

Design Statement

9 Dryad Way, Felpham, PO22 7RQ

July 2018



Figure 1 – Concept Visualisation

Introduction:

The property is located in the village of Felpham, approximately 2 miles from Bognor Regis town centre & local train station. The site cannot be seen from the public realm, the site is not within a flood risk area (level 1), nor within a designated Conservation Area, nor within the Lidsey foul water treatment catchment area, and no significant trees are within falling distance to the new works.

The existing property is a 1970's detached 4-bedroom property (linked by garage & carport) with landscaped and screened wrap around garden. The existing house is built from a multi-faceted brick with part render finish, concrete interlocking tiles, uPVC cladding/windows, and felt flat roofs at the front, side and rear of the property. The house is considered to be of no architectural merit and very representative of the period. The property has been previously extended, including a rear granny annex (FP/71/91/B) and first floor rear extension (FP/130/91) but not within the last 25 years.

Aspirations & Proposal:

To extend their existing property by demolishing the existing poor quality lean-to extension and constructing a new single storey extension along the entire rear of the property whilst also looking to reconfigure the interior to best utilise the existing spaces; this will provide a new family/dining room open to the kitchen and utility space, suitable for the whole family to enjoy and spend as much time together as possible when at home. The existing property currently has a poor connection to its wrap around garden, with only single aspect view; the extension would look to introduce two large bi-folding doors and an extra side window giving aspect views to the garden and capturing key direct sunlight.



The applicants will use standard materials to match the existing in the basic core of it's construction, however they wish to introduce a vertical timber cladding creating a unique aesthetic that does not mimic the existing house style but provide a clear distinction between the old and the new, they also hope to set a precedent for good quality design in the local area. The rear of property cannot be viewed from the public realm.

The extension will benefit from bi-folding doors that will provide views of the wrap around garden, it will also benefit from 2 no. Rooflights, ensuring the extension benefits from direct sunlight throughout the daytime working with the properties orientation.

The proposed extension will be constructed using standard materials, consisting of masonry cavity walls (grey painted), with vertical timber battens fixed to the exterior; it will have a flat roof laid to fall with a high performance membrane finish. Quality grey coloured windows/doors will be installed, and new ground floor side window provided to the existing kitchen/dining area, creating key views of the garden whilst also providing means of natural light and ventilation to the spaces.

Conclusion:

This proposal has been prepared in response to the requirements and aspirations of the applicants and their concern for a high quality extension to their family home. The proposal represents a fine addition to both the property and the established residential area. It has no impact upon neighbouring properties, whilst adding enlarged and contemporary living accommodation to the property that will benefit the family for many years to come.