



WARDOUR, STRAND WAY

Design & Access Statement

Wardour,
2 Strand Way,
Felpham,
West Sussex
PO22 7LH

Applicant:
Ian and Ruth Makgill

25/09/17

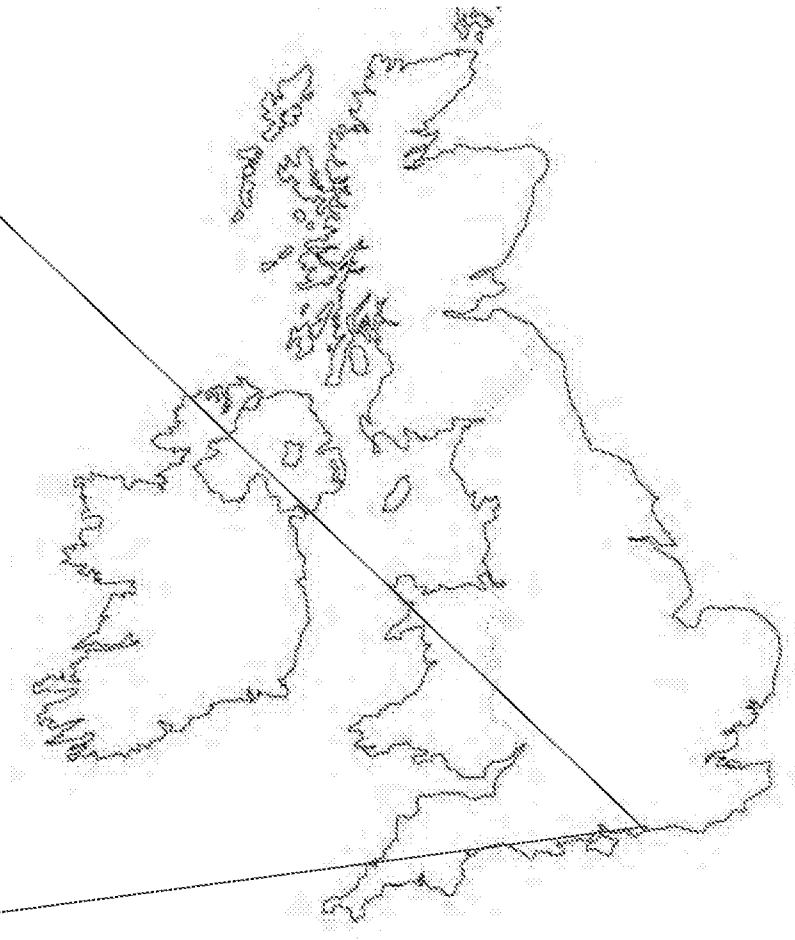
0.0 Contents

Executive Summary:
This report has been prepared in support of the application for Wardour, Strand Way, Felpham, West Sussex. The proposal seeks approval for:

- Rear ground floor kitchen extension
- Loft conversion and dormers
- Replacement front extension and terrace
- Recladding of first floor exterior

FOSTER LOMAS Architects and Lead Designer

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1.1 Site Location 3



Wardour, 2 Strand Way, Felpham PO22 7LH

The site is situated in Felpham, east of Bognor Regis and overlooks the sea. It is located within the Summerley Estate, characterised by large Edwardian and post war houses and gardens.

The house is not in a conservation area and is not listed.

Wardour is two storeys high with a large hipped roof and bay window with a tudor gable and a garage at ground floor, on the west side of the front elevation. The ground floor has been extended with a sun room on the front / south elevation. There is also a smaller single storey extension to the east elevation.

Access to the house is from the front on Strand Way with a parking space in front of the garage. The main entrance door is on the east elevation.

