

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

Design and Access Statement

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ARCHITECTURE+INTERIORS

Stocklund House, East Street, Chichester West Sussex, PO19 1JF



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 ground floor extensions to the front of the property and the construction of a small, single storey extension to the rear of the property; the reworking of existing external landscaping, including replacement boundary hedging, a new vehicular/ pedestrian entrance (in addition to those already existing) and a new driveway.

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

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:

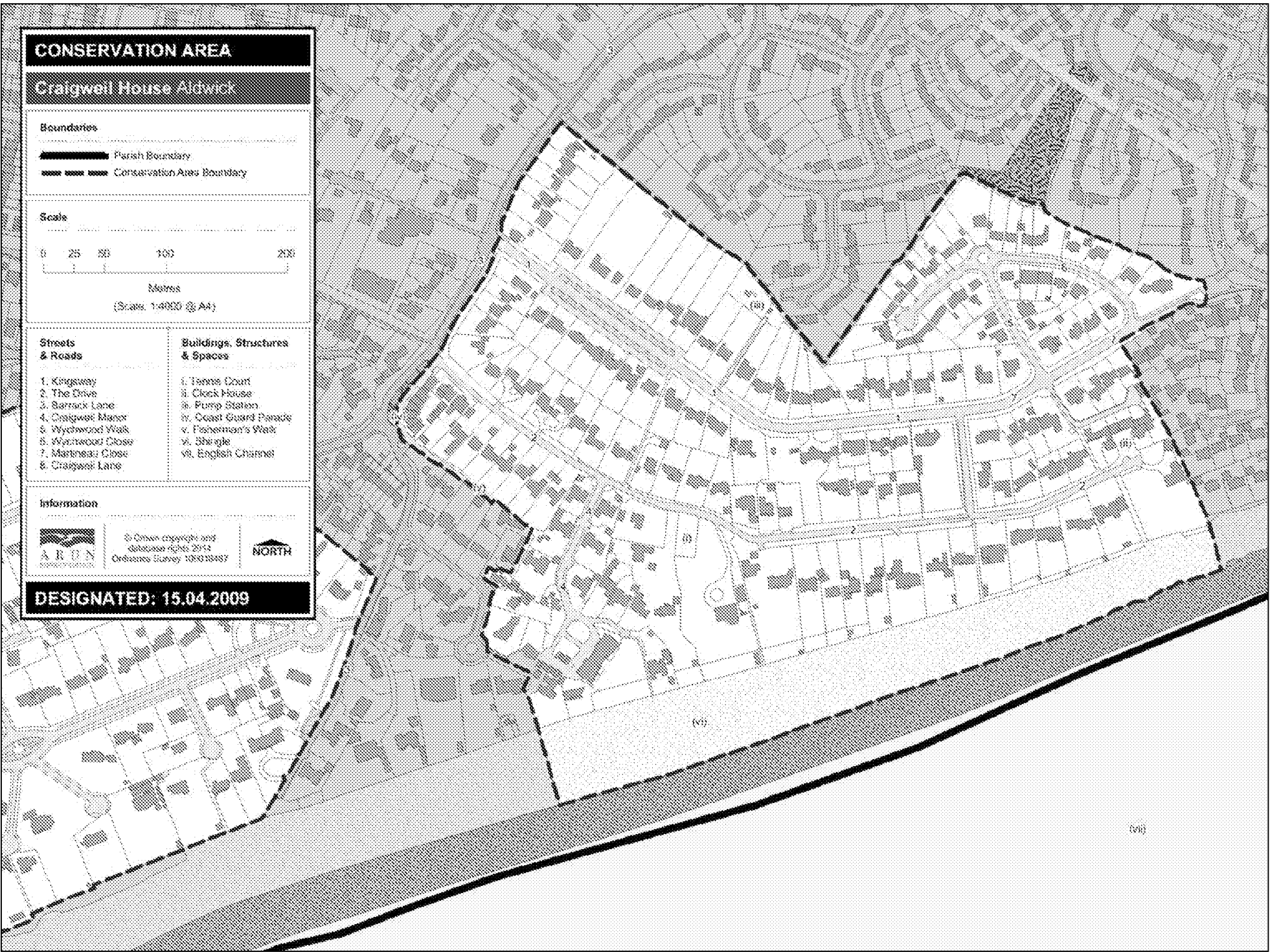
“The original house designs sought to embrace some of the new technology, factory made components such as Critall steel windows for instance. The surviving original parts of the Craigweil House do still reflect that overall ideal.

