

DESIGN STATEMENT
for
Balcony works
7 Old Point
Middleton on Sea



042 – June 2021

bayside
ARCHITECTURAL DESIGN LIMITED

1.00 INTRODUCTION:

7 Old Point is a detached dwelling situated on the popular Old Point road in Middleton on sea. 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 long drive and an enclosed rear garden.

2.00 PROPOSAL:

The property is in need of some updating and modernisation. To refresh the external façade the old timber boarding is being replaced with new coloured cladding boards similar to adjacent properties. A new south facing balcony is proposed with new access from two main bedrooms.

3.00 LOCATION:

7 Old Point is located in Middleton on sea, five 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 Old Point, with properties opposite backing onto the sea shore. It is approached along a 50m long entrance drive and front garden.



2 – Entrance drive



3 – View of Old Point looking east

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.

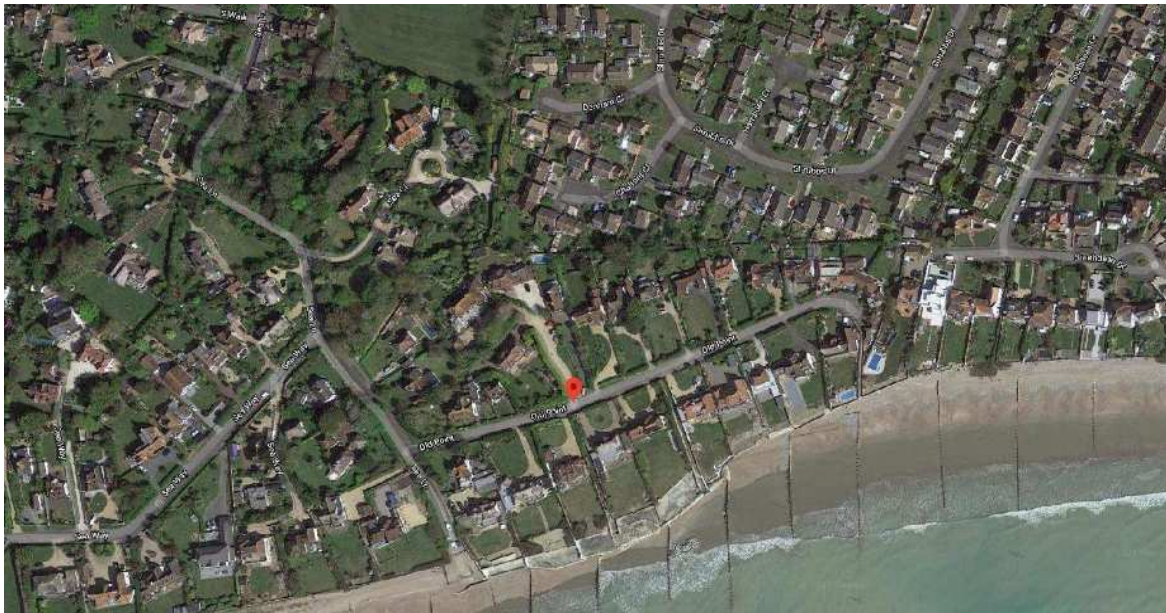


4 – Southern elevation

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.



5 – Location aerial view



6 – Access to drive

6.00 LAYOUT:

A first floor balcony accessed from two bedrooms by new french doors formed from existing window openings.

7.00 SCALE & APPEARANCE:

The resultant detached house is still within the proportions of the plot and similar in scale to nearby properties. Many properties have balconies in the road.

Elevationally the existing materials are black timber cladding and render walls and plain tile roof. The cladding will be renewed with more modern coloured cement / timber boards but this does not form part of this application. The balcony balustrade will be a glazed system with stainless steel fixings..

With over 75 metres to the properties to the south the use of the balcony will not result in loss of privacy to neighbours. The east balustrade has been made 1.8m high with obscure glazing to limit any overlooking towards No 9. Mature planting along the garden boundaries and high boundary wall will screen it partially from the road. As the house is set so far back from the road the view along the road is uninterrupted.

There is no loss of useable garden as it goes over the parking area where a single post in the middle may restrict some manoeuvring, the other post located within the grass.



7 – View towards No 9



8 – View towards No 5a



9 – Opposite drive entrance No 8

8.00 LANDSCAPING:

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

Existing fence screening will be maintained.



10 – Existing front garden

9.00 CONCLUSIONS:

The works will give good amenity use of a sea view balcony to a house that is set back from the road.

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