

Combined Heritage Statement & Design and Access Statement



Photograph 1 – South Elevation

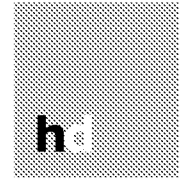
Proposed Extension and Associated Alterations to the Listed Dwelling

Shelley House, Eastergate, Chichester, West Sussex, PO20 3UR

August 2021

Prepared by:

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Introduction

Helyer Davies Architects Ltd have been appointed by a private client to design and apply for Planning and Listed Building Consent for the proposed extension and associated alterations at Shelley House.

The works consist of:

- Blocking up the existing utility room window and external door
- Enlarging the existing kitchen window to form a new doorway
- Single storey traditional rear extension

The following documents will accompany the Application:

- Application Form
- Combined Heritage Statement & Design and Access Statement
- Drawing 17144-01
- CIL Additional questions Form

A survey of the existing house was carried out by J Brotherton and Partners Land Surveyors and Engineers in June 2021.

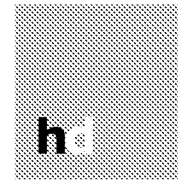
The OS extracts are to show site location plan and block plan only.

Relevant Planning History

EG/34/13/L - Application for Listed Building Consent for amendments to EG/20/13/L to provide brick support to well found in cellar, replace crittal side door with timber door matching existing. Remove modern wrought iron stair handrail & replace with painted timber. Remove casement & replace with matching timber window with the central mullion removed to allow escape. The priest-hole in chimney recess is to be retained but enclosed by new wall. Expose 20th Century studwork on dividing wall above shop. *Permitted 2013*

EG/19/13 & EG/20/13/L - Application for listed building consent for alterations and refurbishment along with conversion of roof space to form 1 bedroom apartment. *Permitted 2013*

EG/18/12/NMA - Application for a non-material amendment following a grant of planning permission EG/14/09/L for various amendments to the ground & first floor. *Refused 2012*



EG/14/09/L & EG/72/08 - Application for Listed Building Consent for the conversion of existing dwelling into 2 no. apartments. Conversion of roof space above existing shop into 1 no. apartment & first floor extension of existing shop to provide 2 no. apartments. Extension of existing shop & erection of 3 no. apartments & covered parking area. Improvements to existing access & service area. *Permitted 2009*

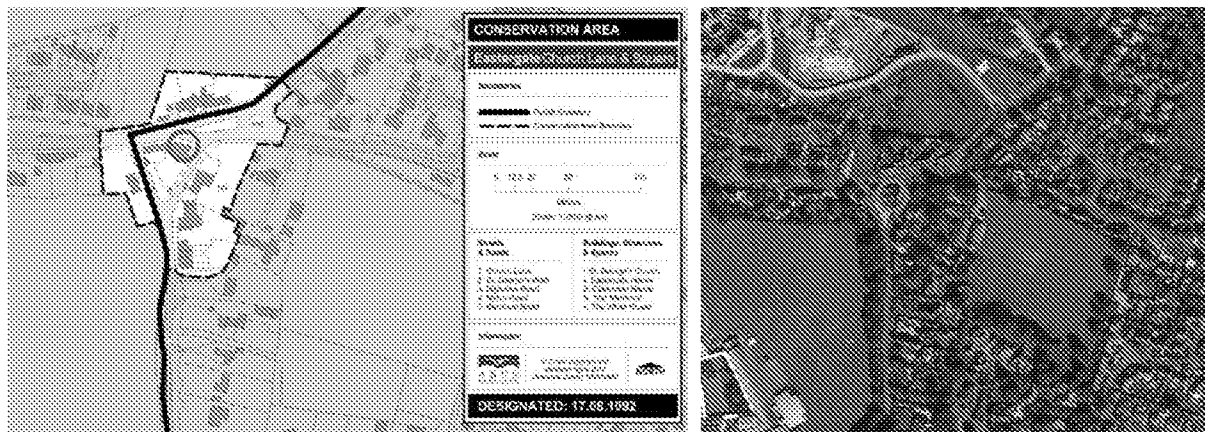
EG/18/07 & EG/19/07/L - Application for Listed Building Consent for conversion of existing single dwelling to 5 no. flats and alterations to include re-construction of front elevation wall and replacement fenestrations. *Withdrawn 2007*

EG/45/72 – Shop extension, flat over and garage. *Refused 1972*

EG/12/72 – Conversion of store into 2 shops with flat over and garage. *Refused 1972*

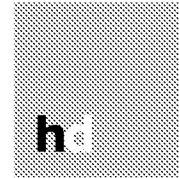
Site Context

Shelley House is a listed dwelling located on Church Lane in Eastergate, and forms part of the Eastergate Square conservation Area.