1.2 Site Photos

Current Photos of Site



Westward view of rear



Rear (North) elevation



Existing side extension on East elevation

1.3 Site Photos

Current Photos of Site

1 Strand Way

Wardour,
2 Strand Way

3 Strand Way
(with terrace above sun room)

4 Strand Way
(with terrace above sun room)



Strand Way Street View



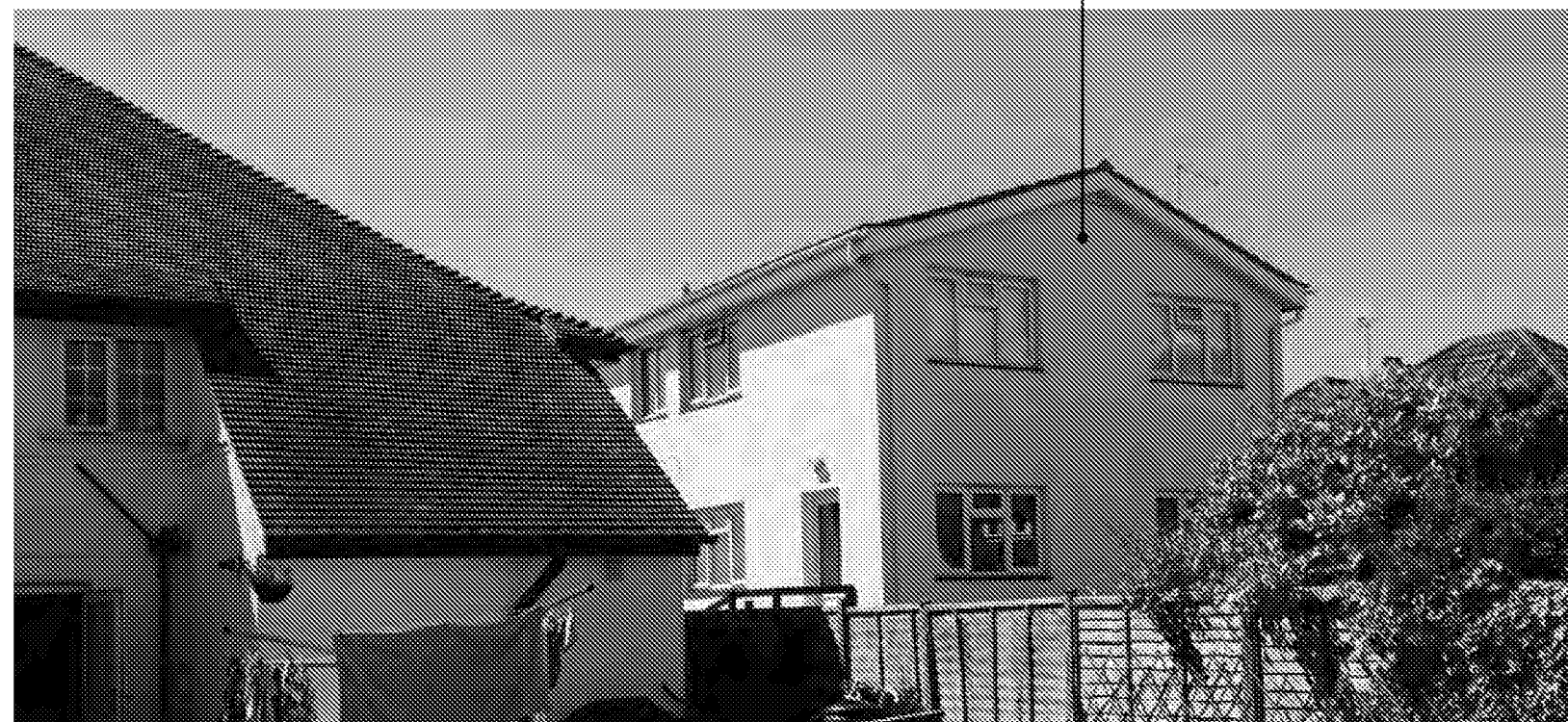
3 Strand Way

Wardour,
2 Strand Way

1 Strand Way



Strand Way Garden View



1.4 Local History

SUMMERLEY ESTATE HISTORY

The Summerley estate was laid out after c. 1922; it was called the chief estate in the parish in 1927 and has always retained its exclusivity.

Big houses were also built along Limmer Lane and in streets to the north. On the Beach estate the streets adopted a rectangular pattern around an oblong green.

The western part of the Summerley estate also had straight roads, but the later portion to north and east was on a more picturesque plan with curving roads and a patch of woodland in Crossbush Road.

Manor Close north of Limmer Lane has large houses picturesquely arranged around a roughly oval space.

By 1934 the area described was largely built up and by 1940 wholly so, except for the eastern part of the Summerley estate which was not finished until after 1945. The remaining land south of Felpham Way and Middleton Road, except for that reserved for recreation, was developed for building in the 1960s and 70s with a mixture of houses and bungalows.



The Summerley Estate in the early twentieth century

1.5 Planning History

2 STRAND WAY PLANNING HISTORY

- BR/1010/84/R

Wardour 2 Strand Way Summerley

Relaxation of regulation C9(3)
- BR/109/85/R

Wardour 2 Strand Way Felpham

Relaxation of regulation K3(1)
- BR/497/76/B

Wardour Strand Way Felpham

Demolition of partition wall and provision of french doors

Building Permitted
- BR/882/84

Wardour 2 Strand Way Felpham

Proposed demolition of existing conservatory and construction of sunroom with Planning

Approve Conditionally
- BR/882/84/B

Wardour 2 Strand Way Felpham

Proposed demolition of existing conservatory and construction of sun room

Building Permitted

LOCAL PLANNING PRECEDENTS

- FP/63/13/

8 Strand Way Bognor Regis PO22 7LH

Conservatory to rear elevation

Approve Conditionally
- FP/14/12/

The Beach House 4 Strand Way Felpham PO22 7LH

Extensions and alterations including loft conversion and balconies to sea view at first and second floor (loft)

Approve Conditionally
- FP/23/07/

8 Strand Way Felpham

Erect PVCu conservatory on cavity dwarf walls on prepared foundations and oversite. Remove window and brick wall beneath to open up walkway to new conservatory.

Approve Conditionally
- FP/104/17/HH

1 Third Avenue Felpham PO22 7LN

Single storey rear extension

Approve Conditionally
- FP/18/17/HH

4 Third Avenue Felpham PO22 7LN

Single storey infill extension.

Approve Conditionally
- FP/196/10/

2 Third Avenue Felpham Bognor Regis PO22 7LN

Single storey extension to create extra living space

Approve Conditionally
- FP/48/10/

1 Third Avenue Felpham PO22 7LN

Single storey rear kitchen extension

Approve Conditionally
- FP/131/15/HH

16 First Avenue Felpham PO22 7LG

Rear extension

Approve Conditionally
- FP/219/14/HH

1 First Avenue Felpham PO22 7LG

Loft conversion, ground floor & first floor extensions

Approve Conditionally
- FP/110/14/PDH

9 First Avenue Felpham

Notification under extended permitted development rights for rear conservatory extending beyond the rear wall by 5.5m with a maximum height of 4m and an eaves height of 2.5m

