

Design Statement

29 Frobisher Way
Rustington

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Introduction

The property is located within Frobisher Way. The proposal is for loft conversion, rear extension and remodelling to front elevation.

This document is to be read in conjunction with the following drawings as part of planning submission:

- A001 Location & Block Plan
- A002 Existing Ground Floor Plan
- A003 Existing Roof Plan
- A004 Existing Elevations
- A005 Existing Side Elevations
- A020 Proposed Ground Floor Plan
- A021 Proposed First Floor Plan
- A022 Proposed Roof Plan
- A023 Proposed Front Elevation
- A024 Proposed Rear Elevation
- A025 Proposed Side Elevation

Pre application advice has been provided by Arun district council under reference: PAA/103/17/



Birds Eye view of site
(Google Maps)

Context – Scale

In order to achieve adequate head height within the loft space, it is proposed the ridge height is increased by approximately 600mm. (Refer to side elevation on drawing A025)

The current ridge height is currently subservient to neighbouring dwelling, 25 Frobisher Way. Because of dwellings such as this exist along the street, the proposed development should feel in keeping with its surroundings.



Street view of 25 – 29 Frobisher Way
(Google Street View)

Context – Scale and Appearance

To the south end of Frobisher Way there are further examples of varying scales of dwelling. In addition, the dwellings to right identify a combination of different cladding to the front gable of the properties. This is consistent throughout the street.



Street view of 32 – 36 Frobisher Way
(Google Street View)

Ceramic tile and weather
boarding cladding examples

Context – Appearance

The street view to the right demonstrate two further examples north of 29 Frobisher Way which feature weather board cladding to gables.

The proposed recladding within this application should therefore be consistent with its surroundings.



Street view of 15 – 17 Frobisher Way
(Google Street View)

Context – Appearance



6 Frobisher Way (Google Street View)



6 Frobisher Way Remodelled (recent photo)



12 Frobisher Way (Google Street View)



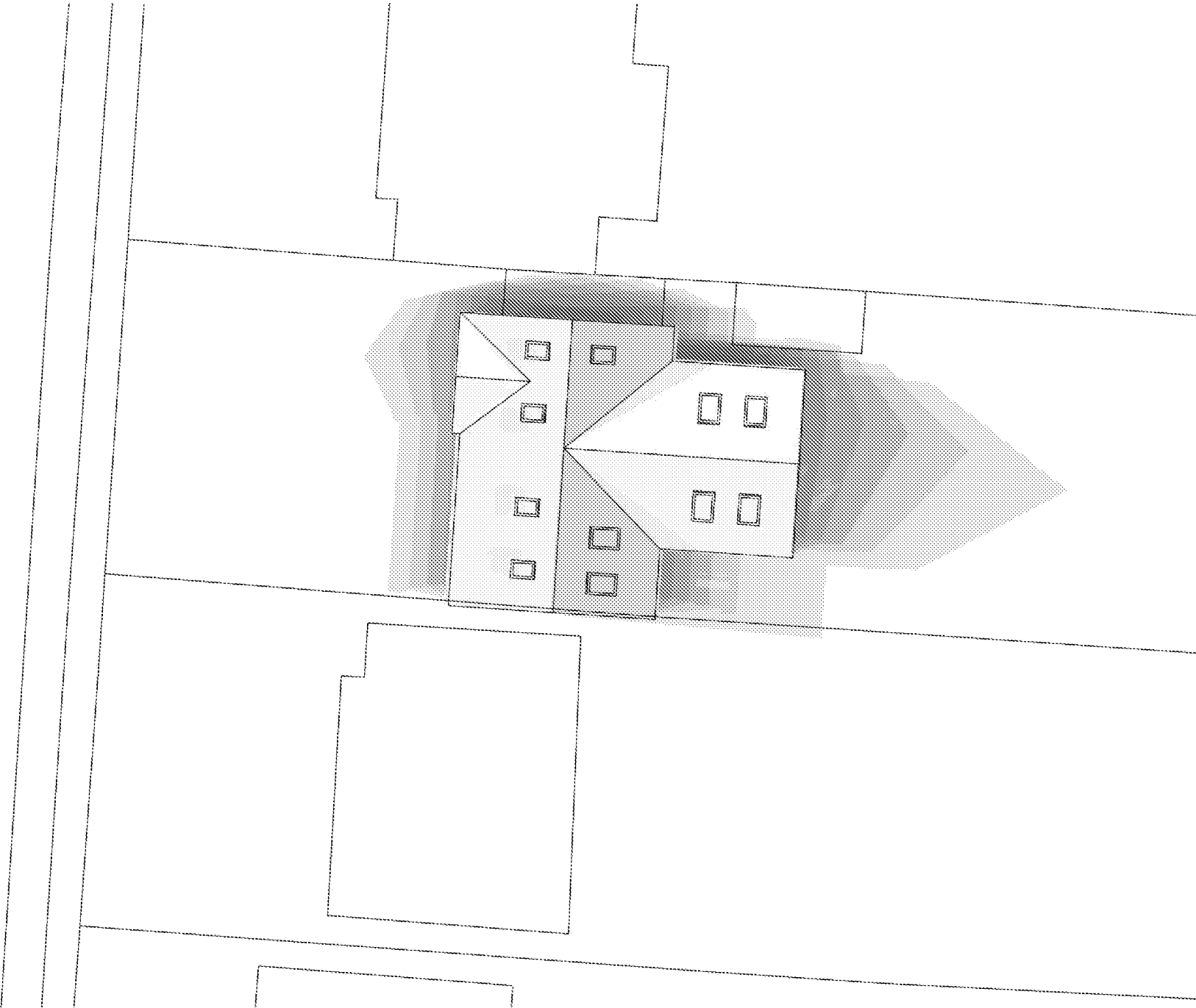
12 Frobisher Way Remodelled (recent photo)

The images above are precedents of other bungalows in Frobisher Way that have recently been refurbished with weather boarding and slate effect cement tiles.

Context – Sun Path Study

The diagram to the right is an indicative sun path study during the summer solstice. It demonstrates how the new extension is unlikely to cast shadow to the property to the south, due to the orientation of the dwelling.

This should be read in conjunction with drawing A001.



Sun Path Study

Rear Elevation



3D view of rear elevation

Front Elevation



3D view of front elevation