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.

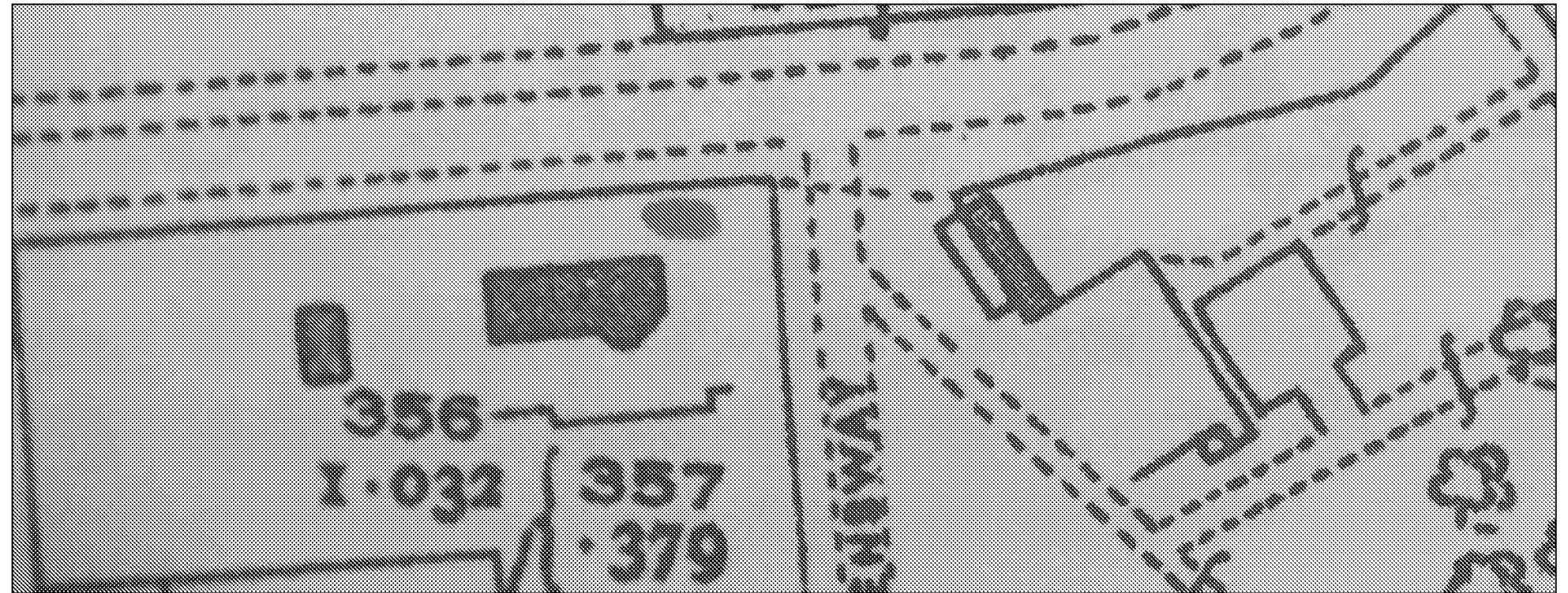


Existing garden to the south of the property

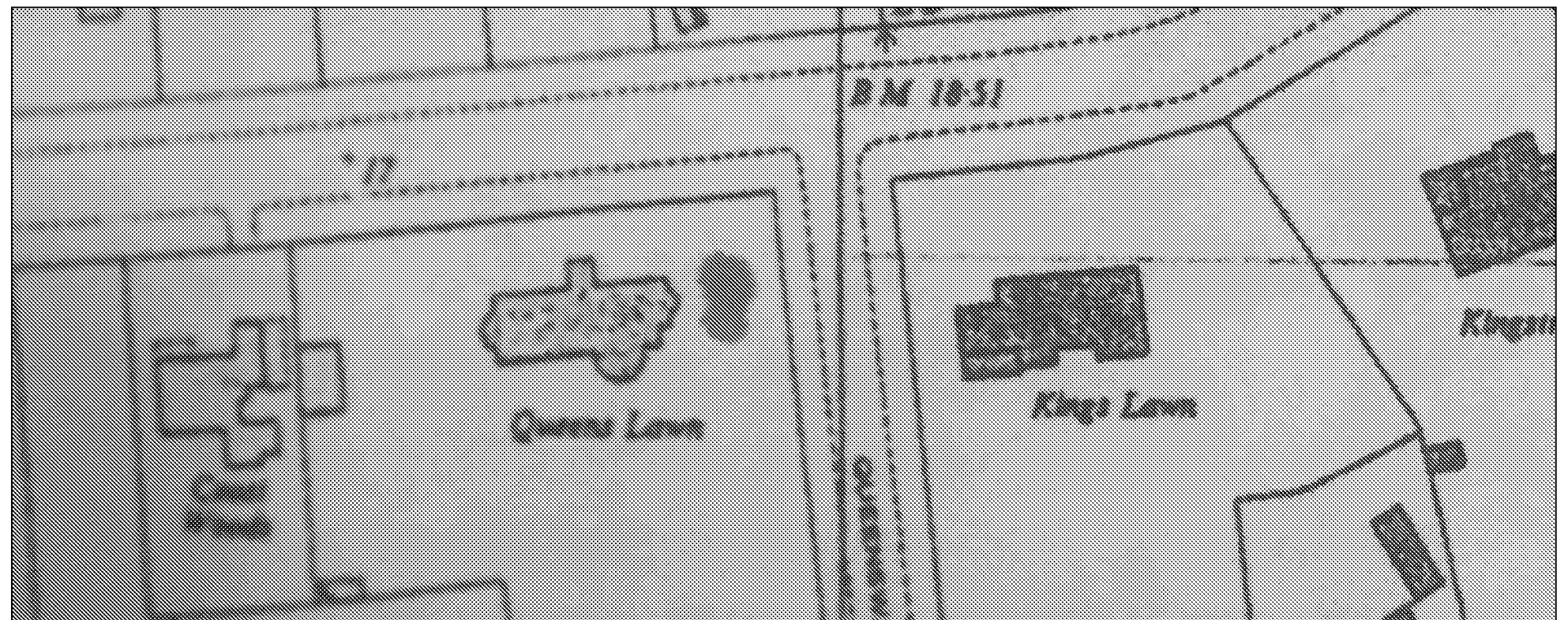


