

Design & Access Statement

Site Address:
Stable Cottage
Norton Lane
Norton
Aldingbourne
West Sussex PO20 3NH

Prepared by RJCA Chartered Architects
22nd January 2019

1.00 Introduction

This statement is prepared in support of a planning application for the following proposed works at Stable Cottage:

1. Demolition of an existing single storey rear conservatory extension
2. Demolition of an existing single storey side extension
3. Demolition of an existing detached garage
4. Reconstruction of the rear extension to form a dining room
5. Construction of a two storey side extension to provide an additional bedroom at first floor level & double garage with garden & cycle storage at ground floor level.

The applicants, Mr. & Mrs. Lowe moved in to Stable Cottage in November 2018 with their two young children. They are planning a larger family. The proposed works are the result of careful consideration as to how best to alter & extend the property to suit their 'growing' family needs taking into account the buildings setting within the Conservation Area. The cottage currently has four bedrooms (a master bedroom, two bedrooms for the children & a guest bedroom). The proposal will provide an additional first floor bedroom & at ground floor provide a double garage with ample space for all garden & cycle storage.

2.00 Context

The property is located to the West of Norton Lane & is set back from the lane & screened by mature trees & shrubbery. It is in the Aldingbourne Conservation Area where there are a number of listed & locally listed buildings. The cottage was built in 1905 as part of the Edwardian Norton House estate. Neither the house nor the cottage are listed buildings. Norton House is however on the 'local list'. The estate was subsequently been broken up & is now divided into four separate properties as follows:

1. Norton House
2. Winter Cottage
3. The Coach House &
4. Stable Cottage

The site is located in the Lidsey Foul Water Treatment Catchment Area. The property is on mains drainage & no alterations are planned to the foul drainage as a result of the proposed works.

3.00 Amount

The cottage is arranged on two floors with a detached garage the total combined gross internal floor area measures approximately 243 sq. metres. The side extension & garage floor to be demolished measures approximately 34 sq. metres. The proposed side extension provides approximately 78 sq. metres on two floors. The increased gross internal floor area therefore amounts to 44 sq. metres a relatively small addition. The replacement rear extension sits on the footprint of the existing conservatory with no increase in floor area.

4.00 Layout

The general layout of the site & cottage is largely unaltered by the proposals.

5.00 Scale

The two storey side extension is set back from the front line of the cottage & designed with a lower eaves & ridge lines. A 'barn hipped' roof is proposed. The resulting design is an extension that is subservient to the original cottage. The rear extension follows the profile of the existing conservatory.

6.00 Landscaping

The existing landscaped gardens are largely unaffected by the works. There is an existing Yew hedge which will be protected & preserved when the works take place. The mature trees that front Norton Lane are to be retained. These provide a screen which means the cottage is largely unseen from the lane.

7.00 Appearance

The design of the two storey extension is in a style to compliment the Edwardian cottage. The external walls of the cottage are currently finished in a pale pink masonry paint over pebble dash render. It is intended that the cottage external walls be repainted in an off white/cream masonry paint. The ground floor walls of the extensions are to be painted brickwork in the same colour. The first floor walls are to be clad with horizontal feather edged timber cladding which will again be painted to match the external walls. The roof of the two storey extension will be finished in slate to carefully match the existing. Windows shall be traditional sliding sash type to match the existing & garage doors shall be timber tongued & grooved boarding with high level glazing again in a traditional style to suit the host property.

The roof over the replacement conservatory will be finished in slate with walls in painted brickwork.

8.00 Access & parking

The site has generous parking & space for the turning of vehicles such that they can leave the site in a forward gear. The access, which is shared with Norton House, is unaltered.

9.00 Conclusion

The property is set well back from Norton Lane & concealed behind shrubbery & mature trees. Nevertheless, the proposed removal of an incongruous side extension & detached garage & their replacement with well proportioned & sympathetically designed two storey extension will have a positive impact on the Conservation Area & the original Edwardian cottage. The proposals have no effect on the significance of the neighbouring listed & locally listed buildings. The design will contribute to local distinctiveness & enhance & protect the character & appearance of the Conservation Area.

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