

DESIGN AND ACCESS AND HERITAGE STATEMENT FOR 1ST FLOOR EXTENSION
AND RE-POSITIONING OF REAR BOUNDARY WALL
AT 1, HOMING GARDENS, BERSTED. PO22 9AL.

Introduction:-

This statement is prepared in support of the application made by Mr. & Mrs. A. Gifford to erect a 1st floor extension over the north-west projection of the existing dwelling.

The 1st floor element of the proposal has been reduced in scale following the refusal of BE/113/19/HH and discussions with Martin White.

This statement is submitted as a Policy, Design and Access Statement to substantiate the application and to justify its submission.

Heritage Statement:-

1, Homing Gardens is not of individual importance due to its age but it is located within a Conservation Area, adjacent to two Grade 2 Listed buildings, and will be assessed on those grounds.

1, Homing Gardens is a combination of single and two storey elements, constructed in facing brickwork with brown stained softwood windows under a plain tiled roof with both gable and fully hipped ends.

The existing dwelling has a three side hipped end with a cupola [to be removed] on top of the north-west single storey element.

The dwelling has a rear detached garage with a 1.70m high brick boundary wall the rear of which is overwhelmed by a row of lopped leylandii trees.

Homing Gardens is a cul-de-sac of eight houses- Nos. 1, 2 and 8 are detached and Nos. 3-7 are a terrace. They are brick construction and have tiled roofs, although the terrace has some tile hanging and siding added for interest. Nos. 1-7 were all built as part of the same development, which received permission in 1979, and they were built by 1984. No.8 was built ca. 2001 and has brick, tile hanging and a tile roof.

Homing Cottage, No.62 North Bersted Street and directly adjacent to 1, Homing Gardens, is Grade II*.

The listing states:- *C15 timber-framed cottage of very unusual character. The whole front is close- studded, the studs being very heavy and curved outwards at the top end so that the whole upper part of the front appears coved. Plaster infilling. Thatched roof, hipped at north end, with two "eyebrows". Casement windows on first floor. Sash windows without glazing bars on ground floor. Two storeys. Two windows.*

Apple Tree Cottage, No.64 North Bersted Street, is Grade II listed.

Its listing states:- *C18 or earlier. One storey and attic. Three windows. Faced with flints with brick dressings and quoins, all now painted. Thatched roof with two "eyebrows". Casement windows. Porch with brick pillars and thatched roof.*

Both Listed properties are important contributing features of the Conservation Area and help to retain its rural character. The Conservation Area Supplementary Planning Guidance states that "the principal feature of the area is its country character which survives on the fringe of Bognor Regis." Most of the original buildings were farmhouses and it was only in the last fifty years that the farmland changed to residential.

Context:-

The proposal is to provide a 1st floor extension over the north-west single storey element to provide En-suite and Dressing Room facilities to the main bedroom.

The proposal is based on 8, Homing Gardens on the opposite corner, but only seeks to utilise part of the existing projection to protect its end angled feature.

The proposal is to be constructed in lightweight construction and clad with Marley Cedral cement boarding in block [code C50].

Amount:-

The proposal will add 21 sq. metres to the 1st floor.

Layout:-

As previously stated the proposal is positioned over the north-western single storey element with access off the main bedroom.

Landscaping:-

No alterations are to be made to the landscaping.

Scale:-

The proposed open eaves is to match the existing two storey element.

Appearance:-

The elevation fronting Homing Gardens is to be detailed with two window frames matching the existing bedroom window at that level.

The rear elevation is to be detailed with the same size of window frame as above.

It is proposed to replace the existing 'tired' stained softwood frames with anthracite window and door frames in grey.

Access:-

No alterations are to be made to the existing entrance and parking arrangements.

Boundary Wall:-

It is proposed to position the new wall 1.70 metres beyond the front of the detached garage and to follow the curvature of the boundary before connected with the existing wall.

Conclusion:-

The proposal provides increased habitable accommodation constructed in matching materials and those that are typical to its location and that compliment the host dwelling and the Conservation Area and with minimum impact on the two Grade 2 Listed Dwellings described.