



Proposed Alterations and Upgrading

to

**CHERRY TREES
No 47 West Drive · Aldwick
Bognor Regis · West Sussex
PO21 4LZ**

Design & Access Statement

April 2020

Introduction and Context

Cherry Trees is a detached two storey 1930's dwelling situated on the Aldwick Bay Private Estate. Established in 1929, the estate was originally developed to offer urban dwellers the opportunity to escape to secluded coastal retreat. The estate offered access to a privately owned beach and generous residential plots, all supported by Aldwick Bay Company Ltd. Today the maintenance of roads, verges, lighting, and footpaths all remain the responsibility of the Company who play an important role in protecting and enhancing the character of the Estate. In 1994 areas of the Marine Estate were designated as a Conservation Area, including Manor Way, Fairway, and Bay Walk.

No.47 Cherry Trees is positioned within a wide irregular plot along West Drive, just outside the Northern boundary of the Conservation Area. There are no Listed Buildings in close proximity to the site. The two storey dwelling comprises on the ground floor-an open plan living/dining arrangement, with a small sunroom overlooking the garden and kitchen. The attached garages on its East elevation are in disrepair, one of which has a collapsed roof and odd matching doors. Externally the ground floor is finished in white painted brickwork which is largely stained. The second floor is finished in white render and elements of timber framework reminiscent of the Tudor architectural style. Flat roofed dormers can be seen externally which are set into the roof at eaves level, while other elements such as the western gable protrude over the ground floor and are finished in vertically hung red clay tiles. The roof is finished in a dark brown tile, arranged as a hipped roof with gables and flat roof to the double garage to its side. Although a building of character, a lack of maintenance in recent years has resulted in a number of elements requiring repair and upgrading. Figs 1 and 2 give an indication of the condition of the building and in particular the dilapidated state of the double garage.

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Fig. 1, Front Elevation – Existing Garage



Fig. 2, Rear Garden – Existing Garage

Proposals

The aim is to increase the bedroom accommodation to four bedrooms (it would appear that the original layout provided for three bedrooms although one was subsequently converted to provide a bathroom) and to construct a family dining/kitchen area -more conducive to everyday living patterns. The footprint of the garage closest to the house will be utilized for the purpose of a two storey extension and the remaining garage extended and remodelled with a pitched, hipped roof. Stylistically the property is to be extended seamlessly with the Western tile hung gable replicated through the remodelling of the Eastern elevation.

Externally, an enclosed porch will be formed, constructed in timber framework infilled with a decorative brick herringbone pattern. This provides a prominent entrance in keeping with the style of the original building.

Scale and Appearance

As seen in Fig.1-2, the current garage is in disrepair and does not benefit the primary elevation in terms of scale or appearance. The new roof will therefore continue from the existing ridge creating an identical gable extension on the eastern elevation, balancing the proportions either end. The new single garage will have a hipped roof which adjoins the new extension. The design enhances the appearance of the dwelling and respects the volumes already present.

Materials

The new gable extension will match the existing, finished in vertically hung handmade clay tiles and white painted brickwork. The existing white plastic Upvc windows will be retained where possible allowing a like for like replacement if required. The proposed windows will also match the existing in style and profiles.

The new porch will present elements of timber framing and decorative herringbone brickwork, with all new roof tiles to match the existing.

Layout

The plan has been developed in order to provide a more functional layout with evenly proportioned rooms suitable for a medium sized family dwelling. Currently the kitchen is restricted in size with separate rooms for dining, and therefore does not fulfil the demand the other spacious areas portray. The reconstruction of the single garage will complement the existing parking freely available on the immediate driveway.

The intention therefore is to provide a layout which offers dining for family and friends within the same space as the kitchen, with additional bedrooms to transform the property into a more family friendly dwelling.

Amount

Existing Area GIA

Ground Floor = 102.8m²

First Floor = 62.4m²

Proposed Area GIA

Ground Floor = 120.0m²

First Floor = 95.0m²

Increase in floor area = 49.8m²

Approximate increase of 30%

Landscaping

In recent years the garden has become neglected and overgrown. The intention is to retain and nurture the existing shrubs which give the rear garden structure as well as the specimen tree in front of the North West gable elevation and to complement the frontage with additional planting. The various areas of paving at the front and rear will be reformed with new planting areas at the base of each gable end.