Prior Approv not req
- FP/16/14/

25 First Avenue Felpham PO22 7LG

Replacement sun room with new balustrading to balcony

Approve Conditionally

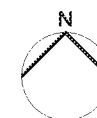
1.6 Site Location & Block Plan



Scale 1:1250 @ A3

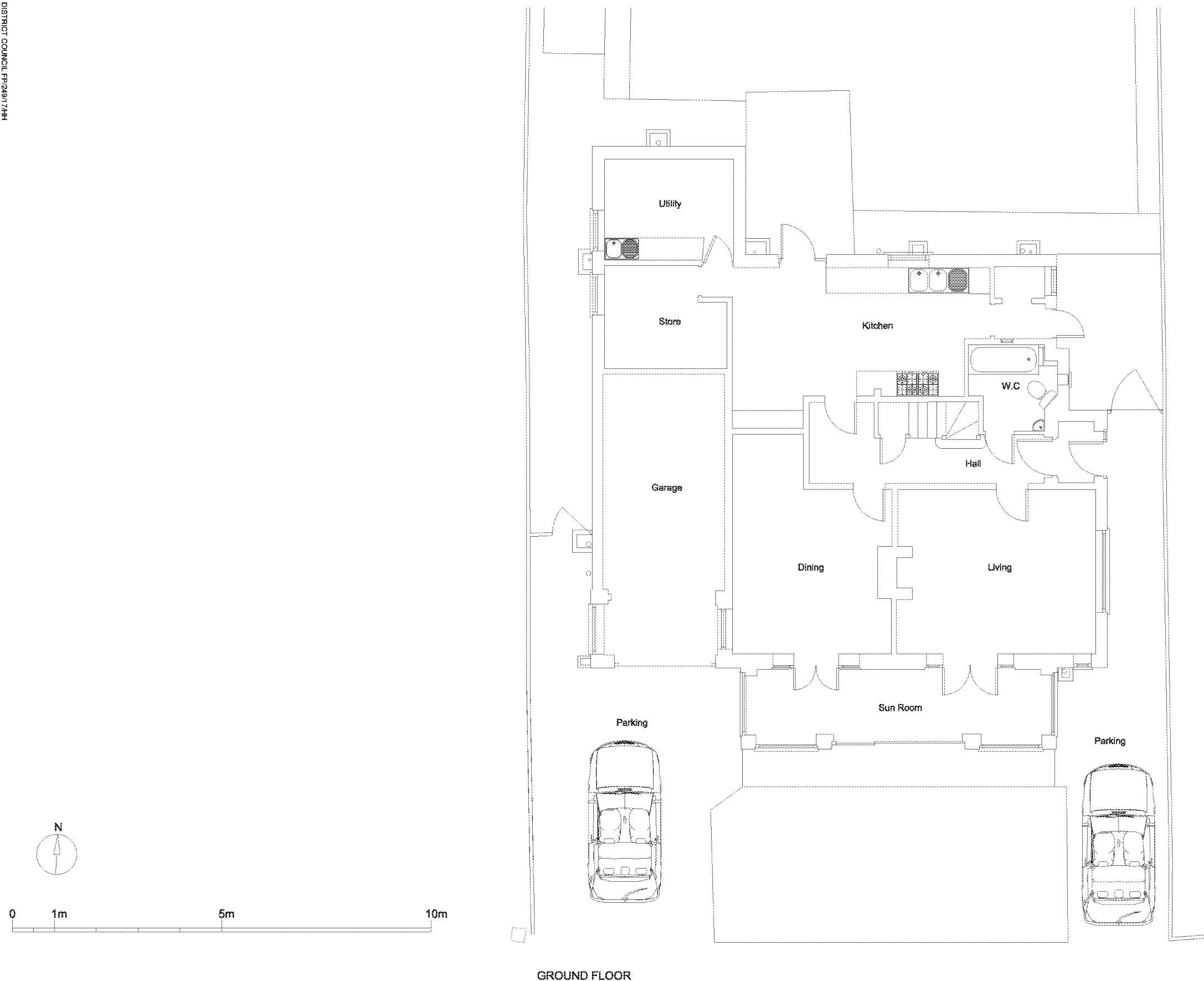


Scale 1:500 @ A3



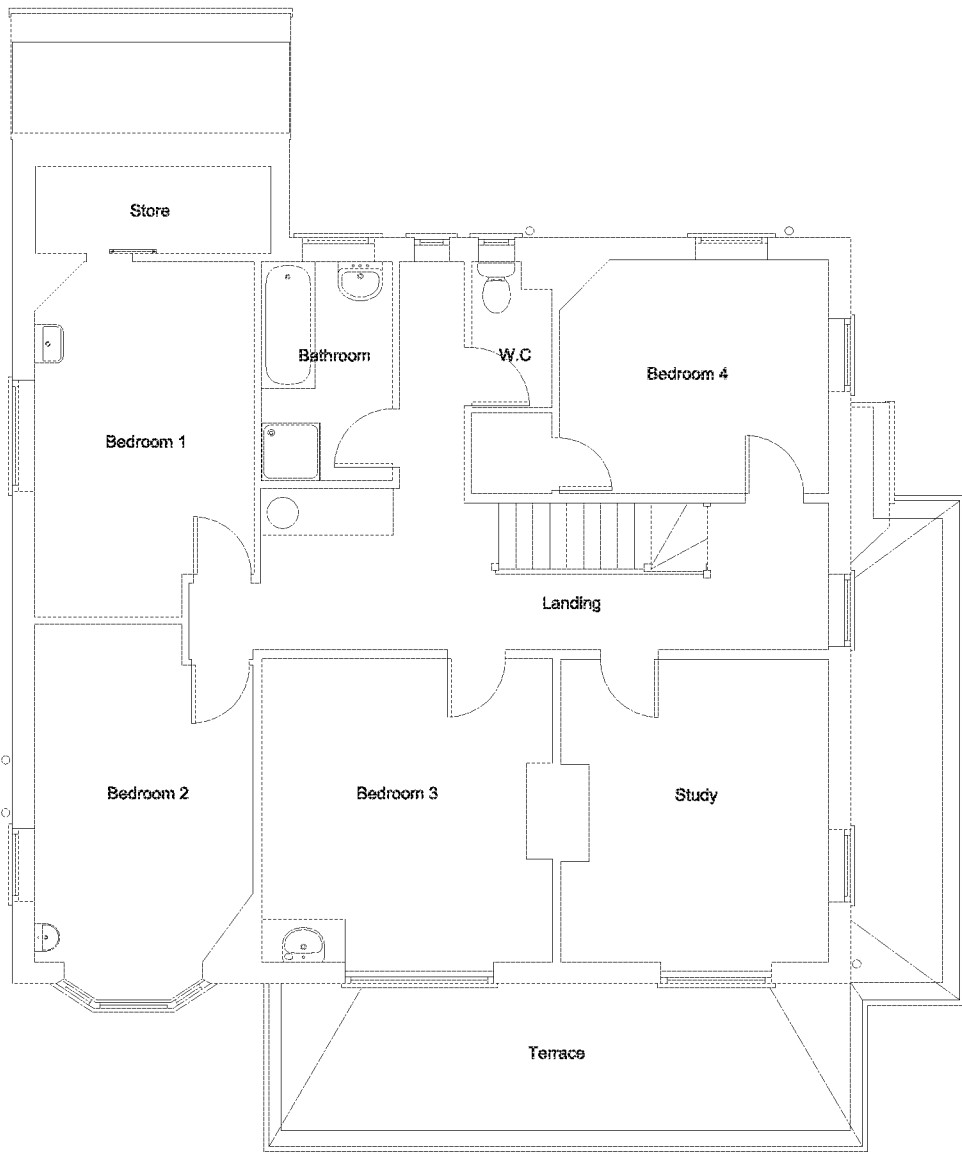
1.7 Existing Drawings

Ground floor

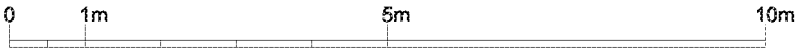
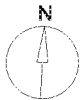


