

Heritage Statement

Removal of Existing Sun Room and Provision of a New Rear Two Storey Extension – 5 Kingsway, Craigweil, Bognor Regis, PO21 4DQ.

1.0 Proposed Use

- 1.1 Provision of extended kitchen and dining area on the ground floor and a new master bedroom with en suite facilities to the first floor.
- 1.2 The existing sun room superstructure is to be removed to make way for the new development, the existing foundations will be re-used.

2.0 Amount of Development.

- 2.1 The rear extension consists of 16 m2 in internal floor area on the ground floor and an additional 19 m2 on the first floor.

3.0 Layout.

- 3.1 An extended breakfast and relocated kitchen area including the opening up of the new extension to the existing house along with facilitating internal alterations.
- 3.2 The new extension on the first floor provides a new bedroom facility with en suite accessed off the existing corridor.
- 3.3 The extension is not visible from the streetscene.

4.0 Scale.

- 4.1 The development is subservient to the existing building maintaining the original structure as the dominant form.

5.0 Landscaping.

- 5.1 Landscaping is unaffected by this proposal other than alterations to the existing patio areas and some raised decking.
- 5.2 No trees are impacted by this development, the altered part of the building nearest the side boundary where there are some mature trees, however, the existing foundation will be retained on this side. Where the ground floor portion is to be added with new foundations, this is well away from the trees.

6.0 Appearance.

- 6.1 The existing building is characterised by the decorative face brick walls and distinctive steep pitched roof with plain clay tiles and bonnets.

- 6.2 There are several small dormer extensions set within the existing roof at the front and rear with matching tiles.



Picture – Partial existing front view.

- 6.3 The new extension will replicate the pitch and materials of the existing roof to provide 'room in the roof' type accommodation on the first floor.
- 6.4 The walls will be matching brickwork with complementary soldier courses above openings and corbelling detail at the gable ended eaves.
- 6.5 To the rear a 'barn hip' is to be provided to the roof to reduce any impact of the development and to replicate the dormers scale and design.
- 6.6 A new small side facing dormer with obscure glazed window will serve the new en suite facility. This dormer is set well away from the boundary and the adjacent property is well screened by the existing trees.
- 6.7 Windows will be dark brown PVC framed double glazed units to match existing.



Picture – The existing sun room to the rear to be adapted and incorporated into the new development.

7.0 Response to Context.

- 7.1 The new extension sits well within the site and matching is sympathetic in its appearance and uses materials in keeping with the existing dwelling.
- 7.2 The development causes no loss of light or privacy to those properties nearby and it is not visible from the streetscene.

8.0 Access.

- 8.1 The vehicular and pedestrian access is unaffected by this proposal.