Existing property viewed from the southeast

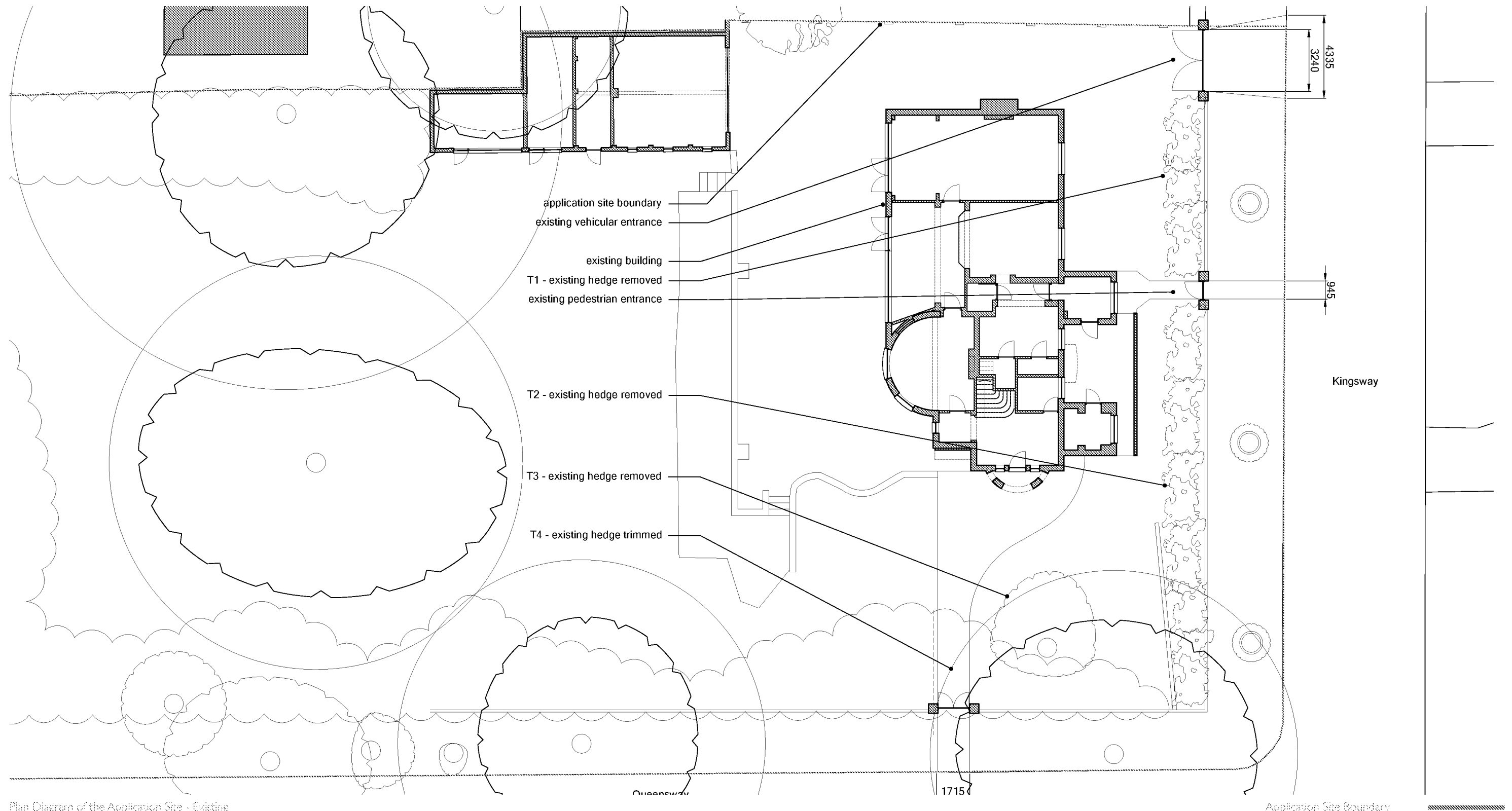
The property has, in the past, been extended to the west, over two storeys. In addition two small, single storey extensions have been constructed at ground floor on the northern elevation. There is also a significant single storey garage building located on the western boundary to the south of the property.