1.8 Existing Drawings

First Floor

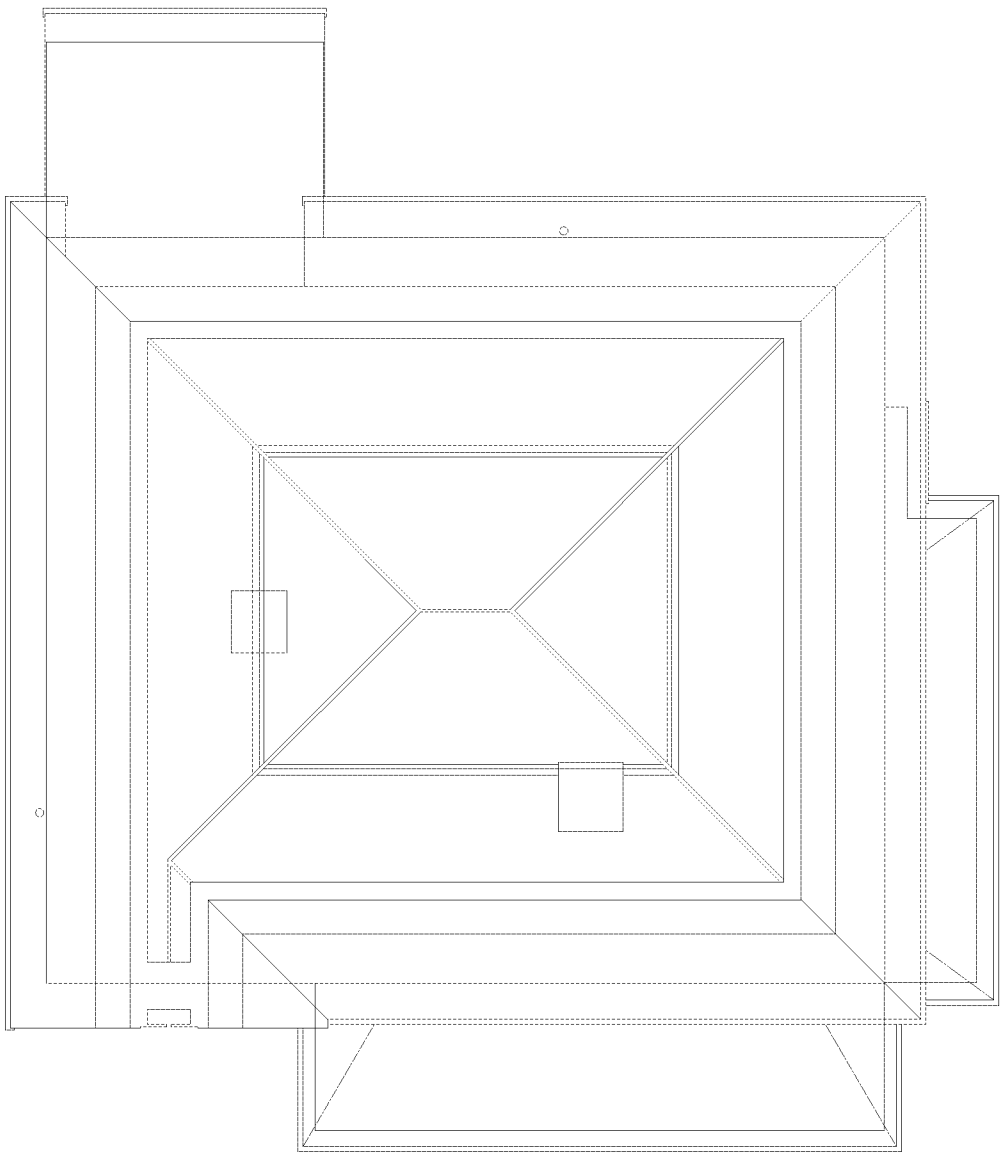


FIRST FLOOR

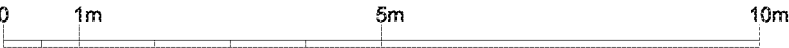
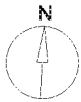


1.9 Existing Drawings

Second floor (loft)



