

NLT

Design & Access Statement:

Application for Householder Consent and Conservation Area
Consent for removal of two-storey extension and outbuildings and
replacement with a single storey extension to Well Gardens, Norton
Lane.

January 2013

CONTENTS

Site assessment

Planning context

Professional consultation

Local consultation

Use

Amount

Layout

Scale

Landscape

Access

Appearance

Site assessment

The proposed site, Well Gardens, is a 'Building or Structure of Character'. It consists of an ancient cottage, or 'hovel', which is the most historic part of the house, with some later additions, including a number of stable outbuildings.

The house is detached, and situated on a large plot of land backing onto fields behind.

The existing house is currently in a state of disrepair, and it is our intention to preserve and repair the 'hovel' and replace the existing additions with a more considered and smaller scale extension.

Planning context

The proposed extension complies with the policies set out in Arun District's Local Plan. It has also been designed with the assistance of the published Conservation Area Statement for Norton Lane, Norton.

In this document, we have identified the policies that we considered to be particularly relevant and that most influenced our design.

Professional consultation

From the outset, professionals have been consulted on the many issues raised by this development.

Liddicoat & Goldhill LLP, Architects, have worked closely with the applicants to satisfy their brief for a sensitive and attractive design.

Structural Engineer, Ralph Swallow of Fluid Structures has helped us design the structure of the proposed building

Building Control, Joe Wooding of Assent Building control has consulted on issues of Building Regulations compliance.

The design submitted here is the culmination of a careful collaborative process.

Local consultation

The owners and applicants Terry and Cheryl Beard and their family have consulted their neighbours prior to submission of this application in order to garner the input of those who would be most affected by their proposed extension.

A physical model of the scheme was built and along with drawings, was shown to neighbours.



Existing side elevation



Existing rear elevation



Existing front elevation



Existing outbuildings

Use

The site is currently in private residential use, as a single private house, and the proposal is for the same use. A number of extensions have been added to the house over the years; these are now in a decrepit state. We are proposing to replace them to improve and increase the living space and make it more functional as a family home.

Layout & Proposal

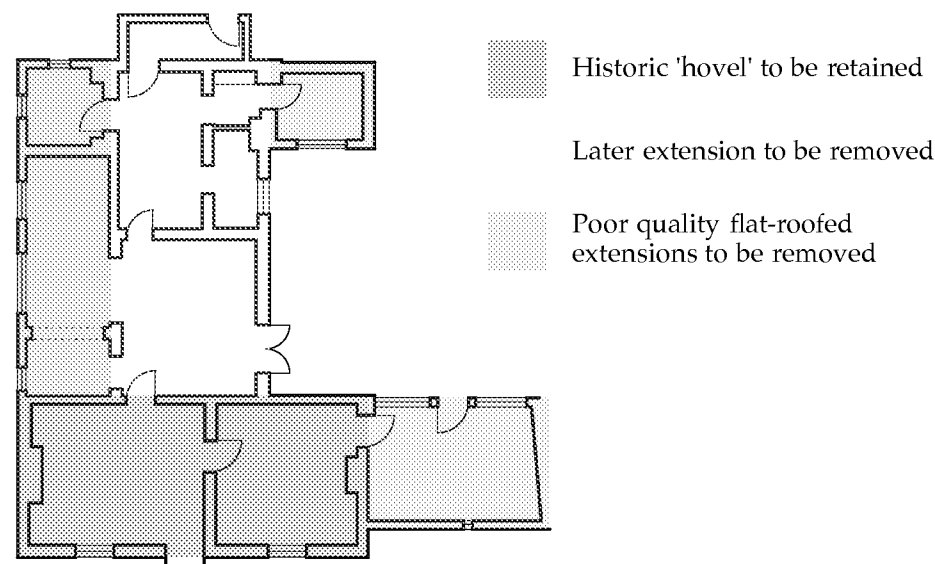
The current buildings and outbuildings that make up the house have a substantial footprint, but the spaces are poorly arranged. This makes the house ineffective as a practical and efficient family home. We aim to reconsider and rearrange the way that the spaces are organised, making our additions more in keeping with the architectural typology of the area.

The existing 'hovel' (the oldest part of the house shown in green on diagram below) has become suffocated by its different additions over time. The oldest of the extensions, dating from pre-1875, is deteriorating, and its condition and appearance have been compromised by later additions. We propose to remove this section (shown in yellow on diagram) as:

'The structure to be demolished makes no material contribution to the special character or appearance of the area'
(Arun District Local Plan, Policy DM 31)

The other extensions, shown in orange on the diagram below, are from approximately 1960 onwards, are flat-roofed and of a poor quality and design. We would argue that they detract from the appearance and integrity of the hovel, and furthermore don't contribute to the character and appearance of the area.

