

Design Support Statement

14 Davenport Road, Bognor Regis, PO22 7JR

Second Floor Extention and General Alterations

Design Support Statement
14 Davenport Road - May 2021



INTRODUCTION

This Statement is prepared to support the application for householders application to construct an extension at 14 Davenport Road, Bognor Regis. This document is to be read in conjunction with the architectural drawings and other planning documents included in the application.

The proposed works include:
Creating the additional storey over the existing structure.
Internal layout amendments.
Updates to the external facade.
Replacing windows and doors.

EXISTING HOUSE

14 Davenport Road is a detached, residential, two-storey structure with a pitched roof, located on the most southerly row of housing in the private Beach Estate to the east of Bognor Regis in Felpham. The property is accessed via the private driveway on the northern side of the building off Davenport Road. The property enjoys a large garden to the south and unobstructed views of the English Channel from the first-floor terrace. The plot boundaries are a mixture of close boarded, hit and miss timber fencing and solid masonry walls.

The house has two access points, with the main door located on the north side providing access to the main living accommodation on the first floor. The other entrance door is located on the western elevation, primarily serving two bedrooms on the southern end of the property. Further, the ground floor accommodates the bathroom, workshop, garage, an entrance hall and two sets of stairs leading up to the first floor.

On the first floor, two more bedrooms are located on the northern end of the structure, with the kitchen, dining, and lounge areas on the southern end and a family bathroom in the centre toward the eastern wall. The existing lounge and kitchen/dining spaces are separated by the enclosed staircase connecting the two downstairs bedrooms with the rest of the house.

NEIGHBOURHOOD

The Beach Estate is a private neighbourhood consisting of detached housing with predominantly two-storey buildings, although three and even four-storey buildings are also present. 14 Davenport Road is located on the southern end of the estate, with public footpaths on the south and west sides. On the east side, the dwelling shares a boundary with an adjacent two storey residential property. To the north, is the main access road.

In general, the surrounding area does not have a defined architectural style and is somewhat eclectic. To the west, the first two neighbouring houses are two-storey structures with pitched roofs, while the third house has four storeys and is art deco in appearance. To the east, similarly eclectic styles dominate the area, except one dwelling that is three storey and modern in appearance.

PROPOSED BUILDING

The proposal seeks to enhance the existing dwelling, creating improved interiors which make the most of the setting. On the ground floor, the proposed changes include a general remodeling of internal areas. The most significant changes include the creation of a separate snug area and introducing a dual access to the main staircase. A new entrance door on the eastern side is also proposed. It leads into the current garage, allowing easy access to the bathroom here, when returning from the beach.

At first floor, the proposed layout changes include opening up the living areas on the southern side. The removal of the existing staircase allows this. The wall separating the kitchen/dining and lounge, from the hall, is also proposed to be removed. By pushing the wall back, in line with the staircase wall, the living, dining and kitchen areas gain a significant amount of floor space, further enhancing the quality of the room. The existing family bathroom has been reduced in size to create space for the new staircase, serving the new second floor.

The second-floor layout concentrates on the south and west views over the English Channel, allowing for unobstructed views. The new balcony is proposed with a step-down level, so that the new balustrade is low enough not to obstruct views when lying in bed. The partly oversailing roof will create a natural shade, to minimise the overheating of the space in the hot summer months. Proposed large openings, with bi-fold doors, further enhance the interior by creating a seamless connection with the external space, especially when the doors are fully open.

CONCLUSION

In general, the design does not follow any particular style of architecture and is intended to complement the host building and fit in sympathetically with the context (refer to the illustrative views below). The new roof level will be no higher than the top of the existing chimney, approximately 800mm above the existing ridge and will be lower than the four-storey building to the west.

The external materials have been carefully selected for their durability in the marine environment. The zinc cladding is proposed to wrap the new timber frame extension, creating a simple rectangular box that appears to be lifted into place.

The oversailing roof, on the southern elevation, creates that needed break in otherwise simple design, articulating the overall volume of the building.

In general, the scheme has been designed to enhance the existing dwelling, by making the most of views and orientation, whilst also complimenting the setting.





EXISTING VIEW FROM THE SOUTH



PROPOSED VIEW FROM THE SOUTH