LOFT / SECOND FLOOR



1.10 Existing Drawings

Front and rear elevations



FRONT ELEVATION



REAR ELEVATION



1.11 Existing Drawings

East and west elevations



EAST ELEVATION

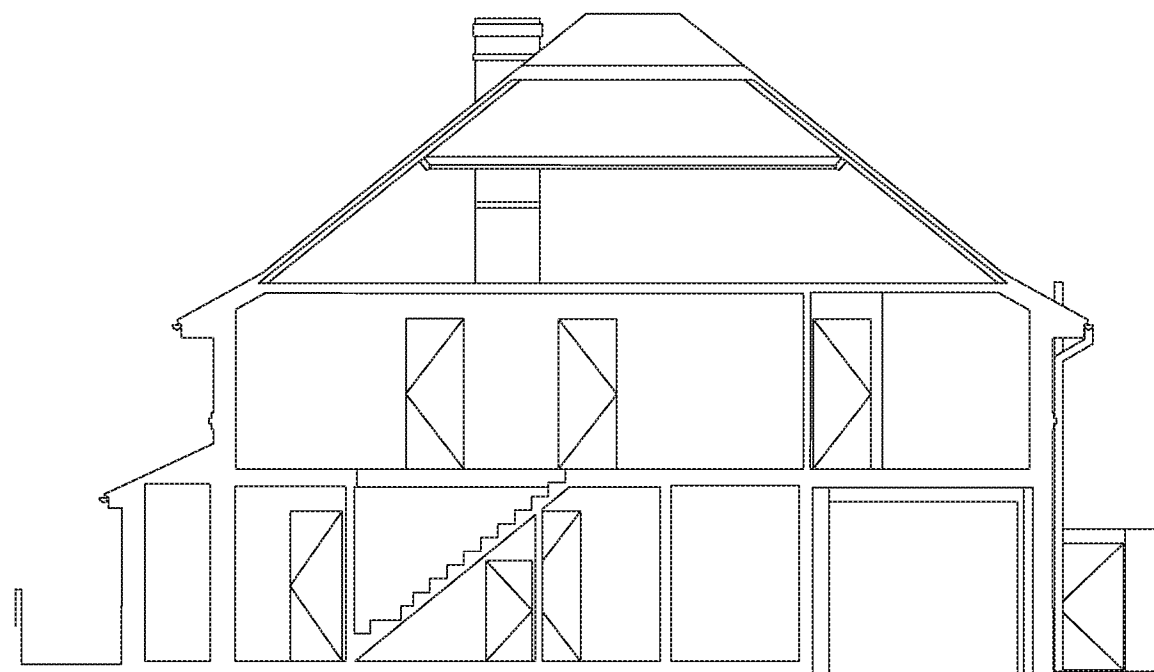


WEST ELEVATION



1.12 Existing Drawings

Sections A and C



0 4m 10m

DESIGN STATEMENT

Generally the proposals are focused on modernising the property as little has been done since the front sun room was built in 1984/1985.

The works are as follows:

REAR EXTENSION

The ground floor extension is to primarily increase the size of the kitchen. The existing kitchen is a galley arrangement and not practical for family life. The proposed layout will make better use of the space available and extends to the line of the rear extension at ground floor level

FRONT EXTENSION

The existing sun room is narrow to the point of being limited in its usefulness and it is poorly insulated. The proposed scheme is a modern design utilising high performance glazing and elegant proportioning to provide a discrete and complimentary addition to the house.

Above the sun room a terrace is proposed. These are a common feature locally and numerous examples can be found notably at nos 3 and 4 Strand Way, the latter having recently recieved permission for balconies at first and second floor level.

CLADDING AND WINDOWS

The proposals include the cladding of the first floor and improvements to windows to provide access to the proposed sunroom terrace.

The cladding also provides an opportunity to improve the thermal permance of the building by incorporating insulation in the system.

LOFT CONVERSION

It is proposed that the loft space is converted to provide an additional bedroom and bathroom. This is achieved through the introduction of a front and rear dormer. The front dormer also incorporates a discrete terrace, smaller in area than the on recently granted permission at 4 Strand Way. A new, daylight, internal staircase will connect the converted loft rooms to the existing first floor.

USE & CONDITION

The current use is as a single dwelling house C3 and will remain so. The house is in a habitable state and is occupied by the applicants and their family.

