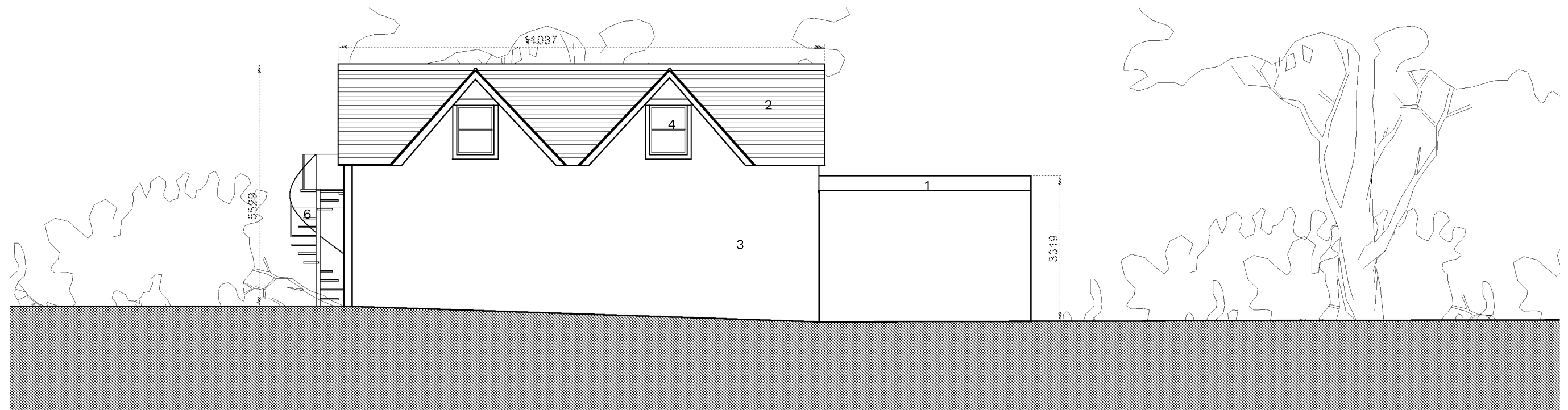


Proposed South Elevation

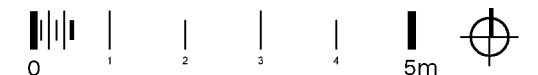


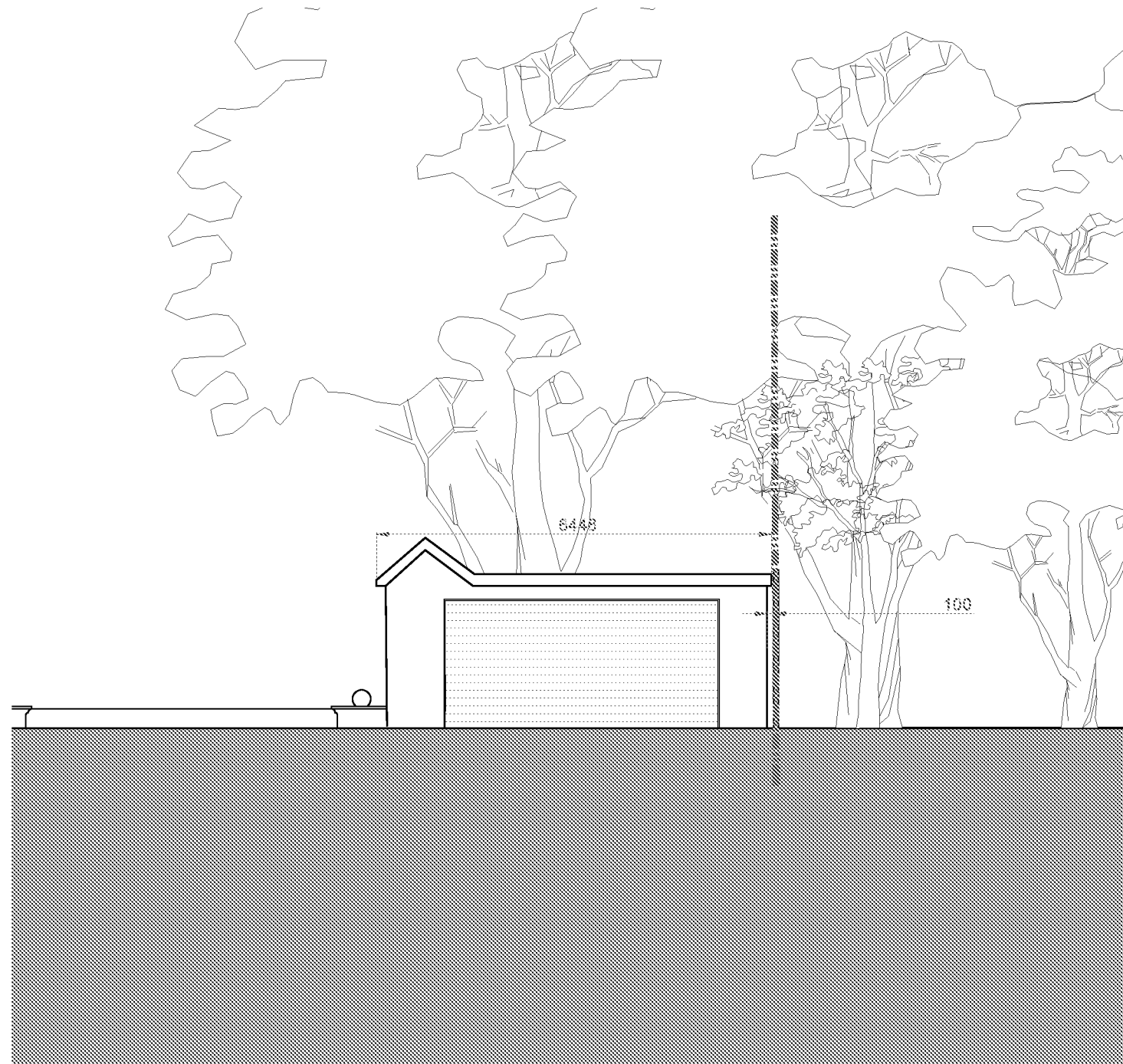