Eastergate is a small rural village which nestles between Barnham and Westergate. *'The area of Eastergate Square is more urban in its character, with a close-knit grouping of buildings of various styles and ages fronting the main roads, reflecting the historic development of the village at a road junction. In addition to the attractiveness of individual buildings and their grouping, a variety of brick and flint walling and boundary hedges contribute to the special character of the Conservation Areas.'*

The surrounding buildings are predominantly residential dwellings other than the post office & convenience store which forms part of the listed building. The buildings within the surrounding context are built in various styles and materiality. Materials include flint, red brick, white painted brick/flint and clay tile or slate roofs.



List Entry

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: Shelley House and the Elm Tree Stores

List Entry Number: 1353883

Location

Shelley House and the Elm Tree Stores

The building may lie within the boundary of more than one authority.

County: West Sussex

District: Arun (District Authority)

Parish: Barnham and Eastergate

Grade: II

Date first listed: 20 September 1984

List Entry Description

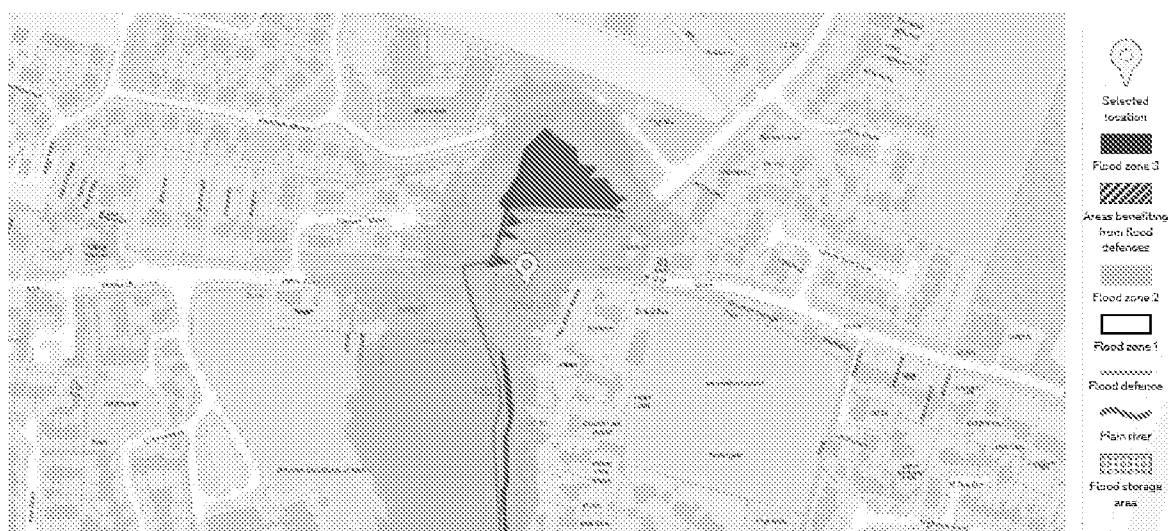
Details: SU 90 NW EASTERGATE CHURCH LANE 7/425 GV Shelley House and the Elm Tree Stores II One building. L-shaped C18 building. Two storeys. Three windows. Painted brick. Stringcourse. Tiled roof. Glazing bars intact. The shop premises are the north-west wing with a modern curved shop front in old style.



Listing NGR: SU9435105571

FLOOD RISK ASSESMENT

The following flood risk assessment has been prepared using information from the Environmental Agency and a self-assessment of the flood risk.



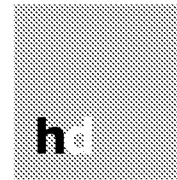
Environmental Agency Flood Risk Assessment – Map

The flood zones refer to the probability of river and sea flooding, ignoring the presence of defences. The above map shows the extent of flood risk and is to be read in conjunction with the table below.

FLOOD ZONE	DEFINITION
Zone 2 (Medium Probability)	Land having between a 1 in 100 and 1 in 1000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1000 annual probability of sea flooding. (Land shown in light blue on the Flood Map).