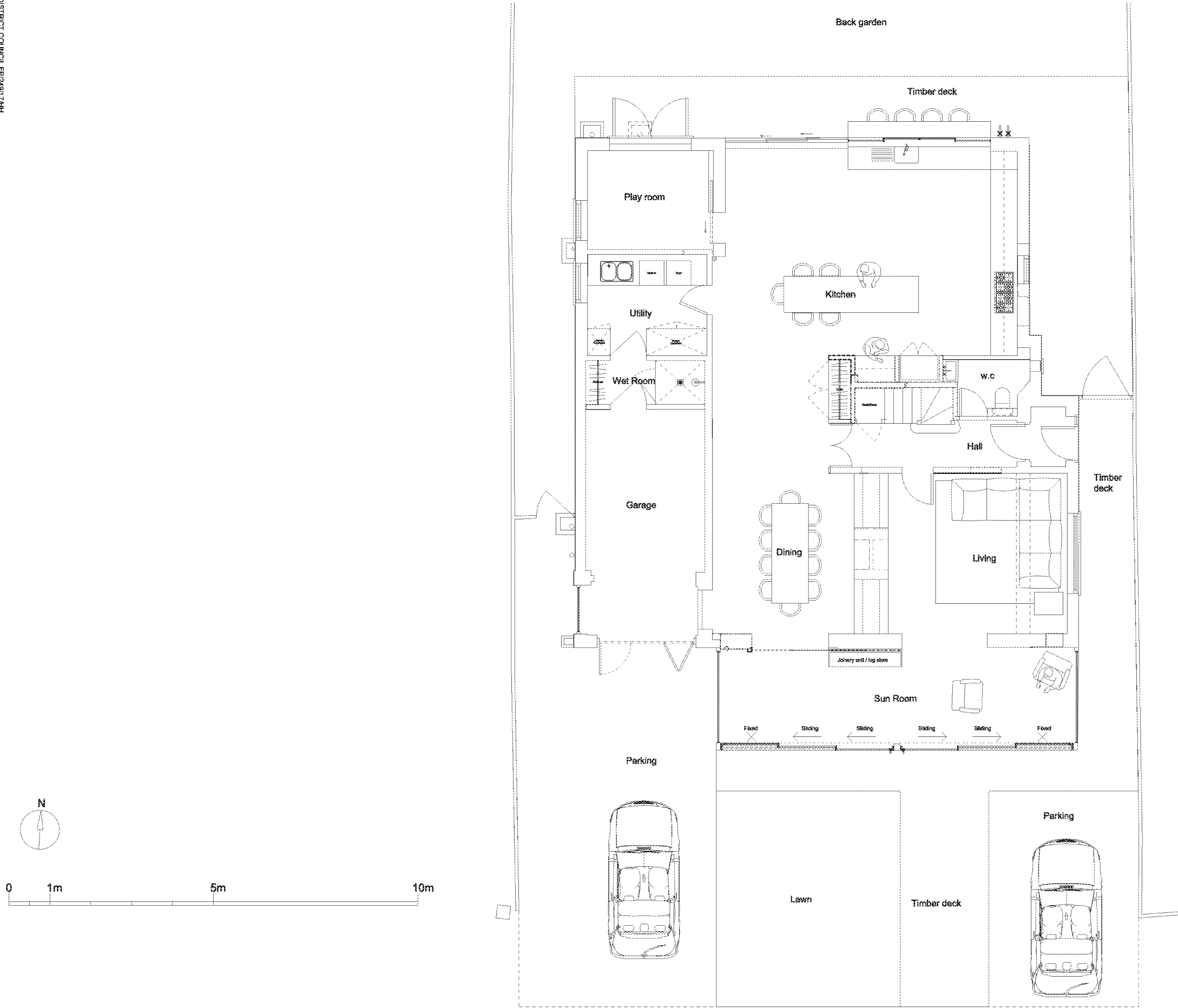
ACCESS AND PARKING

Access and parking will not be affected by any of the proposed works.

2.1 Design Statement

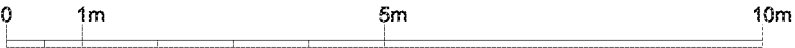
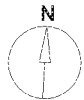
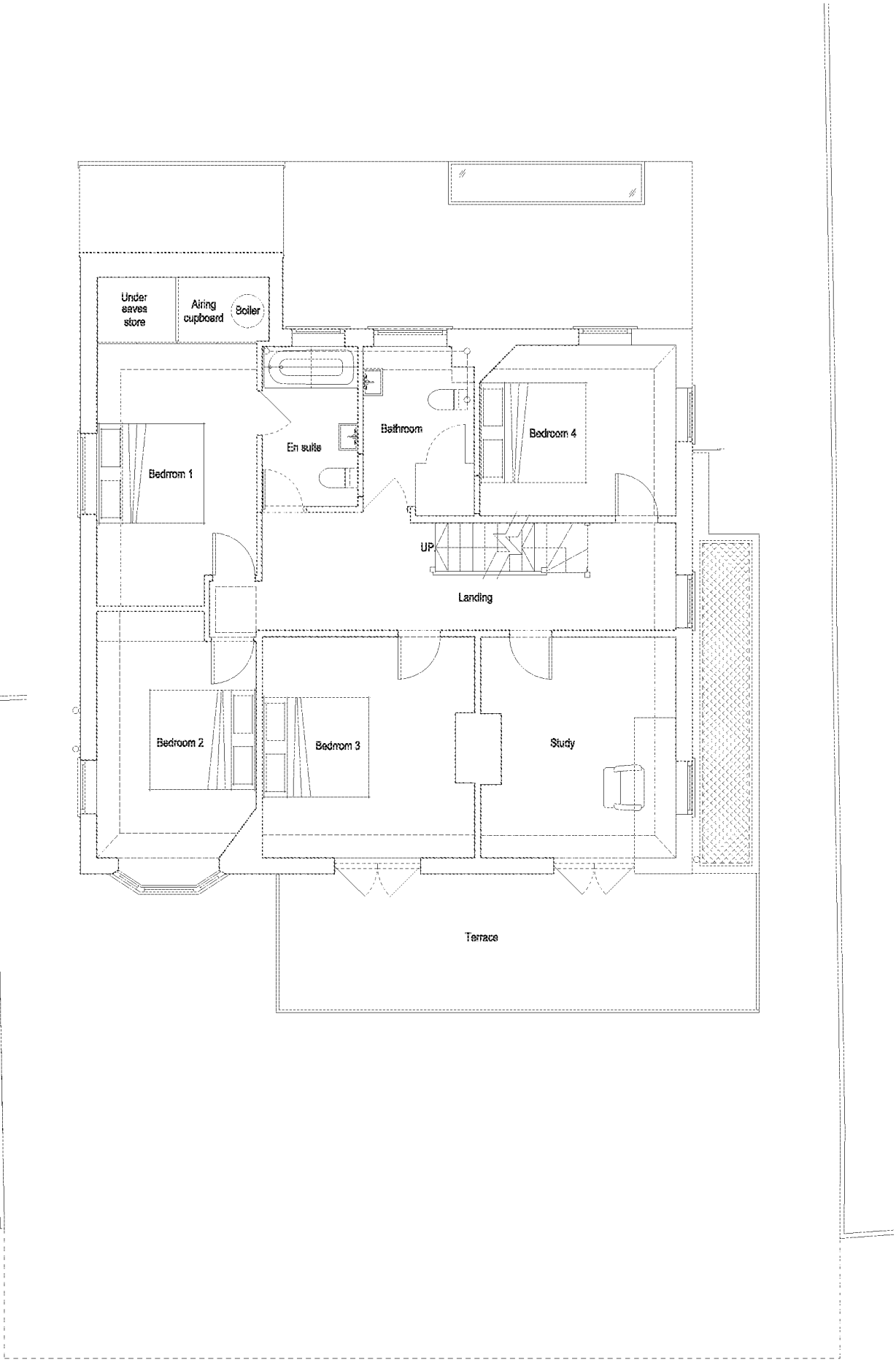
2.2 Proposed Drawings