Property Layout, 1940 OS Map



Property Layout, 1963 OS Map

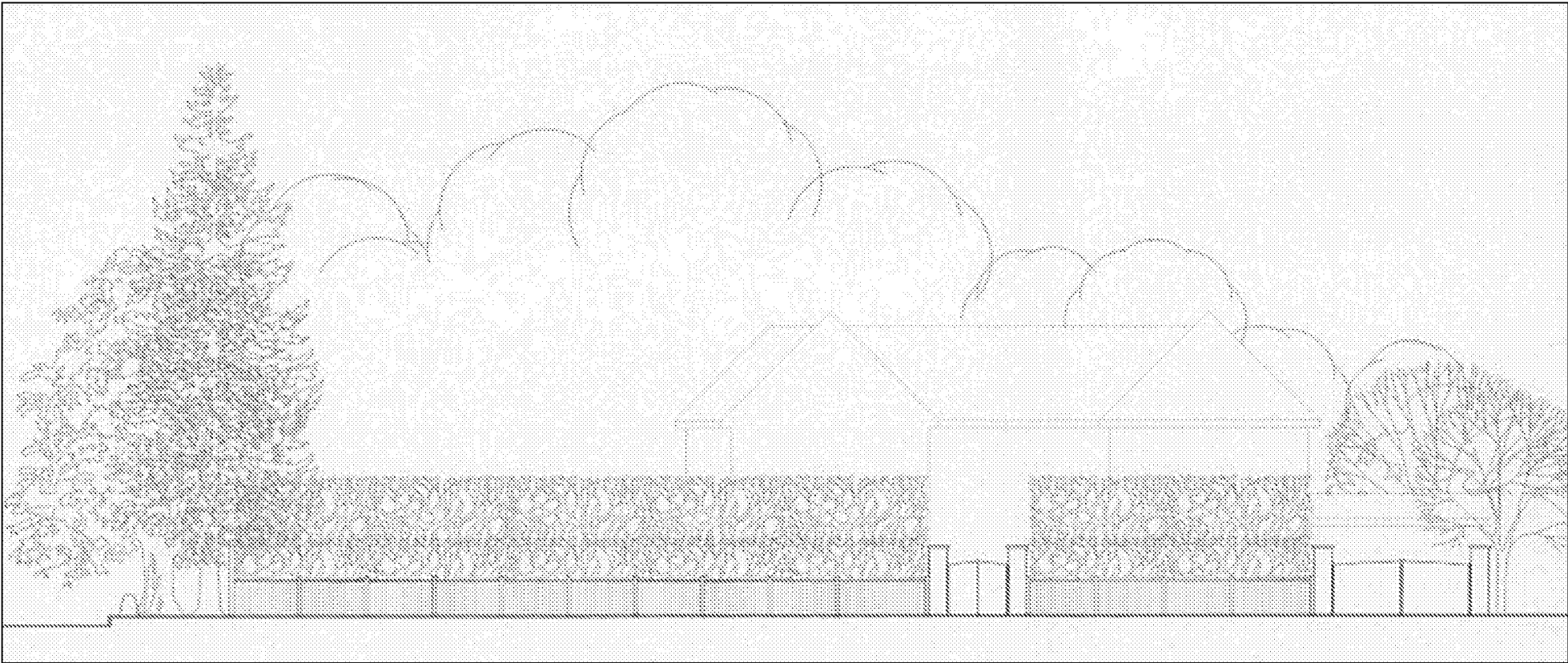


Plan Diagram of the Application Site - Existing

Application Site Boundary

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/79/13



Planning Application AW/144/16

The most recent planning history is pre-application planning advice PAA/201/17 for the works described in this report; the proposal received a positive reponse which stated that a planning application would likely be approved, on the condition that a minor amendment be made to the front elevation (to retain the existing pedestrian entrance off Kingsway) - the scheme has therefore been updated accordingly.

There are also a number of historic planning applications which include the western extension of the property.



Pre-Application Advice PAA/201/17

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.

As it stands the relationship of the entrances to the property is confusing and complicated. 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). Most visitors are likely to approach the property by car - and are faced with uncertainty as to where the 'front' or 'back' doors are. The entrance from Kingsway is the most logical pedestrian entrance, yet it directs visitors towards the back door.

The proposal retains the existing vehicular and pedestrian accesses along Kingsway, adding a new, combined vehicular-pedestrian entrance further east along Kingsway; the existing pedestrian entrance along Queensway has been removed. The proposed changes to the boundary treatment (new low level hedges) will make wayfinding more clear - visibility will be improved at the junction between Kingsway and Queensway, while the relocated 'front' door will be clearly visible from the street and to pedestrians.

Layout

The proposals seek to restore the balance of the original property with a series of subtle, yet effective interventions.

Firstly, the removal of the existing ground floor extensions on the north side of the property; this will allow greater room between the building and the northern boundary, while also being considerate towards the property's original layout and character.

Secondly, the relocation of the 'front' door to the north elevation; this provides a more coherent, appropriate entrance layout, as explained above.

Thirdly, minor internal alterations at ground floor level provide a large entrance hallway at the heart of the house and a kitchen which is of a suitable size for a property of this stature; a small, single storey extension to the rear of the proposed kitchen provides useful additional space.

Scale

The existing ground floor extensions measure 2.8 metres wide x 2.7 metres deep and 2.7 metres wide x 2.7 metres deep, set back from Kingsway at a distance of approximately 4.6m. Their removal will create additional space between the property and the road - a total distance of approximately 7.3m.

