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Job	2 THE BYEWAY, ALDWICK BAY ESTATE, BOGNOR REGIS PO21 4ER
Subject	LOFT EXTENSION, REAR 1st FLOOR BALCONY EXTENSION, NEW DOORS DESIGN & ACCESS STATEMENT
Date	9 March 2021
Ref	2007.6

Location 2 The Byeway is a 4-bedroom detached house situated in Aldwick Bay Estate.

The house is of masonry construction in render and painted brickwork finish to the ground floor. The upper storey is clad in horizontal timber effect cladding with clay tiled pitched roofs.

Constraints The site is not in the Conservation Area, and the property is not listed. The property is situated in a private estate with direct access to the beach.

The property has had previous extensions in the past.

The property has a 4 car garage which is excessive for the new clients

Proposals The front of the property remains unaltered with the exception of two small windows in the kitchen being replaced by one larger one.

The proposed works are to extend the roof to the rear by creating 2 dormer windows with a balcony between, making better use of the loft space. Side views are minimised as the dormer windows enclose the sides of the balcony.

There are no extension works intended on the Ground and 1st floors. New bi-fold doors are proposed for the rear providing better access to the garden.

The existing 1st floor terrace is to be extended providing shade to the kitchen / dining area.

The existing timber roof joists to the family room is to be extended to create a brise soleil to reduce heat gain in summer.

Design **Roof and Loft Extension**

The main roof is to be extended towards the rear creating two bedrooms with dormer windows, a bathroom, and a roof balcony. There will be 2 new roof lights to the flat section of the roof to provide light to the bathroom and access to the roof for maintenance.

The dormer cheeks would be clad with timber effect boarding matching the 1st floor.

New Bi-fold Doors to Rear Ground Floor

The proposed new glazed bi-fold doors to the rear of the property increase accessibility to the garden and will enable improved views of the garden and the sea beyond.

First Floor Balcony Extension

The existing rear first floor balcony is to be extended. This will provide additional solar shading to the kitchen / dining area.

New glazed double doors are to replace the existing window in Bedroom 2.

Proposed Works to the Family Room/Bar

Part of the garage is to be integrated into the Family room.

The existing flat roof joists to the family room is to be extended to create a brise soleil. The intent is to reduce solar heat gain to the family room in summer, where the existing façade is primarily of glazed screens.

An additional rooflight matching two existing rooflights is proposed to balance the room while new bi-fold doors on the south elevation provide improved views of the garden.

Materials

Extension Roof – clay roof tiles to match existing.

Bi-fold Doors - New double glazed doors matching existing

New Window to Kitchen – White uPVC window to match existing.

Flat Roof Rooflights – low pitched double glazed laminated glass rooflight.

Dormer – Timber construction with horizontal timber effect cladding to match existing.

Overlooking

The proposal does not create overlooking :

- a. the roof balcony is flanked on both sides by the dormer windows
- b. the extended 1st floor balcony has the same existing extensions and roofs which due to their heights prevent overlooking.

Trees

The proposal does not affect any trees.

Access

Access to the building at the front remains unaltered.

At the rear, primary access into the rear garden is via the Kitchen/Dining and Family Room with level threshold under the bi-folding doors.

Sustainability

The new extension will be designed and constructed to comply with the current Building Regulations.

Flood Risk

There is a low risk of surface water flooding in the area.

Photos



Front Elevation of 2 The Byeway



Rear Elevation of 2 The Byeway