Ground floor



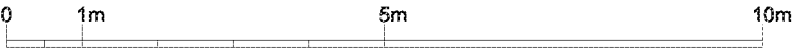
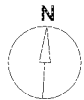
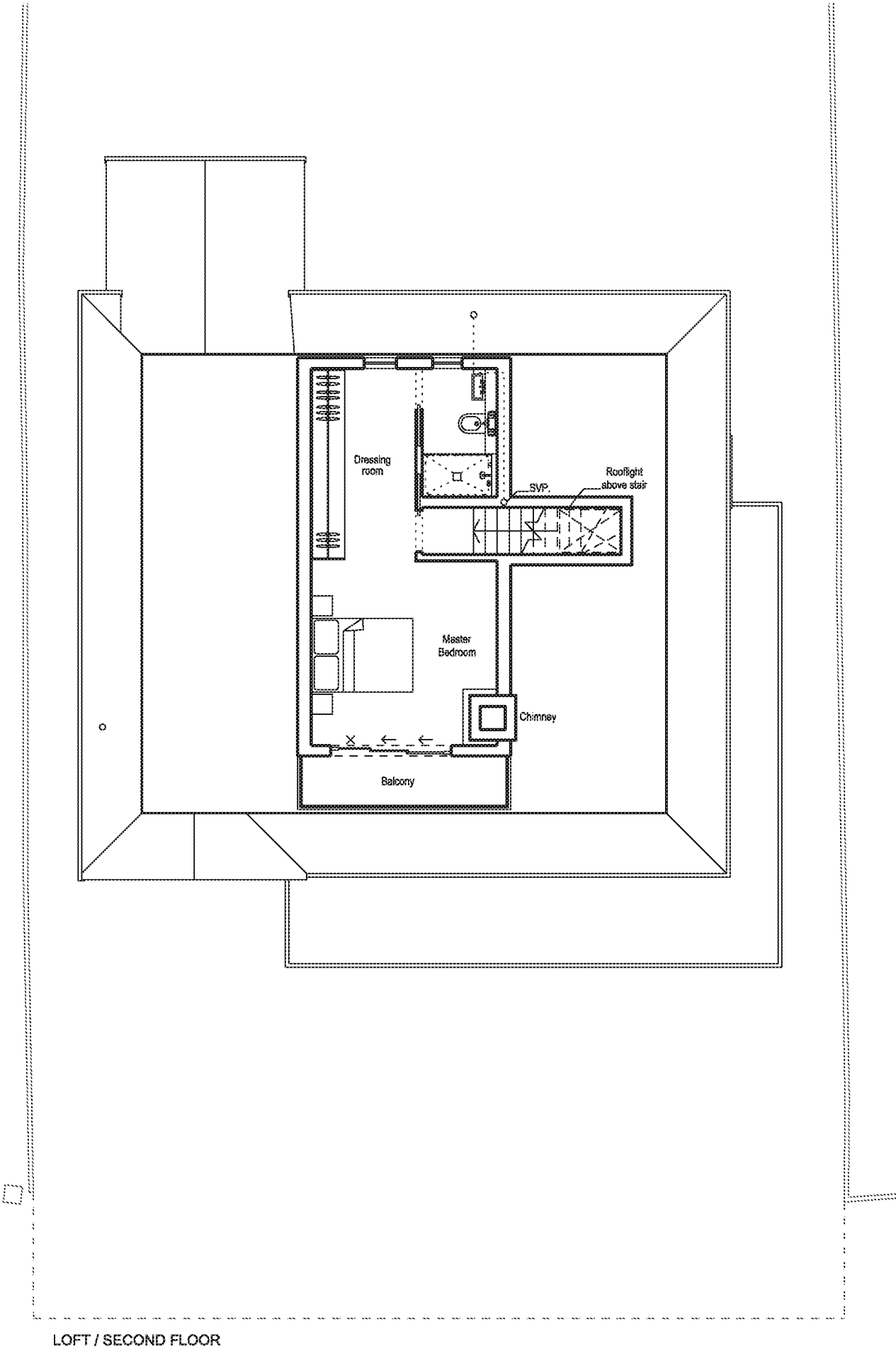
2.3 Proposed Drawings