Table 1: Environmental Agency Flood Risk Assessment – Flood Zone Definition

Shelley House is located within the Environmental Agency's Flood Zone 2, which is defined as having a 'medium probability of flooding'. As a result, our application will require flood risk assessment. In line with the national guidance for minor extensions (less than 250m²) in flood zones 2&3 (<https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#advice-for-minor-extensions>), the finished floor level of the proposed extension can sit no lower than the finished floor level in the existing dwelling. In order to provide additional mitigation and reduce the risk of future flooding, the finished floor level in the new extension sits 150mm higher than the existing ground floor level, an internal step is incorporated leading from the kitchen up into the new dining area. The overall increase in footprint is only 16.1m² and for this reason there will be minimal impact on the surrounding area.



Design

Use

The use will remain as existing - as a C3 residential dwelling.

Amount and Scale

Existing ground floor:	73.7m ²
Existing first floor:	67.5m ²
Total GIA of existing house:	141.2m ²
Proposed ground floor:	86.13m ²
Proposed first floor:	67.5m ²
Proposed total GIA of house:	153.63m ²
Total proposed increase:	12.43m² (8.8%)

Layout

The proposed single storey extension will form a dining area accessed off the existing kitchen. The extension features apex glazing with a window seat looking down the garden on southern elevation, and patio doors that allow the room to open out onto the patio.

In association with the new extension, the existing external door and window from the utility room will be blocked over. The existing kitchen window will be extended to form a doorway leading from the kitchen into the new extension.

The development will provide a light and pleasant family eating area that opens out onto the garden.

Appearance

The proposed extension is located to the rear of the existing dwelling and will be well screened from the surrounding conservation area by both the boundary wall and the existing vegetation.

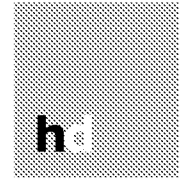
The proposed extension has been designed to appear traditional and sympathetic to the listed building both in terms of form and materiality. The materials have been carefully chosen to be in keeping with the existing house.

Proposed materials

Walls: Red brick

Roof: Slate

Windows: White timber windows



Landscape

As existing.

Access

The access to and from the site will not be altered.

Biodiversity

We note that the application site lays within the HRA buffer zone (SD10), it sits within the 12km wider conservation area around the identified SAC and therefore we have carefully considered the potential impact of the proposals.

The proposals are for a single storey extension and involve no works to or abutting the clay tile roofs.

An integrated blackout blind will be incorporated into the proposed rooflight to prevent additional light pollution when the extension is in use during hours of darkness. This will help to ensure there is minimal impact to any possible bats hunting within the surrounding area.

A new bat box will also be incorporated within the garden.

Surface Water Drainage Statement

All surface water from the new extension will discharge into a new, purpose-built soakaway located in the back garden. In line with building regulations, the soakaway will be positioned at least 5m from any buildings or public roads and 2.5m from site boundaries.

Lidsey Treatment Catchment Area

The application site sits within the Lidsey Treatment Catchment Area. The proposals are for a single storey rear extension which will form a dining area, as such Shelley house will continue to connect to the mains sewer via the existing connection. The proposed development will cause no increase in pressure on the existing foul drainage system.

Impact on the Listed Building and Eastergate Square Conservation Area

The overall impact on the Eastergate Square Conservation Area is considered to be minimal as the proposed extension is well screened from the surrounding conservation area. The proposed extension is of traditional design and is in keeping with the listed dwelling and will be built using high quality materials. The proposed extension will help improve the quality and exterior appearance of the rear of the dwelling, hiding the existing single storey flat roof extension from view, as well as

helping to aesthetically unify the rear elevation. The style and materiality of the proposed extension is in keeping with the historic dwelling. Although not easily visible from the conservation area, the overall impact is considered to be positive.

The proposed development has been designed to have minimal impact on the listed dwelling, with minimal loss of historic fabric. The utility window and door which are to be blocked up are part of a more modern single storey extension that has no historical significance. The kitchen window, which is to be extended to form a doorway, will result in some loss of historic fabric but this is to be done as sensitively as possible, and the width of the structural opening will remain the same as the existing window.

The proposals provide a small extension that will significantly impact on the functionality and enjoyment of this dwelling, allowing more light into the house and creating a family dining space that connects well to the outdoors. As such the proposals are considered to have a positive impact on the Listed Building.

Photographs



(Photograph 1 – Existing rear elevation viewed from the back garden)



(Photograph 2 & 3– Existing utility room door and location for proposed extension – utility door and window to be blocked in)



(Photograph 4 – Existing kitchen, existing window on the right-hand side is to be extended to form a doorway used to access the new dining area)



(Photograph 5 – view from Church Lane looking towards the garden and proposed extension location)