

Design, Access & Heritage Statement

Modify Existing Opening & Insert French Doors 12 Aldingbourne House, Crockerhill, West Sussex, PO18 0LG

Context –

The site is situated to the north of the A27 just east of Chichester. The surrounding area is predominately residential & agricultural although very spread out.

The property itself is fairly vast and has been used as a hospital in the past. The main structure was a two storey mansion house late 18th or early 19th century with accommodation within the roof space. The structure was extended to the north many years ago to accommodate the hospital use. It is within one of these extensions that No 12 is located. The portion of the building in respect of this application is a more subservient structure and is attached to the main building at the north west corner, it is a two storey structure although there is no accommodation within the roof space and the whole structure is set lower.

The walls of the main building are made up of a white face brick whilst the additions are painted render. The roof is pitched with slates set behind parapet walls. The doors and windows are single glazed, timber framed items painted white. The property is grade II listed and has been since 20th September 1984.



Google image

Amount –

The proposal does not increase the floor area of the property. It is proposed to modify an existing opening. This modification will include lengthening the opening but no changes to the overall width will be made.

- Layout –** The existing window is not overlooked and therefore it was deemed the best place for the proposed doors. This window is also set further within a recess in the building reducing the impact on the overall elevation of the property.
- Scale –** The scale of the existing window will be retained. The doors will not be full height, there will be a fixed top light which will match the existing window identically. The glazing bars sizes & style will match the existing.



General elevation

Typical existing window

- Appearance –** Materials will match existing where possible. The new doors and window will be purpose made joinery items painted white to match.
- Landscaping –** The property already benefits from a landscaped gardens and due to the proposal not creating any floor area it was not deemed necessary to provide additional landscaping.
- Access -** The site is easily accessible to vehicles and has plenty of off road parking spaces. Each property within the development has a space within a carport which can also be used for cycle storage.
- Conclusion -** If any non material planning issues arise with reference to covenants, easements or other “private” matters it would be appreciated if these could be set aside and the application be considered on its own planning merits.

It should be noted that planning applications should be assessed against the policies of the local authority development plan and any other supplementary planning guidance. An assessment of these issues should determine whether “demonstrable harm” would be caused to matters of acknowledged importance.