There is currently no direct access to the garden from any of the main living areas. This seems perverse as the garden is large and mature, and opens up directly onto open fields behind. In our proposal both the kitchen and living areas have access straight onto the garden. The bedrooms have been relocated towards the front of the house so that the living areas make the most of the garden and scenery.



One of the owners' favourite things about the existing house is its south-facing walled courtyard which is a sun trap throughout the year. We have arranged the main living areas around this courtyard to make the most of the light and protection it provides. Our proposal seeks to enhance and improve the existing site conditions whilst preserving its character and features of interest.

The Norton Lane Conservation Area Statement states that:

'The rural character and feeling of organic development of the village is derived from the informality of its layout'

The village is organised into clusters of small agricultural buildings, and we wanted to mimic this arrangement by breaking up the existing bulk of the building into smaller separate parts. The Conservation Area Statement also states that:

'The space between buildings is important to the rural character of the settlement'

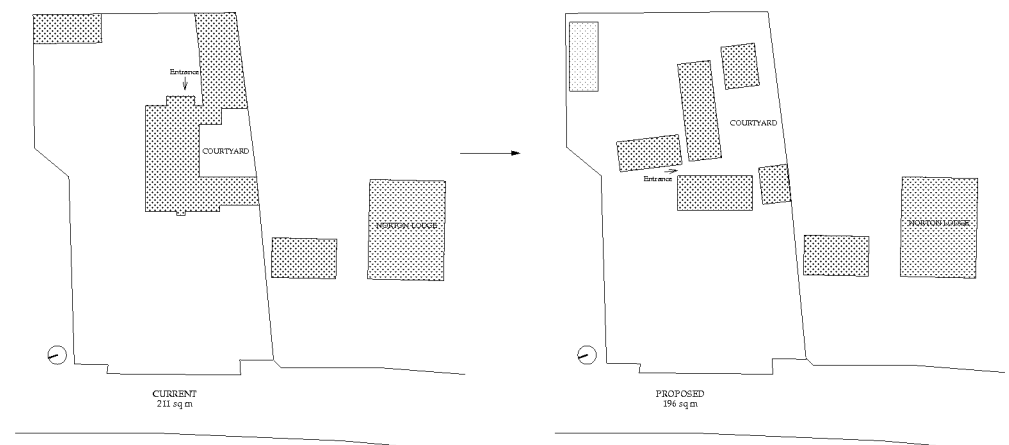
We believe that the historic integrity and character of the house will be respected and enhanced by the introduction of four small, single-storey extensions that have the appearance of separate agricultural buildings subservient to the Hovel.

The main entrance to the house is currently through a lean-to at the back of the house, and we would like to reinstate it to its rightful place at the front of the house.

The rear garden is currently completely visible and accessible from the road, providing little privacy and security for the client. Our proposed location for the master bedroom encloses the garden, protecting it from direct views and access from the road.

Amount

The proposal reduces the overall footprint of the existing buildings by 15 square meters. The building's current substantial footprint will be broken up and rearranged more efficiently to gain the most from the space available and the surrounding landscape. The building will also move most of its bulk away from its boundary with Well Gardens' neighbour Norton Lodge, reducing the amount of overlooking and overshadowing.



In Policy DM31 The Arun District Local Plan states that planning permission will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that:

'It retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges'

The layout and form of the proposal is directly inspired by the small-scale, informal and agricultural nature of the hamlet. It is designed specifically to enhance the area's character. The extension won't compromise the spatial character of the place, but should be a positive addition to the architectural topography of the area. The proposal has been designed to respect the existing property and its surroundings.

Scale

The Arun District Local Plan states that:

'Extensions and alterations to existing buildings should be designed to: complement the scale and massing of the existing building'

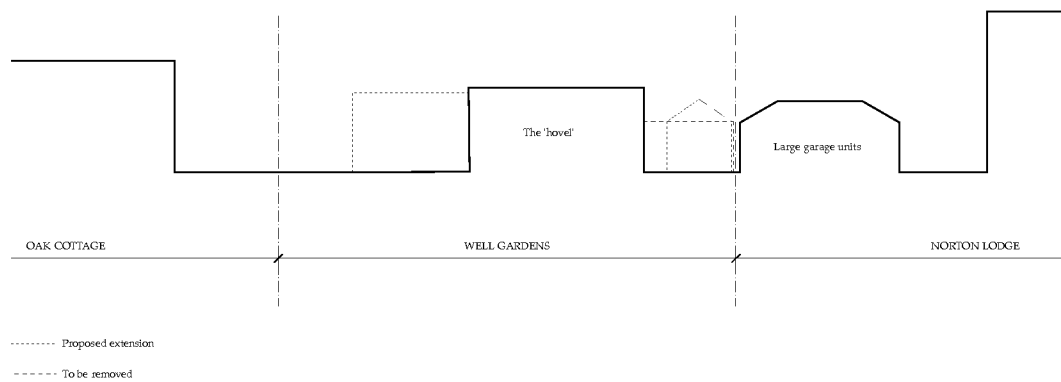
We have been careful to ensure that all new extensions would appear subservient to the existing cottage and not be out of scale with it. The eaves level of the new buildings line through with that of the hovel, the ridge height sits below the existing ridge line, and all new additions are single storey.