Existing West Elevation

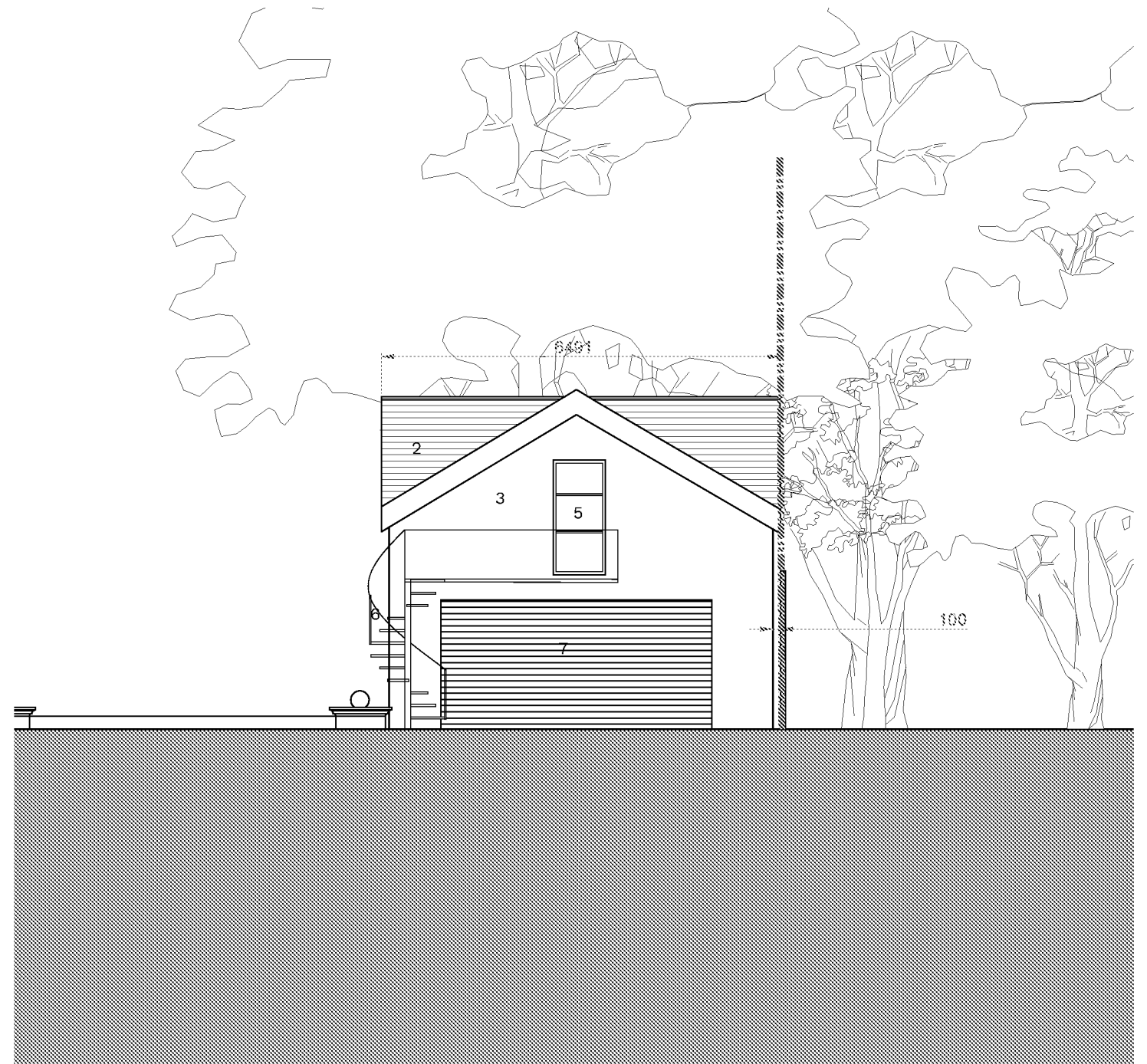


Proposed West Elevation





Existing North Elevation



Proposed North Elevation

