

Design & Access Statement

6 Longback Cottages,

Arundel Road,

Angmering,

BN16 4JT

Introduction:

6 Longback Cottages is located in Arundel Road, to the north of Angmering Village shops.

The Cottage is a Grade II Listed Building. It is an end of terrace two storey dwelling being one in a terrace of 6 cottages.

The house is built in traditional materials, these include flint work with brick dressings and quoins which have been painted white, casement windows, first floor dormers with scalloped gables, and clay roof tiles.

This application aims to achieve permission for a two storey rear extension, to form a larger lounge on the ground floor and relocate the main bathroom from the ground floor to the first floor.

No. 6 occupies a larger plot than the other cottages in the terrace giving it more scope for extension without unduly affecting garden and amenity areas.

Site History:

6 Longback Cottages was given Grade II listed status in 1975. The site is located on the northern edge of the conservation area which was designated in December 1974.

The property was extended in 1969, a planning application was made for a single storey extension to form a new bathroom and entrance hall. This application was granted planning approval. Ref: A/103/69

A another application was made in 1995 for listed building consent for replacement of ceiling and removal of fireplace in main bedroom. Installation of gas fired boiler/radiator central heating system and a Cowl for main chimney, and Hood for lounge fireplace. This application was granted planning approval. Ref: A/116/95/L

A application was made in March 2017 to extend the property - Ref: A/37/17/HH - Two storey side extension, relocation of existing shed, driveway to be laid with re-claimed bricks & replacement of 7 No. windows like for like. This Application was refused base on the size of the proposal.

A subsequent application was made in May 2017 for a smailer extension - Ref: A/103/17/HH - Side extension and replacement of 3 existing windows. This Application was refused on similar grounds as the previous Application.

The Property has now changed ownership since the last Planning Applications were made in 2017, and the new owners /applicant have taken on board the previous reasons for refusal and are now seeking a smaller extension than previously applied for.

The Proposals:

This application aims to achieve permission for a modest rear extension, to form a new lounge on the ground floor with doors that open onto the garden, and relocate the main bathroom from the ground floor to the first floor within the roof space of the rear extension. A WC would also be retained on the ground floor.

The proposal has been developed in relation to the Arun District Local Plan 2003, in particular Policy DEV10, to ensure that the proposal responds positively to the quality and character of the area. The key design consideration has been to ensure the appearance of the existing is retained, and that the proposed extension reflects the materiality of the existing property, by mirroring the existing materials, by using local flint stone with brick quoining detailing.

Policy DEV10 of the Arun District Local Plan states that:

"Alterations and additions to Listed Buildings should be sensitively designed and constructed of appropriate materials to retain or emphasise the qualities of the original building." It further asserts that "Consent will not be granted for extensions or alterations to Listed Buildings which detract from their special architectural or historic character or appearance, or for alterations which compromise the historic floor plans and important external and internal features of buildings"

In respect of the Policy DEV10 guidance, the proposed extension has been made subservient to the main building. The careful consideration of the detailed design also ensures that the special character of the building's appearance and layout is preserved.

Layout and Scale:

The proposed layout has been carefully considered to maximise the usable floor space internally whilst having minimal visual impacts externally.

The existing gross internal ground floor area is 27m² and the existing gross internal first floor area is 18m².

The proposed new gross internal ground floor area is 11m² and the proposed new gross internal floor area of for the first floor is 5m².

So overall the existing floor area is 45m², and the proposed will be 15m², which is a 35% increase in floor area.

The proposed extension has been kept to the same width as the existing property which reduces the scale and impact on the street scene.

When comparing the proposal for No.6 with the extensions that have been carried out overtime to the terrace, No.1 Longback Cottages has had a significant extension and therefore No. 1 would still remain the largest cottage in the terrace - please refer to **Appendix A** - Photos of No.1 Longback Cottages.

It should also be noted that No.6 has a larger plot than No. 1 or any other cottages in the terrace, so adequate amenity and garden space will be retained even after the extension as proposed has been carried out.

Although it is a two storey design the proposal provides for first floor accommodation in the roof space, therefore the ridge height of the new extension will be kept much lower than the existing ridge height of the cottage, giving it a subservient appearance.

Materials:

The materials of the proposed extension have been carefully developed to mirror the character of the existing house, for example, the use of scalloped details to gables and dormer. The proposal also seeks to mirror the traditional flint stone walls with quoining details to ensure that seamless links between new and old can be achieved.

The new small rear dormer will be of a scalloped gable design to match the existing gable. The gable will be positioned above the proposed new ground floor casement windows to continue the balance and symmetry of the west elevation.

The following materials are suggested for the proposed rear extension:

- Walls: Combination of brickwork with local flint stone infill with brick dressings and quoins painted white to match existing.
- Roof: Clay roof tiles above to match existing. Scalloped detailed to gables & dormer to match existing, dormer cheeks to be tile hung.
- Windows: Hardwood timber casement windows to match existing
- Doors: Hardwood painted timber frame doors to match existing.
- Rainwater Goods: New rainwater goods to match existing

The overall appearance of the terrace has changed over the years, particularly with the extensions to No. 1 at the opposite end of the terrace. It is considered that this proposal provides a well integrated and cohesive design that will harmonise well with the existing cottages whilst being subservient in appearance to the host cottage.

