

DESIGN AND ACCESS STATEMENT

PROPOSED NEW ADDITIONS

Blackbird, North Bersted Street, North Bersted, PO22 9HH

Client: Mr and Mrs Boxall

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1. Context

The property is situated approximately 2.5 miles north of Bognor Regis Town Centre. It is a single storey former agricultural building thought to have been built around 1800. It was most likely part of a working farm and thought to be built in order to house cattle. It has been converted into living accommodation which is estimated to have been carried out in the 1960s but there is no evidence of an actual date. The property sits within an enclave of buildings which has been developed in recent years.

The building is rectangular in form running in a rough north south direction. The dwelling is built with solid stone walls with some brick detailing. The roof is pitched and has a roof covering of natural slate with the roof timbers being rough sawn timbers. Timber beams are evident at ceiling level and these form part of the roof structure.

Windows are generally white metal Crittal single glazed windows (fig1) with some being wooden casements.



Fig 1

A timber porch has been added to the front of the building and a store added to the side. Neither of these are in a particularly good condition. Access is gained via a vehicular driveway which is shared with an adjacent property. A double garage built of brickwork and with a felt flat roof has been built in the south east corner of the plot. The plot benefits from a decent size garden to the rear with a number of established trees and shrubs.

3. Amount

The proposal is to remove the existing front timber porch and side store. (fig 2)



Fig 2

It is proposed to add an addition to the south west corner of the building which will extend into the rear garden. This rear extension will allow for a revised floor layout to the kitchen and dining area and measure approximately 5.9m wide and extend from the rear wall by 3m.

A further extension to the north east corner will extend from the house by 5m and will be 5.9m wide.

A porch will be built to the front of the property and measure approximately 1.7m by 2.8m.

It is proposed to construct a timber carport in front of the existing garage and will extend forwards of the garage by 6.5m. A detached outbuilding is proposed at the south west of the garden to house a hot tub and will measure approximately 4.5m x 3m.

4. Layout

The existing property is rectangular in shape and the rooms are generally laid out with the kitchen at one end and bedrooms at the other with a lounge roughly central. It is proposed that the rear extension will allow for a larger kitchen/dining area. The front porch will form the main entrance into the property. A utility and wc will be accessed from the kitchen.

The main lounge will remain largely unaltered.

The extension to the front will house an additional bedroom, ensuite and a new bathroom.

The rear extension will have a vaulted ceiling to provide a more open feel to the kitchen area. It is likely that some structural steelwork will be necessary as the existing walls are not likely to have adequate foundations.

The rear extension will also have a vaulted ceiling but horizontal ceilings will be formed over the bathroom and ensuite area.

The majority of the existing building will remain unaltered but some demolition will be required. It is intended to remove the chimney stack to the southern end of the building as well as the chimney stack and breasts to the northern end which is redundant and will result in slightly larger bedrooms.

5. Scale

The existing property is long and narrow reflecting its past use. The extensions that are proposed are not over large. The ridge heights have been deliberately designed to be at the same height and provide continuity. The rear addition extends out into the garden by a modest amount and the garden can easily accommodate an extension of this size. The front extension fills an area that is redundant and with a width of 5.9m is not excessive.

The porch is modest in size.

A timber carport is proposed to be built in front of the existing garage. It will mask an uninteresting flat roof garage. The roof pitch will match the roof pitch of the bungalow.

A small outbuilding with a low pitched roof will be used to house a hot tub.

6. Appearance

The existing bungalow has buff yellow stones to its external walls with brick detailing to the window edges. The roof has grey natural slate for its roof covering. It is intended to build the new external walls with a similar material but it is unlikely to match the stone colour exactly. There may be scope to reuse some of the stones where appropriate. Handmade or similar bricks can be used to match the brick detailing. Natural slate will be used for the roof coverings of the new extensions.

It is intended to use anthracite grey aluminium windows and doors throughout the new extensions with the existing windows also being replaced in anthracite grey.

Guttering on the new extensions will match the existing.

The new porch will be built of part brick with timber posts. The roof will be of natural slate to match the existing roof.

The carport will be built using timber posts supporting a pitched roof with natural slate to match elsewhere. A structural concrete base will be at ground level. An electric charging point is proposed close to the new car port. The carport will largely mask the flat roof garage while still allowing access into the garage.

7. Access

Vehicular and pedestrian access is not affected.

9. Flood Risk Assessment

The property sits in a Flood Risk Zone 1 and the risk of flooding would not be increased.

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