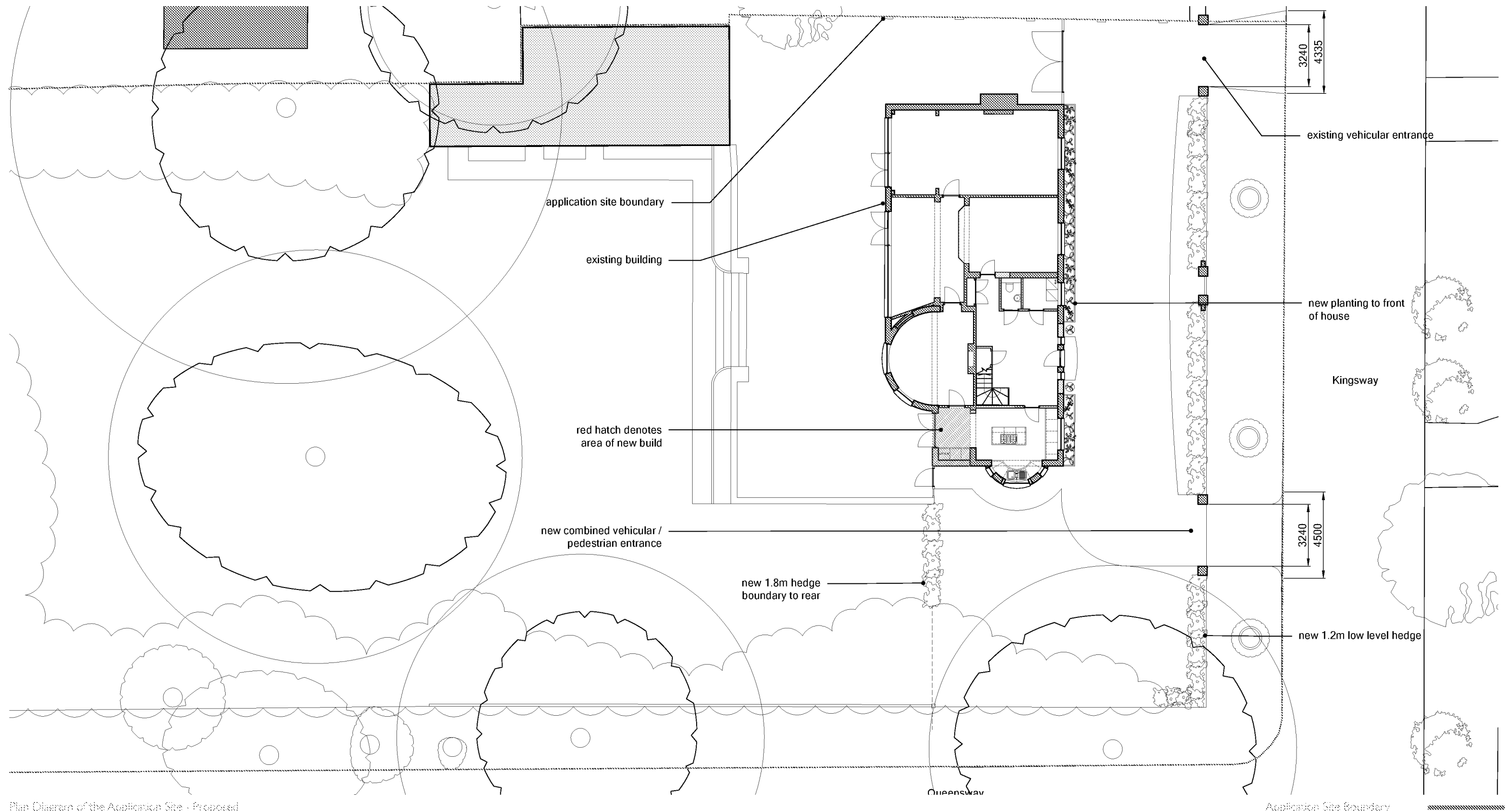
The extent of the existing hard standing measures approximately 395 square metres, the proposed additional hardstanding extends this to 468 square metres.

Appearance

The proposed removal of the existing extensions at the front of the property, alongside the relocation of the front door, will result in a visual aesthetic which is more in-keeping with the character of the original building. The small rear extension will be articulated and finished in white render to match the existing facade, with a new flat roof concealed behind a parapet. All windows (new and existing) will be heritage-style windows and alongside the new front door, they will be reminiscent of the style and age of the original property.

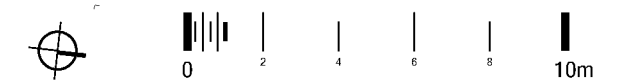
The proposed boundary treatment on the north and east elevations will be a low level hedge. The new combined vehicular-pedestrian entrance will have white rendered piers to match those existing and the walls of the existing property. A new high level hedge will act as a boundary between the front and rear of the property to the east of the site, while a gate to the west of the site will separate the rear garden from the front driveway.

The proposed hardstanding will be in-keeping with the local context.