Landscaping:

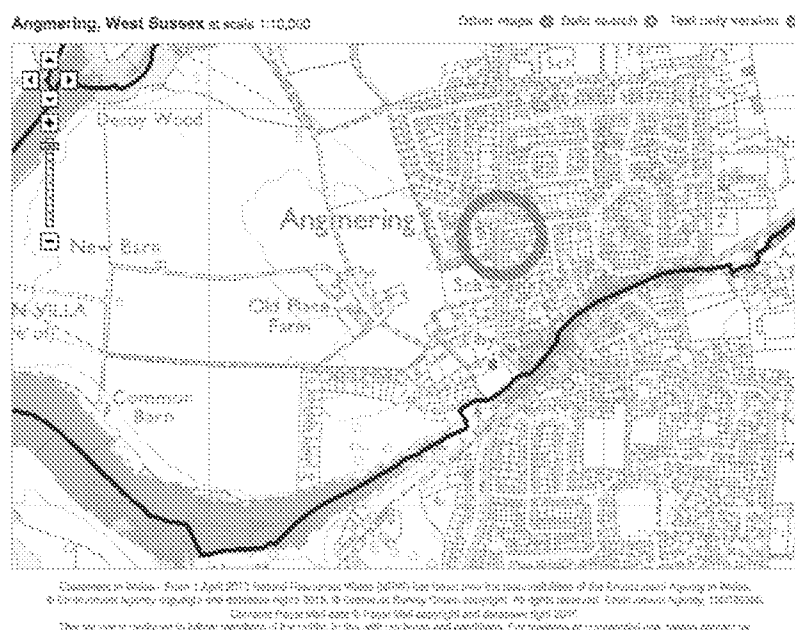
The proposal will not affect any existing trees or landscape features. The gardens at the front and rear will remain as existing.

Access:

There will be no affect upon the vehicular access and parking to the front of the property. Also the side pedestrian access to the rear will be retained.

Flood Risk:

According the Environment Agency Flood Risk Map, the property does not fall within the areas at risk from coastal or river flooding and therefore does not require a flood risk assessment.



Environment Agency's Flood Map, highlighting 6 Longback Cottage location.

Planning Policies:

The decision relating to the refused application states that the proposal is contrary to local plan policies GEN7, DEV19 and AREA2.

Local Plan Policy GEN7

This policy relates to the form of development and it is considered that this proposal is sympathetic in terms of design, scale and appearance to the Grade II listed building No. 6 Longback Cottages, the terrace itself and its setting within the Conservation Area.

As already set out in this statement the proposal should be judged in relation to the appearance of the block of cottages as a whole with No. 1 having had a number of extensions carried out and this will still be the largest cottage in the terrace, if this proposal is approved. Please refer to **Appendix A** - Photos of No.1 Longback Cottages.

Local Plan Policy DEV19

This policy relates to extensions to existing residential buildings.

The alterations are sensitively designed with appropriate materials, which maintain and emphasise the qualities of the existing listed building.

The reduced scale of the extension means that it is less obtrusive in the street scene and with the proposed lower ridge height will appear subservient to the host cottage.

Local Plan Policy AREA2

This policy relates to development in conservation areas and as already set out in some detail in this statement it is considered that the proposal will in no way detract from the Angmering Conservation Area.

The National Planning Policy Framework:

This is a material consideration in all planning applications and I consider that the policies relevant to this application are as follows.

Core Planning Principles

Paragraph 17 states that planning should:

- Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Section 7: Requiring Good Design

Paragraph 56 states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 57 states that it is important to plan positively for the achievement of high quality and inclusive design for all development.

Paragraph 58 states decisions should aim to ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

- Optimise the potential of the site to accommodate development.
- Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- Are visually attractive as a result of good architecture and appropriate landscaping.

Paragraph 60 states that planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.

Paragraph 61 states that visual appearance and the architecture of individual buildings are very important factors but securing high quality and inclusive design goes beyond aesthetic considerations.

Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Paragraph 131

This policy states that local planning authorities should take account of the positive contribution that conservation of heritage assets can make.

In this case I have clearly set out in this statement why I consider that the proposals will contribute to restoring and enhancing the original character of the building.

Paragraph 132

This policy states that great weight should be given to heritage assets conservation and it is considered that this has been satisfactorily achieved with this application.

Paragraph 133

This policy states that consent should be refused for development that would lead to substantial harm of a designated heritage asset. This proposal will enhance the character rather than substantially harm the building.

Paragraph 134

This policy states that where a development proposal will lead to less than substantial harm, the harm should be weighed against the public's benefits of the proposal. It is the case that this application will not lead to substantial harm to the building and it is therefore not considered relevant to this application.

These Framework Policies emphasise the importance of inclusive design, which functions well for the lifetime of the development creating attractive and comfortable places to live. They also emphasise the importance of sustainable development.

In this case the proposal provides an opportunity to update and extend the rather limited accommodation of the cottage to provide a layout more suited to modern day family living.

It is considered that this can be achieved without damaging the historic integrity of the building or adversely impacting upon the conservation area.

The proposal will have no adverse affect upon the local environment or the biodiversity of the site.

Water and energy saving measures will be incorporated in the build. Materials will be sourced from locally from sustainable sources where possible. It is considered that the proposal is sustainable in terms of construction, transport and location and the local environment.

Summary:

The proposed extension is in keeping with the existing building vernacular and has been carefully designed to be subservient to and respectful of the sensitive nature of the existing Grade II listed house. The proposal will have minimal visual impacts on the surrounded area, reinforced by the fact that the proposed extension mirrors the characteristics of the existing building fabric.

The proposed works will be carried out with due care and diligence and will at all times remain sympathetic to the site and its existing structures. The proposed works create a more efficient and functional home and will help to ensure the longevity of the building, whilst preserving its historic appearance for the future.