The only part of the extension visible from the road will be the master bedroom section. However, it is set behind the existing cottage and will have no fenestration on its front facade, in order to recede visually relative to the hovel.

At the back of the garden is a tall outbuilding, which we propose to replace with a smaller building to be used for guest



Existing outbuilding

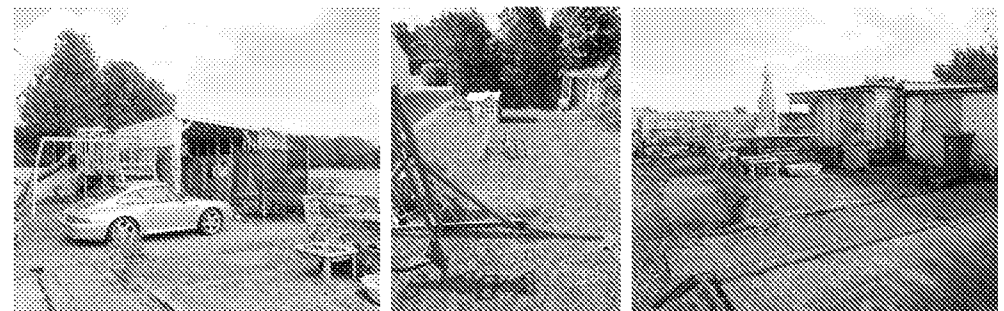


accommodation. The volume of this part will be reduced by 19 cubic metres. The building in its current state is unattractive and in a poor condition - its reconstruction in better quality materials should improve the overall appearance of the site.

Landscape

We propose to improve the landscaping and usability of the house's garden. Currently much of the garden is occupied by a gravel driveway, various concrete slabs and foundations of pre-existing buildings, and is open to the road. A key part of our design is to provide a more private and attractive rear garden for the garden.

The existing house doesn't currently offer any direct access onto the garden from the main living areas - something the applicants are keen to change. Windows from the kitchen, living room and



Existing garden

master bedroom make the most of the views of open countryside behind the house.

Appearance

The design of our proposal stems from our interpretation of the village as an agricultural settlement composed of clusters of small buildings. We took inspiration from a number of gable-ended barn like structures that are scattered across the village and visible from the road.

The Arun District Local Plan, Policy 14.3.4 states that:

'The design of a proposal should not be generic, but respond to an analysis of the characteristics of the specific site, as well as the distinctiveness of the wider setting'

We propose to use natural materials, intended to weather naturally, combined with simple agriculturally-inspired fenestration and rainwater goods, so as not to affect the character of the village, but rather allude to its history as an agricultural settlement.

DM17

2. the extension or alteration is visually subservient to the main building and provide a high standard of amenity;



A variety of single-storey agricultural buildings with pitched roofs line Norton Lane

All materials of the proposal have been carefully considered to be in keeping with the existing property. We want the new additions to appear distinctly different from the existing Hovel, whilst relating to its simple gable-ended form.

We propose to clad the walls of the extension with timber boarding, whilst the roof will be cedar shingled. The extensions will be barn-like in form, responding to the village's agricultural tradition. The architects' brief required that the extensions do not block or restrict views of the existing house, and so they are connected to the hovel and each other by means of small flat-roofed linking pieces set back from the primary facades. This allows the building to appear as a collection of small buildings rather than one large building.

We have kept the front elevation of the new buildings quite simple and restrained in composition, echoing the humble materials and proportions of the hovel. The relocation of the front entrance to the front of the building will establish a better relationship of the house with the lane.

Currently the quality of certain exterior elements of the property such as the windows are of a poor quality and do not meet current building regulations for heat loss, so an improvement of

these items will be a feature of the proposal.

The owners are active members of the local community and plan to use local tradesmen and skills.

Access

Access in the house remains unchanged from its existing condition. A lifetime homes diagram accompanies this application.

Liddicoat & Goldhill LLP