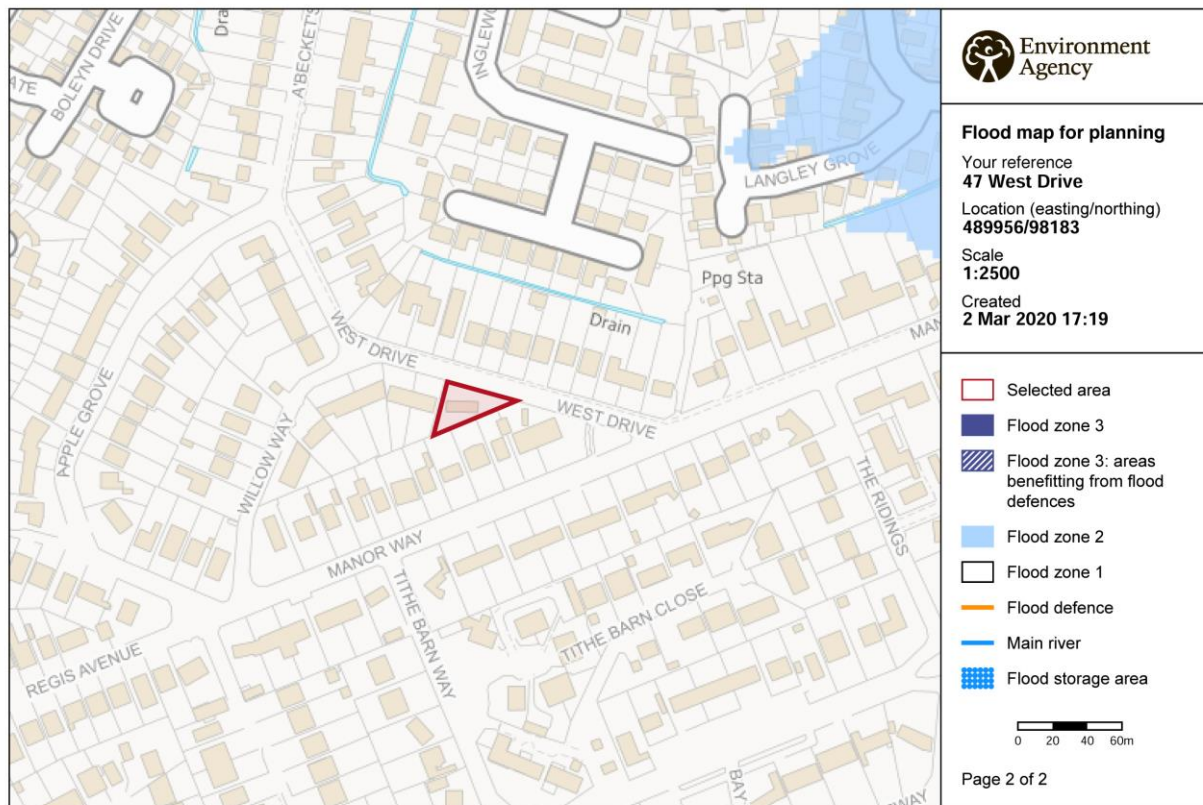
Areas of the drive will remain relatively unchanged with some minor alterations to the gravel borders as indicated in the proposed plans.

Access

The location of entrances to the property will remain the same. The proposal aims to only enhance these areas such as the addition of an enclosed porch to the frontage of the dwelling.

Flood Risk

Cherry Trees is Flood Zone 1, an area with low probability of flooding. Therefore a Flood Risk Assessment is not needed for this application.



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Conclusion

The proposal presents a more cohesive, proportional and symmetrical design which respects the inherent character. In terms of scale the 30% increase allows a more usable family dwelling, demonstrating the potential to be favourable property within the Aldwick Bay Estate. Although Cherry Trees is not in a Conservation Area or designated as a Listed Building, the composition is sympathetic, reusing existing design features already present. All building work will be carried out to a high standard as by skilled and qualified crafts people. We would request that the local council looks favourably upon this application as the aim is to achieve a sensitively designed extension for the benefit of the users, the surrounding estate.

Victoria Holland RIBA
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