First floor



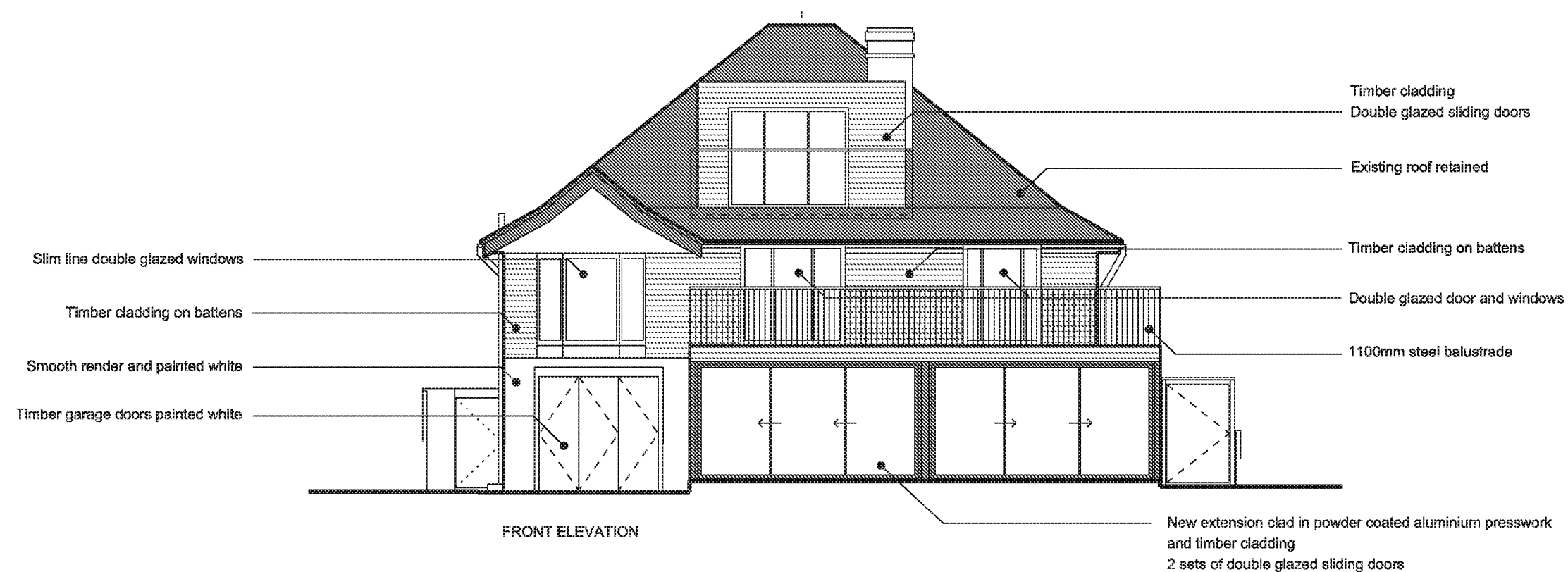
2.4 Proposed Drawings

Second floor



2.5 Proposed Drawings

Front and rear elevations



2.6 Proposed Drawings

East and west elevations



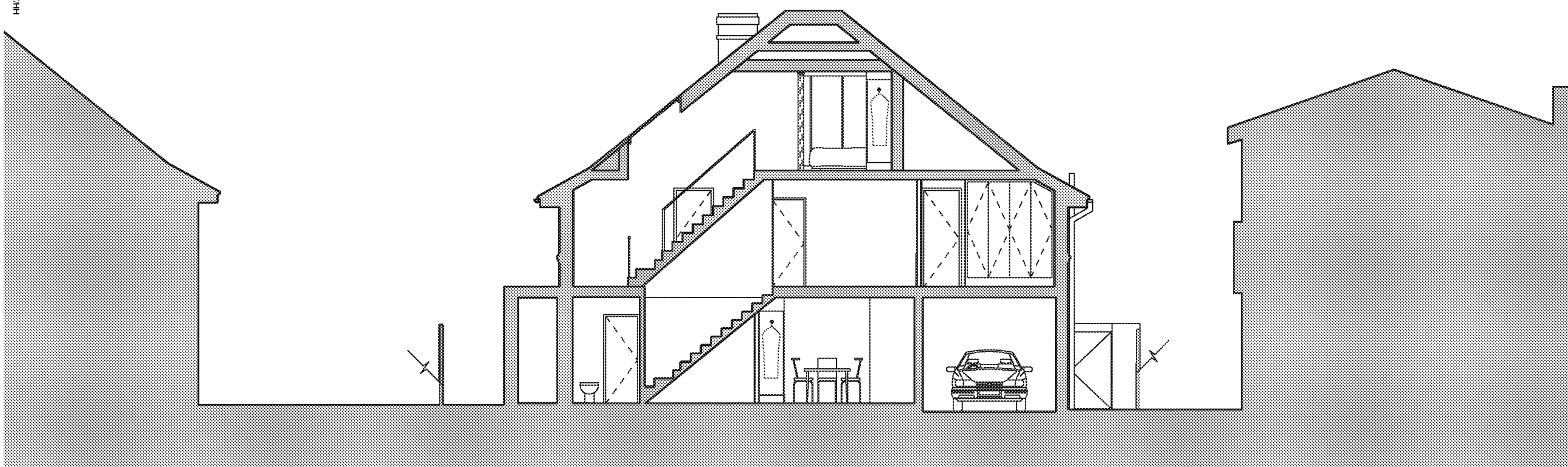
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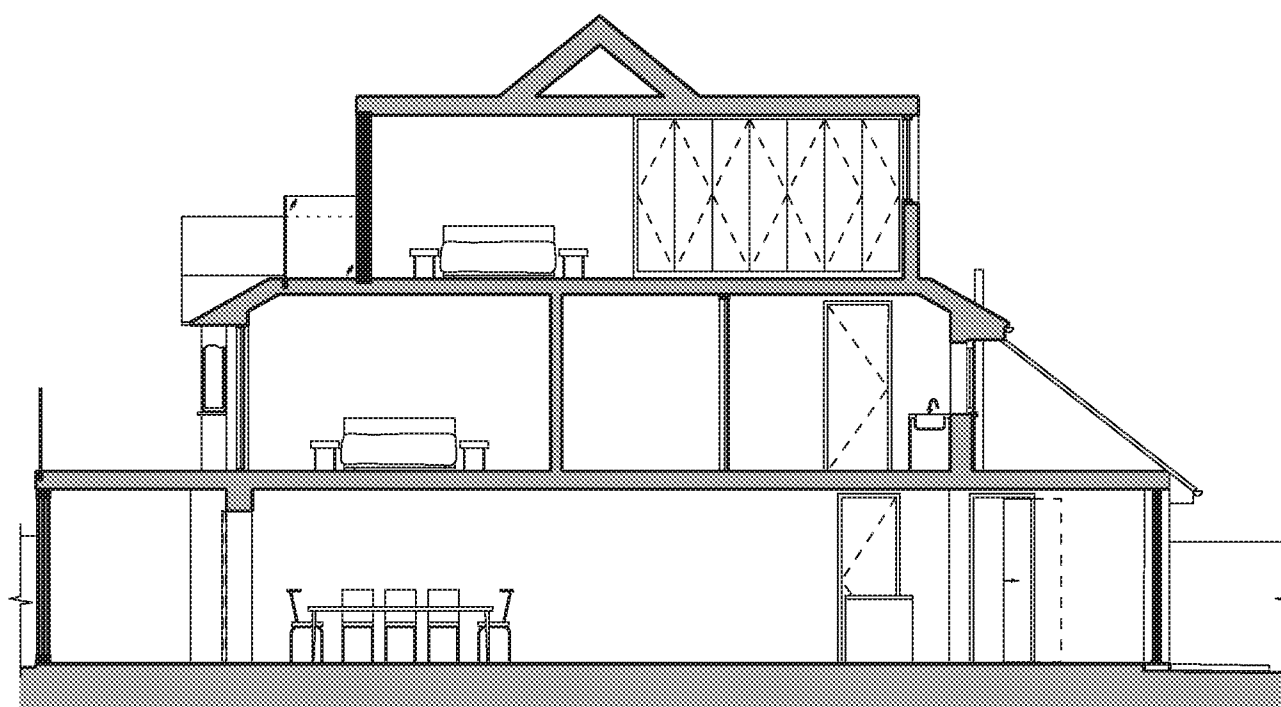
0 4m 10m

2.7 Proposed Drawings

Sections A and C



21



0 4m 10m

2.8 Proposed Drawings

Front and rear elevations



0 4m 10m

2.9 Proposed Drawings

Front and rear elevations



23



0 4m 10m

END