

DESIGN STATEMENT
for
the extension of
11 SEA DRIVE,
FELPHAM



038 - December 2020

bayside
ARCHITECTURAL DESIGN LIMITED

1.00 INTRODUCTION:

11 Sea Drive is a detached dwelling situated on the popular Summerley Private Estate in Felpham. The building sits within a garden plot fronting a private road which runs parallel to the sea shore. It has an enclosed front garden with a drive and an enclosed rear garden.

The current owners wish to create a larger reception space but at the same time future proof the property for their future needs in retirement.

2.00 PROPOSAL:

The demolition of the front porch canopy allows for the creation of a single storey extension containing a study (future bedroom) with a new secure porch. This will have a balcony above accessed from the master bedroom and bedroom 4. The garage is converted into a new downstairs bathroom and utility.

3.00 LOCATION:

11 Sea Drive is located in Felpham, two miles east of Bognor Regis on the coast of West Sussex.



1 – Location

4.00 ASSESSMENT OF PHYSICAL CONTEXT:

The property faces south, on the northern side of Sea Drive, with properties opposite backing onto the sea shore.



2 – View from Sea Drive



3 – View of Sea Drive

The location is a quiet private estate and the end of a no through road within 60 metres of the sea shore. Properties adjacent and to the rear are of different ages and styles with mature gardens. The neighbouring property to the east was constructed at the same time with a mirrored floor plan but with a rendered elevation, and has also been extended to the front.



4 – View to northern garden boundary

5.00 ACCESS:

The proposals do not change access arrangements to the site from the highway which is via a private drive.

The on curtilage parking remains the same with a provision for least 4 cars, even with the removal of the garage. The new front entrance door gives the opportunity to create a level access to the house where currently there is a step at the porch.



5 – Location aerial view



6 – Access to drive

6.00 LAYOUT:

A single storey extension to the living room to form a separate reception room which could also be a bedroom in later life for the owners. Removing the tight WC under the stairs and forming a new cloakroom gives a fully accessible WC on the ground floor. Extending the kitchen and forming a new utility in the current garage creates a kitchen more to scale for a modern house today.

7.00 SCALE & APPEARANCE:

The resultant detached house is still within the proportions of the plot and similar in scale to nearby properties. The extension provides approximately 22m² of new build accommodation and changing the garage of 15m² into habitable space.

Elevationally the existing materials are brick and tile hung walls and concrete plain tile roof which the brickwork has been replicated on the extension. The balcony balustrade will be a glazed system with stainless steel fixings. It is possible that the side to the west could be glazed with obscure glass if required.

With over 35 metres to the properties to the south the use of the balcony will not result in loss of privacy to neighbours. Mature planting in the front garden will screen it partially from the road and as the extension does not come past the original building line of the garage the view along the road is uninterrupted.

There is minimal loss of useable garden as part of the extension will go where the existing covered entrance porch is located.



7 – View to No 10



8 – View to the south



9 – Adjacent No 12 (similar original building)

8.00 LANDSCAPING:

The main garden to the front will remain the same with current mixed shrubs and tarmacadam drive.

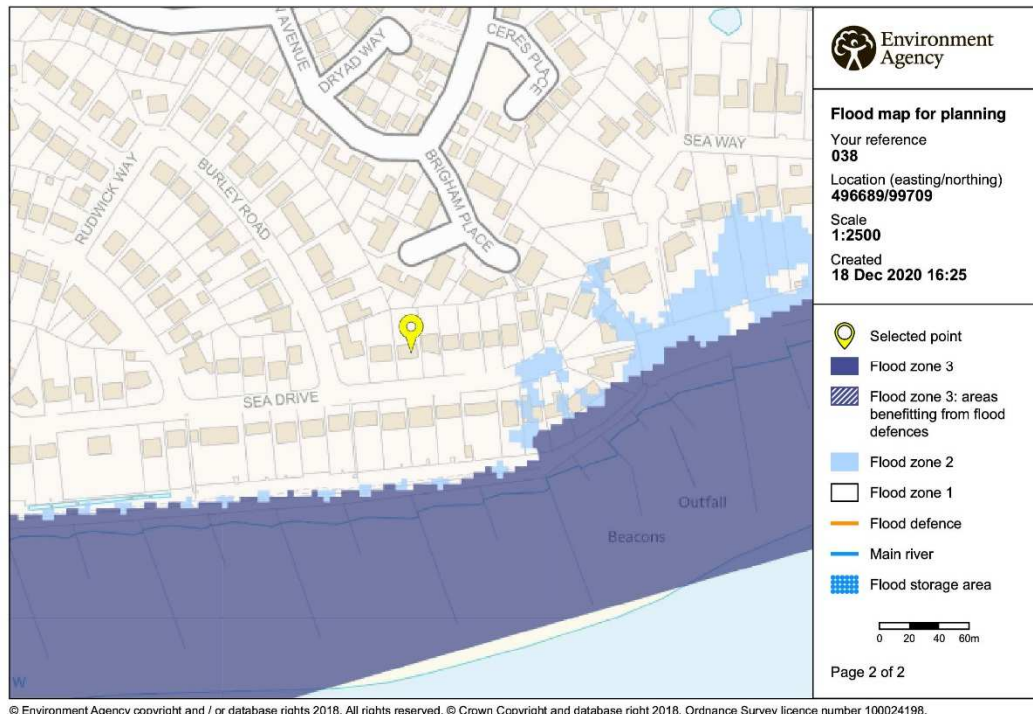
There will be a minor loss of some lawn, and existing fence screening will be maintained.



10 – Existing front garden

9.00 FLOOD RISK:

As per the Environment Agency's website the site falls within flood zone 1 land and has been assessed as having a less than 1 in 1,000 chance of river or sea flooding annually. Therefore a full Flood risk Assessment is not required for this application.



11 – Flood Risk Map

10.00 CONCLUSIONS:

The extension will allow the current owners to have larger more modern home now with flexible accommodation to suit future needs and give good amenity use of a sea view balcony.

We feel the works are not detrimental to neighbouring properties and the street scene, this application should be granted.