

DESIGN STATEMENT

FOR

PROPOSED NEW DWELLINGS

IN THE GROUNDS OF

47 SOUTH WAY
BOGNOR REGIS
PO21 5EY

May 2020



Introduction

47 South Way is a three bedroom detached bungalow situated at the end of the road and set in a generous plot.

The application proposes the demolition of the existing dwelling and the construction of two three bedroom semi detached bungalows.

The property has partial subsidence, timber decay in the joinery components and due to its age, poor thermal properties.

South Way itself consists of similarly designed bungalows; a terrace of four two storey houses was constructed approximately five years ago to the south west of the site. The dwelling also backs onto two storey houses which were also recently constructed.

Assessment of Physical Context

47 South Way is a detached single storey dwelling set in a generous plot measuring 810m². The property lies at the end of South Way in the residential area of North Bersted. The site has fences on the two sides and rear of the site with a hedge along the front (north west) boundary. Parking is to the front of the property.

The property is situated in the built up area.

The main dwelling was constructed in 1932; the attached flat roof garage and conservatory are later additions.

The bungalow currently comprises one reception room, a kitchen, bathroom and three bedrooms.

Amount of Development

The existing dwelling has a gross external area of approximately 96m² (including garage and conservatory). The proposed semi detached dwellings have a combined gross external area of 210m² (with the garage for dwelling A adding a further 25m²), giving a total increase in floor area of 139m².

The proposed bungalows are set back to provide off street parking to the front of the dwellings utilising the existing access.

The proposed dwellings are also positioned to ensure that all new walls are at least three metres from the existing foul sewer on the site. Refer to site plan drawing P01 for details.

Each dwelling comprises an open plan kitchen and living space to the rear, three bedrooms with one en-suite and a bathroom.



The existing front elevation

Layout and Scale

The proposed dwellings have been designed with a layout better suited to modern living with the living space to the rear overlooking the garden. The principal bedrooms are located at the front with the third bedroom, entrance and bathrooms use the centre of the plan.

The proposed dwellings are similar in style to the existing property with a bay window on the front elevation under a gabled roof. The walls are to be facing brickwork with plain roof tiles to echo other properties in the road.

The proposed roof pitch is lower than the existing roof with hipped ends to help reduce the mass of the roof. The roof ridge height is approximately 0.6m higher than the existing ridge.

Appearance

The existing bungalow has a low level concrete plinth with facing brickwork below a brick band course and rendered walls above. It has plain roof tiles with half round hip and ridge tiles. The windows are painted timber casements, with painted fascia / barge boards.

The new dwellings will have facing brickwork walls with plain clay tiles and matching ridge and bonnet tiles. While UPVC windows, doors and fascia boards.

Landscaping and Access

The existing garden is very basic and will not be affected by the proposals. Lawn will be laid in the rear garden with a permeable block paving driveway surface to the front with planting areas to soften some of the facades.

The floor level of the proposed dwellings will match the existing bungalow. A flush threshold is proposed to the side entrance door. The approach to the dwelling has a gentle gradient; a flush threshold will be provided to the front entrance and rear doors.