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**New Extensions to
27 Sea Drive, Felpham, West Sussex, PO22 7NE**

DESIGN AND ACCESS STATEMENT

7th January 2008

Introduction and Context

27 Sea Drive is a 1950's house positioned on the south side of Sea Drive. The house has a rear garden with access to the footpath and beach which is gained via steps up and over the banked boundary.

The house is of a good basic form, but its arts and crafts roots have been somewhat lost by the addition of upvc replacement windows and an inappropriate flat roofed porch with glazed entrance doors. The roof is covered in clay tiles with matching hips and bonnets, the walls are face brickwork at ground floor and white painted render at first floor.

The layout of the house has remained almost identical to the original form, and is typical of a 1950's/60's house with a small kitchen on the north side of the house and one bathroom to serve four bedrooms.

Our application seeks to increase the ground floor area of the house to the south, in order to create a large kitchen / dining area, and a more spacious living room. We have also provided an enlarged utility room and an extended garage with rear access for the storage of garden equipment, boats etc.

At first floor we have enlarged the master bedroom in order to create en-suite accommodation, have shown a new south facing balcony to beds 1 and 2, and a new blind dormer to the east facing catslide in order to enlarge the en-suite bathroom.

We also intend to replace all the windows with new painted timber joinery to lend a coherence to the scheme and return the house to an arts and crafts aesthetic.

Policy Background

These proposals fall under policy Dev 19. -Extensions to Residential Buildings, and we believe that the proposal fulfils all the criteria of this policy ie.

The extensions have been designed specifically to be sympathetic with and visually integrated with the original house and represent a proportionate enlargement of approximately 23%.

The extensions are in the main single storey and subservient to the main house in scale.

The extensions would not have an overbearing effect on the neighbouring properties, as the balcony is confined between the extended roof of the garage wing and the new two storey extension. The two storey extension is 3.8 metres from the eastern boundary and hence will have a limited effect on the main body of the neighbouring property.

The extensions do not impact the street frontage at all and does not change the spatial character of the buildings.

Amount

The existing gross external floor area of the house is 234.4 sq.m

This breaks down into:- ground floor – 129.9 sq.m

First floor – 104.5 sq.m

The proposed gross external floor area of the house is 288.8 sq.m

This breaks down into:- ground floor – 166.1

First floor – 122.7

This is an increase of 54.4 sq.m over two floors and represents an increase of 23.2%.

Layout

The proposed new extensions are positioned to the south of the property and extend into the back garden. The most southerly extent of the new extension is still some 24.2 metres from the south boundary. The two storey element of the extension is some 3.8 metres from the eastern boundary. We have positioned the balcony between the extended garage roof and the new two storey extension to prevent overlooking to the east and west.

Scale

At ground floor the extensions are projecting south by the following distances:-

Garage – 5.35 metres (single storey)

Living Room – 1.8–2.5 metres (single storey)

Dining room – 0.8-1.2 metres (two storey)

Utility Room – 3.7 metres (single storey)

At First floor the extension to bed 1 projects by 4 metres.

We have retained the overall silhouette of the house and extended the ground floor out within the overall silhouette. The two storey element of the extension is an extrusion of the existing hipped wing to the east of the house and extends over the footprint of the current ground floor extension.

Landscaping

We are proposing to make a second vehicular access to the frontage at the east end of the plot in order to make an 'in-and-out' arrangement. This will allow cars to arrive and leave the frontage without reversing out on to the road. As part of this rearrangement we would replace the existing front boundary wall with a similar height brick wall with a stone or reconstituted stone coping with piers to the openings. The existing wall is a rather ugly rustic dark stone wall with an uneven (jagged) top.

The drive will either be finished in gravel or in brick pavers, with an area of soft landscaping behind the front wall and immediately against the house. We are also suggesting an arts and crafts bench to be positioned on an axis with the oriel window on the front elevation to give a strong focal feature to the front elevation.

All other boundaries would be kept as existing and the rear garden area will remain laid to lawn with some areas of paving to ground floor openings.

Appearance

We are proposing that the front elevation should be gently remodelled to improve its visual appearance. We have suggested the removal of the inappropriate flat roofed porch and its

replacement with a pitched roof canopy with a new front door flanked by slender windows. The canopy is supported on a decorative bracket.

On an axis with the oriel window we have positioned a bracketed canopy over a new arts and crafts wooden bench. All of the windows have been replaced by painted timber windows with a crossed glazing bar to each casement, and three windows have been enlarged by reducing the sill level to a more friendly height to the kitchen and the two bedroom windows.

The rear garage extension has been designed to reflect the front gabled elevation in brick with tile creased corbels, but with an enhanced slow arch over the doors and side hung timber garage doors with glazed lights and a high level ventilation slot.

The living room extension takes the form of a low brick wall with a painted timber glazed screen over. The glazed screen is topped by a shallow bracketed canopy finished with a moulded timber cornice, above which is the painted timber balustrade to the new balcony.

We have replaced the window to bedroom 2 with a window and French door combination leading on to the balcony.

The extension to bedroom 1 has been designed to replicate the form and materials of the existing house. The extension has a hipped clay tile roof, a painted render first floor and a brick ground floor. The new rooms will benefit from large south facing windows to give sea views.

The new eastern dormer has been glazed to the north and south to give sea views, day light and natural ventilation. The eastern face of the dormer has no windows to avoid overlooking and has been treated with two panels of tile hanging set between the traditional painted cheek fascias.

Access

Access to the new extension will be on level floors from the existing floor level, access to the site and house remains unaltered.

The house is accessed by car and foot from Sea Drive.

Conclusion

We believe that the proposals are a sensible and proportional approach to the extension of the house and represent a huge visual improvement to the property from the east. From the South we believe the extension is visually in keeping with and in proportion to the existing south façade and is well screened by the existing mature hedges from the lane and the public footpath.