Plan Diagram of the Application Site - Proposed

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Proposed Ground Floor Plan



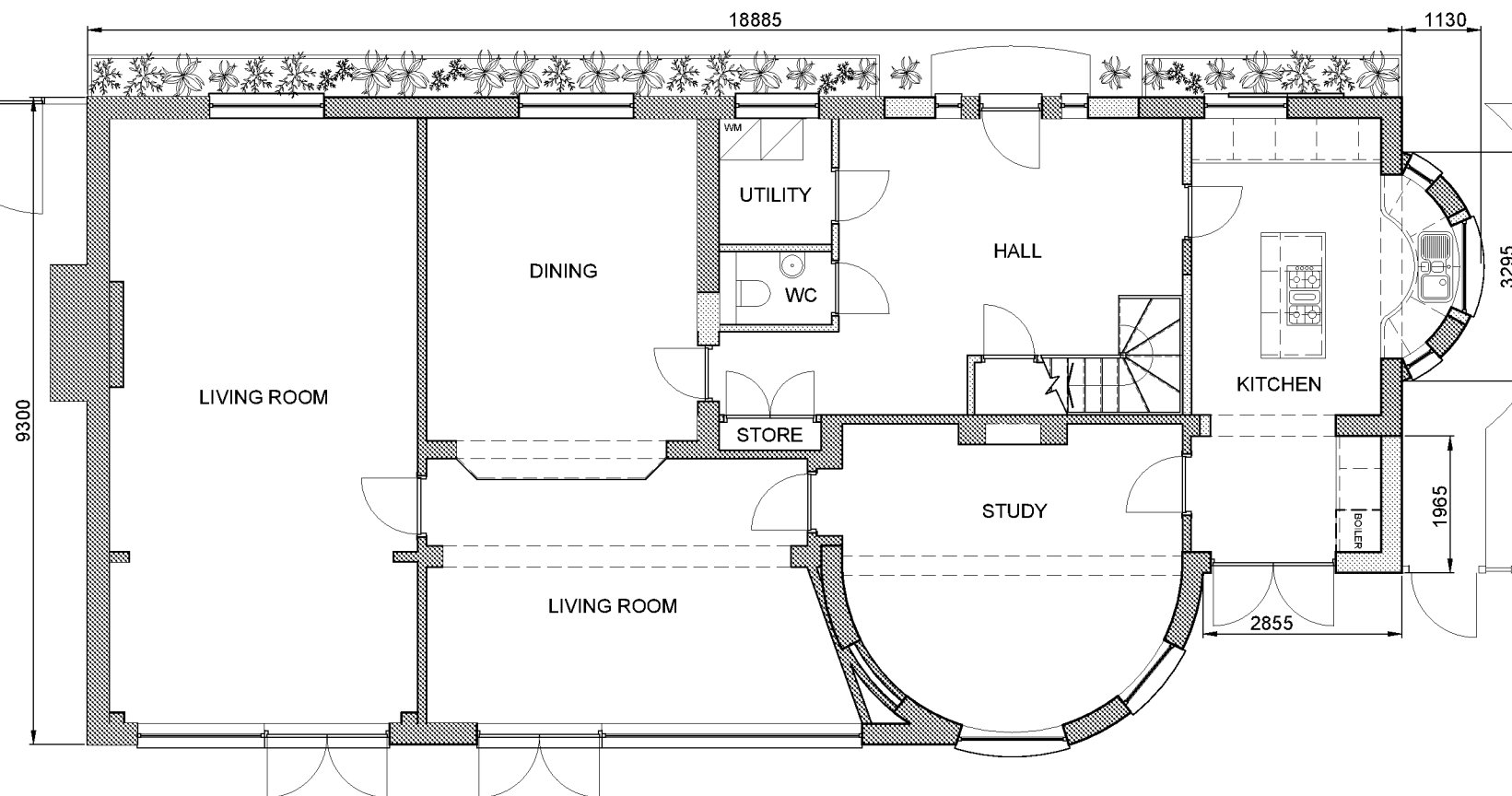
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EXISTING WALLS



