

Design Statement

For

22 Leonora Drive, Nyetimber

Bognor Regis



1.0 Introduction

1.1 Background

22 Leonora drive was constructed in 1961 as part of the Nyetimber Park development. It was built as a three bedroom detached bungalow with kitchen, lounge and bathroom with a detached garage. A conservatory was added in recent years along with an additional detached garage.

1.2 Site Restrictions

The bungalow sits within a large plot with open plan front garden facing Leonora Drive.

2.0 Proposals

A single storey side (south) extension and rear (west) extension. Demolition of detached garage and conservatory.

3.0 Design

3.1 Amount

Removal of the original garage to the south which currently is unusable due to damp problems allows for a single storey extension the width of the bungalow. The thermally inefficient conservatory is replaced by a larger single storey extension to the west.

3.2 Layout

The addition of an ensuite master bedroom is accessed through an existing smaller bedroom which becomes a dressing area. The conservatory is removed and replaced with a larger dining area which links the kitchen and lounge.

3.3 Scale

The resultant three bedroom two bathroom bungalow is still within the proportions of the plot and similar to other nearby bungalows. No 20 to the north had a similar extension last year but of a flat roof which looks out of keeping compared to the proposals.

3.5 Appearance

Elevationally the existing rendered and pvc clad walls and Norfolk pantile roof are replicated on the two extensions. From the street the southern extension sits back behind the main front gable and in line with the garage of No24.



3.6 Access

There are no proposals for any change to highway access and the size of the bungalow, ie still three bedrooms, would not result in a future potential additional parking requirements which is currently adequately served by two driveways.

4.0 Project Outcomes / Conclusions

The extensions will allow the current occupants who are nearing retirement to future proof their home providing more accessible bathroom facilities and open plan living accommodation that is more thermally efficient with lower running costs.





Photo 1 – East Elevation from Leonora Drive



Photo 2 – Retained detached garage



Photo 3 View from Leonora Drive



Photo 4 Rear elevation



Photo 5 Conservatory and garage



Photo 6 North (Side) elevation of No 24 Leonora Drive



Photo 7 No 20 Showing extension to side



Photo 8 Garage to be demolished and No24



Photo 9 Similar side extension on property in Nyetimber Crescent