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ARCHITECTURE

Alterations and Extension

to

8 The Midway

Felpham · Bognor Regis
West Sussex · PO22 7EZ

Design and Access Statement

Dwg No: 605-601
31 January 2019

Introduction

This Design and Access Statement is provided in support of the planning application for the proposed first floor extension to No.8 The Midway, Felpham, West Sussex, PO22 7EZ.

This document explains the design and access principles in support of the application. It identifies the development in detail and context in its setting within the surrounding landscape, while embracing the varied character and appearance of the existing street scene.

The Design and Access Statement should be read in conjunction with the various drawings listed on the attached Drawings and Document Issue Sheet, attached and enclosed.

Context

Originally built, we believe in the late 1940s, No. 8 The Midway is a detached four-bedroom family property within an established residential area of Felpham, consisting mainly of large detached two storey houses or bungalows of individual designs. The properties are set back from the road frontage with direct vehicular access leading to a hardstanding driveway and or integrated garages.

The current house has been altered and extended over the years resulting in a fairly open-plan contemporary layout that it is today.

The accommodation is predominantly rectangle on plan set over two storeys, under a series of simple hipped and pitched tiled roof. The property is of traditional construction finished with a mixture of colour-washed render and face brickwork and painted external joinery.

Proposal

Our proposal seeks to sympathetically extend and remodel the property, both internally and externally to provide not only the additional accommodation to bedroom-4, but also retain the current scale and proportions of the existing house, while introducing a defined yet cohesive appearance between the original property with a more contemporary façade to the front elevation and street scene.

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We are proposing to remove the incongruous shallow pitched roof over the latter ground floor extension and extend existing bedroom-4 above. This will be partly within the lower roof space to ensure the addition is both reduced in its form and subservient to the main portion of the house.

At ground floor, the layout shall generally remain unaltered, apart from introducing a new covered entrance porch, thus improving the arrival experience to the shelter of the front door. To avoid any encroachment forwards of the existing building, we are suggesting that the existing entrance is recessed into the building as indicated.

In contrast to the existing building, a contemporary approach has been adopted, while introducing a defined yet cohesive appearance between the original and more contemporary façade to the front elevation and street scene.

As part of the scheme, we have also suggested a sensitive palette of external materials and finishes which would complement the evolving architectural language of this individual property.

The layout and structural integrity of the existing house will remain unaltered by these proposals. The existing integral garage and family room will remain, while at first floor, the existing bedroom-4 will be extended forwards to incorporate a new en-suite bathroom.

Use

Current property is a single private dwelling for domestic use, and no change is intended.

Amount

The proposed extension to bedroom-4 represents an internal floor area increase of 14.5m², although of this, 4.3m² is below 2 metre head height.

Layout

The existing layout is predominantly rectangle on plan set over two storeys, and consists of an entrance hall running east west along the right-hand side of the building from the front door to a middle hall and the open plan family kitchen living area at the rear, with access to the gardens beyond. To the south there is a family room and integrated single garage beyond.

The traditional staircase lies within the entrance hall, leading to the first-floor landing, and the current four bedrooms and family bathroom. The master bedroom to the rear bedroom-4 and the subject of this application lies to the front of the property overlooking the driveway.

The present bathroom accommodation is limited, and not conducive with a growing young family. There are three bedrooms served by a single bathroom which is inadequate in size for such a dwelling.

This application seeks to sympathetically extend the property, both internally and externally to provide the desired additional accommodation befitting a house of this stature.

The layout and structural integrity of the existing house would remain almost unaltered by these proposals. The existing ground floor layout would be retained, apart from a new integral entrance lobby, while at first floor, the extended bedroom-4 would be over the ground floor structure below.

Visually the proposed scheme will have no impact on any neighbouring properties as it is set within the silhouette of the existing building when viewed from the street scene, and is within the confines of the ground floor footprint.

Approach to the property will remain unaltered.

Scale

We have adopted a contemporary design approach for this scheme, with consideration for the site and context, namely the siting of the extension and the use of a sensitive palette of materials conducive with its surroundings.

Although the proposed works comprise a small increase in the size of bedroom-4, the way in which the extension has been designed reduces the effect of this increase, partly by its shape and form and partly with the use of the roof space for the first floor extended bedroom-4 and accommodation.

The low eaves lines to both the north and south elevations reduce the scale of the building to a friendly human level, as does the recessed entrance porch to the existing front door. This low form is balanced in composition by the asymmetrical verticality of the central gable and simple windows along the north elevation.

Appearance

In contrast to the existing building a contemporary design approach was adopted for this extension, with its simple rendered façade below the vertical timber cladding to the eastern gable wall, while the proportions of the glazed elements are a further nod to a contemporary vernacular.

The extension, due to its design ensures a low profile against the existing property and will not impact upon any neighbouring properties of the surrounding areas.

Landscaping

We are not seeking any changes to the existing landscaping.

Access

These proposals will not alter the existing access arrangements into the property, which remain unaltered, via the driveway directly off the lane. However, the existing front door will be recessed back into the property affording a covered entrance lobby without projecting forwards of the existing building line.

Conclusion

We believe these alterations are sympathetic and sensitively conceived, and will greatly improve the current bathroom facilities, and retaining the current scale and proportions of the existing house, while introducing a defined yet cohesive appearance between the original with a more contemporary façade to the front elevation and street scene.

In considering the above, we trust that this application will be supported.

Trevor Pullen
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