NEW WALLS

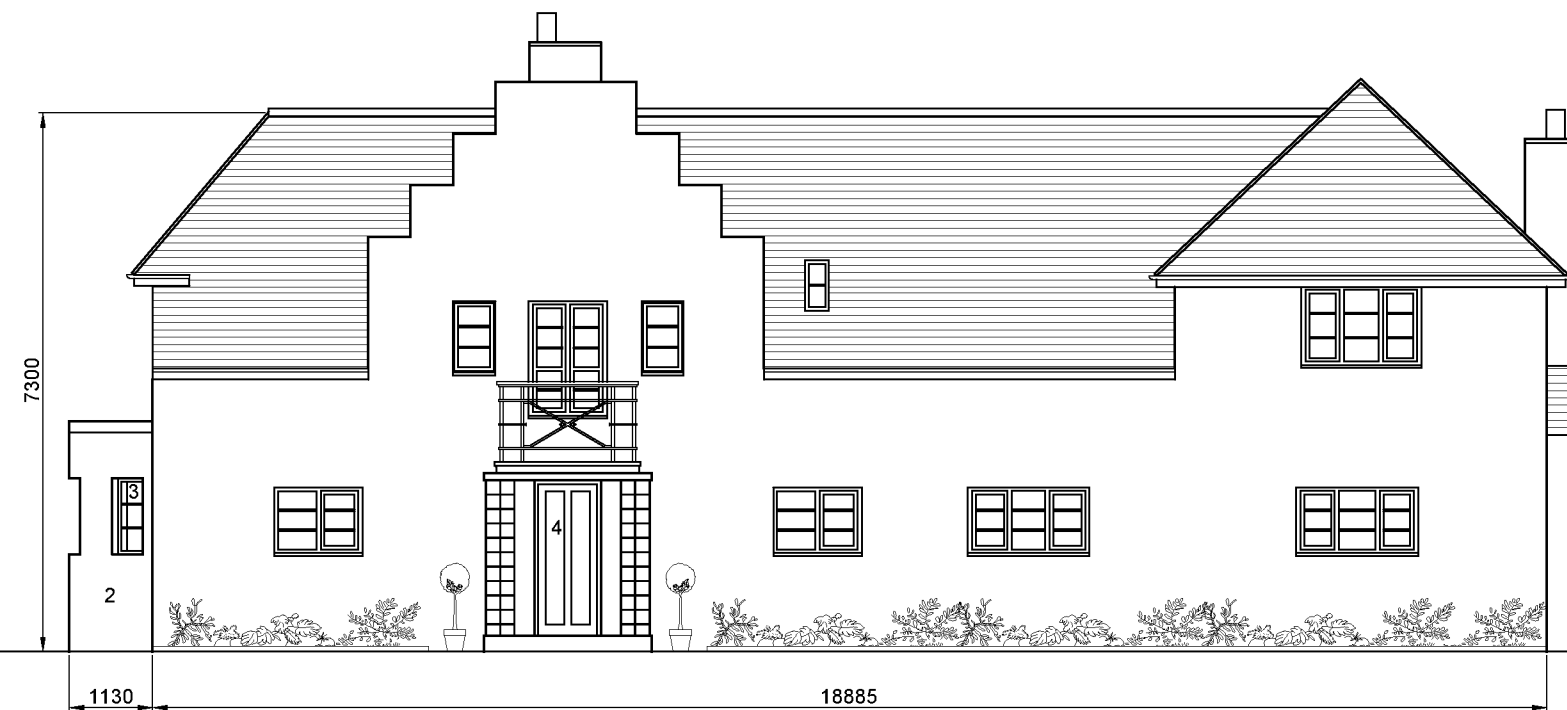


Proposed Ground Floor Plan



Material Specification

1. Grey membrane roofing
2. White rendered walls to match existing
3. Black framed 'heritage' style double glazed windows
4. Period timber door
5. White rendered piers
6. Low level boundary hedging
7. High level hedging



Proposed North Elevation



Material Specification

1. Grey membrane roofing
2. White rendered walls to match existing
3. Black framed 'heritage' style double glazed windows
4. Period timber door
5. White rendered piers
6. Low level boundary hedging
7. High level hedging

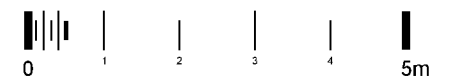


Proposed South Elevation





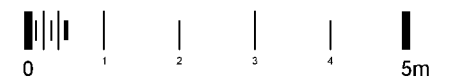
Existing North Elevation - Context



- Material Specification**
1. Grey membrane roofing
 2. White rendered walls to match existing
 3. Black framed 'heritage' style double glazed windows
 4. Period timber door
 5. White rendered piers
 6. Low level boundary hedging
 7. High level hedging



Proposed North Elevation - Context





Existing East Elevation - Context

- Material Specification**
1. Grey membrane roofing
 2. White rendered walls to match existing
 3. Black framed 'heritage' style double glazed windows
 4. Period timber door
 5. White rendered piers
 6. Low level boundary hedging
 7. High level hedging



Proposed East Elevation - Context