

DESIGN AND ACCESS STATEMENT

History of the property

The current property (also known as Craig Rock Cottage) is located in the Craigweil conservation area near to Bognor Regis. The oldest part of the property is a masonry and partially flint built single story structure, currently in use as a garage. This part of the property is believed to date from the 1800s, forming a stable for Barn Rocks House (no longer existing) on the seafront. Since that time, the original building has been added to and converted several times. The original building was added to, we believe in the 1970's, to provide a single story building for staff accommodation. In the 1980's a second floor was added to create the chalet style house as currently configured.

During the course of these renovations, the internal and external finishes have been provided in an ad hoc fashion. The external elevations are a combination of numerous finishes, including brick, render, paint, pebbledash and clay hanging tiles.

The property is in a dilapidated state, inside and out, far from current building standards.

Access to the property and parking

The location of the property is off The Drive, which has a public footpath. However the shared private driveway which extends from The Drive is long enough such that no one accessing any public area can see the house (other than the rooftop). This also applies to the rear external elevation, which is only visible from the private driveway for the property known as Craig Rock.

Existing access and parking arrangements are unaffected by this planning application.

Rationale for this application

The house as presented has a multiplicity of finishes, reflecting the various additions which have been made over the years.

The main structure is sound, but the doors and windows are dilapidated and thermally inefficient. The windows are also in a range of shapes and sizes, with little commonality.

Our overall aim is to create a cohesive and unified look to the property without impacting on its charm and historical context. We also want to bring it up to current standards wherever possible and to restore where possible. For example, the roof is constructed of high quality Welsh slate and we have taken the decision to renovate them rather than replace with contemporary slate to maintain the existing look¹.

Elsewhere, we have chosen finishes intended to be sympathetic to the existing house.

¹ The pre-application differs from this final application in a number of small details, such as a slight change to the RAL colour chosen, the configurations of windows/doors and the addition of another Velux window,. These are in the same spirit as the pre-application however and minor in nature.