

DESIGN STATEMENT
for
the extension of
11 VISCOUNT DRIVE
PAGHAM.



048- January 2022

bayside
ARCHITECTURAL DESIGN LIMITED

1.00 INTRODUCTION:

11 Viscount Drive is a detached dwelling backing onto the popular Pagham Beach to the west of Bognor Regis. The building sits within an average garden plot side onto the road with a courtyard front garden/ parking and an enclosed rear garden with access to the beach.

The building has previously been extended to the north to form a separate annex. The current owners wish create a more modern family home with a simplified and higher specification accommodation to suit modern family life and be in keeping with the locality.

2.00 PROPOSAL:

A single storey rear extension to form a larger reception / kitchen space and balcony over. A small single storey front extension to join the house to the detached garage to form a utility. Various adjustments to the fenestration and internal remodelling and change of external finishes.

3.00 LOCATION:

11 Viscount Drive is a detached dwelling backing onto Pagham Beach.



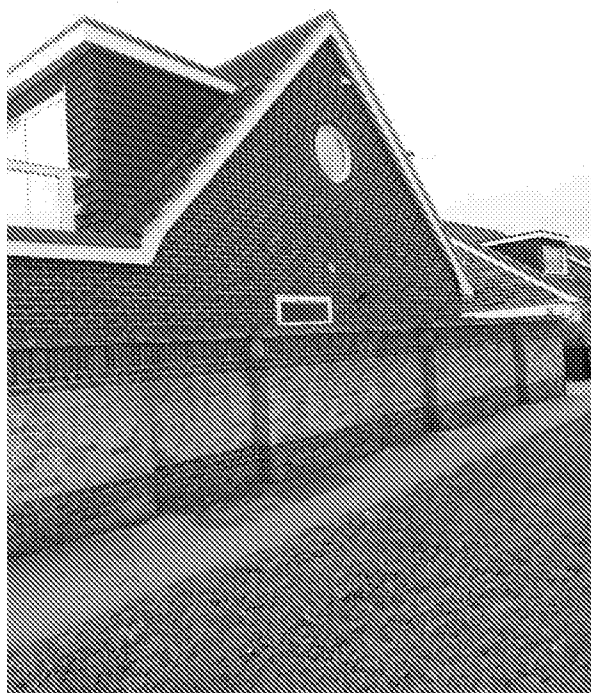
1 – Location

4.00 ASSESSMENT OF PHYSICAL CONTEXT:

The property faces north-west with the side elevation facing Viscount Drive to the north-east with a front garden mainly laid to driveway.



2 – North West Elevation



3 – North East Elevation and boundary wall to Viscount Drive

The adjacent properties are all very similar in style having been built in the 1960's in chalet style with flat dormers. The immediate neighbouring properties fronting the beach are larger two storey houses accessed via a private drive.



4 – Rear Elevation from beach



5 – Rear garden



6 – Private drive to north west boundary

5.00 ACCESS:

The proposals do not change access arrangements to the site from the highway which is via a drive through the brick boundary wall. A new electronic sliding gate is proposed to the height of the wall.

The on curtilage parking remains the same with a provision for least 4 cars plus the double garage. Enlarging the main entrance door gives the opportunity to create a level access where currently there is a step. The rear bifold doors could also provide this into the garden onto the new patio.



7 - Existing entrance



8 – Location aerial view

6.00 LAYOUT:

It is proposed to integrate more the existing annex into the main house which will still have separate entrance but also be linked internally to the main house. The proposed single storey rear extension and alterations will form a new large living room / kitchen. This leads into another reception room which was part of the original annex. Adjacent on the ground floor will be a larder and new utility room within the small front extension linking to the existing garage.

A new more spacious entrance hall creates a lighter and better entrance into a home of this size. The front of the house also benefits from a feature veranda.

Complete internal remodelling on the first floor will take place to form two bedrooms both with ensembles and a separate feature galleried snug all leading out onto a larger balcony overlooking the rear garden and sea. The annex first floor will remain relatively unchanged, but the downstairs utility will be converted into a bathroom with a large walk in store.

7.00 SCALE & APPEARANCE:

The extensions provide approximately 20m² of additional accommodation on the ground floor. The resultant three bedroom detached house is still within the proportions of the plot and is similar in scale to nearby properties.

The existing boundary wall will be rendered to match the house with the addition of a slate coloured capping and an electric sliding gate within the existing opening to the courtyard. This will go behind the wall towards the house. To the rear adequate existing plant screening to the west and eastern boundaries exist with fencing and mature shrubs.

The current property, although a chalet style 1960s style, stands out in the road due to the tile hanging and red brickwork and the elongated form caused by previous extension. The proposals will

incorporate detailing and materials from within the local area. The external wall materials will be upgraded with new coloured weatherboarding and render to the main part of the dwelling to the front and rear at lower level. The upper level will have coloured weatherboarding which will break up the monolithic feel of the dormers and remove the dated tile hanging. The addition to the front elevation of the feature veranda will give a quality feel and more character.

The roof will be a slate or similar tile suitable for the pitch. The addition of rooflights on top of the dormers provide additional natural light and ventilation.

Windows will still be aluminium but will be a light grey / black colour to introduce a subtle contemporary styling but still be low maintenance. There will also be white fascias and soffits and rainwater goods.

The following show examples of the proposed detailing and materials in the immediate area.



9 – Adjacent properties facing the beach



10 – Bay Walk Aldwick Bay facing onto beach – Boarding & Slate



11 – 18-20 Viscount Drive facing the beach with weatherboarding



12 – Ledra Drive – black windows and grey weatherboarding

8.00 LANDSCAPING:

The main gardens to the rear will essentially remain the same with current mixed shrubs to boundaries. The rear paved patio will be updated with a new larger paved area which will also provide better level access through the large glazed doors.

The boundary to the road will remain with the open bricks infilled and be rendered and finished with a slate coloured capping. There will be no change in the drive way access from the road but will be made more secure with an electronic sliding gate the same height as the wall.

The courtyard parking area will be upgraded to larger grey block pavements which will still be permeable.

9.00 FLOOD RISK ASSESSMENT:

As per the Environment Agency's website the site falls within flood zone 1 therefore a full flood risk assessment is not required.



12 – Flood Risk Map

10.00 CONCLUSIONS:

The extensions will allow the current owners to upgrade the property to expectations of the twenty first century for a property in this location.

We feel that as these works are not detrimental to neighbouring properties, the street scene or views from the beach this application should be granted.

11.00 EXTERNAL MATERIAL SCHEDULE:

Windows	Aluminium double glazed – Light grey
	Velux or similar flat rooflight
External Wall	Boarding Weatherboarding – white
	Smooth Render Off white – Light Grey
Roof	Pitched roof Natural / artificial Slate tbc with black hip / ridge tiles
External Door	Grey Composite part glazed door.
Fascia boards	uPVC – white
Rainwater goods	White uPVC or light grey aluminium