

PULLEN ARCHITECTURE

DESIGN AND ACCESS STATEMENT & HERITAGE STATEMENT

FOR
PROPOSED EXTENSION

TO
CULVER COTTAGE
37 ALDWICK ROAD
BOGNOR REGIS
PO21 2LN

Doc No: 617-601
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Status: Planning Application Issue



Introduction

This Design and Access Statement is provided in support of the Planning Application for the proposed extension to Culver Cottage, 37 Aldwick Road, Bognor Regis, PO21 2LN.

This document explains the design and access principles in support of the application. It identifies the development in detail and context with its setting within the surrounding landscape while respecting the heritage of this Georgian building.

This Design and Access Statement should be read in conjunction with the various drawings listed on the attached Drawings and Document Issue Sheet.

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Context

Culver Cottage is an early 19th century Grade II listed detached Georgian property that lies directly to the south of Aldwick Road and to the north of Bognor Regis Sailing Club and is within the Aldwick Road Conservation Area. There is no vehicular access to the site, although there is parking in Marine Parade to the east along with a gated pedestrian entrance into the gardens.

Listed on the 7th November 1975 (List Entry ref: 1027764) Culver Cottage is described as; Early C19. 2 storeys. Stuccoed. 3 windows, with glazing bars intact. Verandah with striped canopy on the ground floor. Eaves cornice. Hipped slate roof. The elongated porch leads from the road across the garden. Wood faith segmental metal roof. Blind fan over modern door.

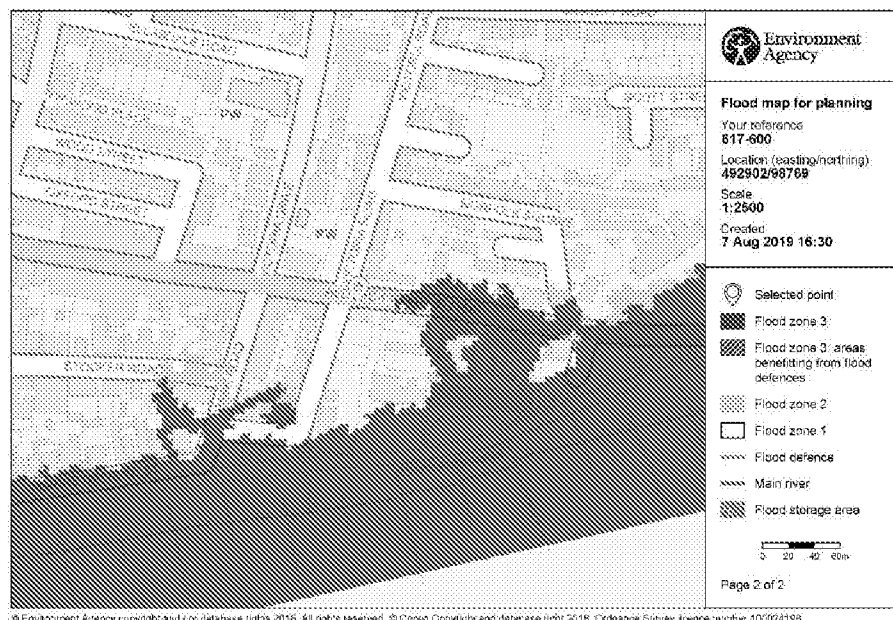
Originally designed as a dwelling house, Culver Cottage has been subject to numerous external and internal alterations over the years resulting in a light and airy open-plan contemporary home that it is today, although unfortunately at the expense of many of the original features being lost over time.

It appears that the original front of the house, that is accessed from Aldwick Road, was actually intended as the rear, as it leads into the back of the original staircase, while the access into the house from the rear garden is pleasant and spacious as it leads onto the large hall, siting the early Georgian staircase. These external access routes are to be maintained, while the rear garden and surrounding land are of adequate size for a large family home.

The accommodation is predominantly square on the plan set over two storeys, under a simple hipped and pitched slate roof. There is a single-storey extension to the front northeastern corner, as well as to the western elevation which is partly hidden behind a latter garden room when viewed from the south.

The property is of traditional construction with facing colour-washed render brickwork and painted external joinery and glazed windows in timber surround. The floors are a mixture of a suspended timber and solid concrete set at various levels throughout the building.

The property was subject to planning and listed building applications (*BR/35/19/HH and BR/36/19/L*), both of which were granted consent on the 10th July 2019. However, due to changes in the applicant's requirements, a revised scheme is being presented.



As identified in the above enclosed Environment Agency flood map for planning, the site has been identified as being within Flood Zone-1, an area with a low probability of flooding, and therefore a Flood Risk Assessment is not required.

Proposal

As previously mentioned, the current cottage has been altered and extended over the years resulting in a fairly open-plan contemporary layout that it is today, although unfortunately many of the original period features have been lost over time, while the later addition of a modern garden room/conservatory with white plastic windows and glazed sliding patio doors detracts from the integrity of this listed property.

We are proposing to remove the latter lean-to garden room and single-storey bathroom wing in favour of a new single-storey side extension to the west of the existing property. The extended accommodation will comprise a ground floor garden room with adjoining shower room facilities, along with two single bedrooms.

In contrast to the existing building, a contemporary approach has been adopted to remodel and extend Culver Cottage. Our scheme seeks to sympathetically extend the property, both internally and externally to provide not only the desired additional accommodation but also retain its current scale and proportions, while introducing a defined yet cohesive appearance, with deference to the cottage's evolving heritage.

The layout and structural integrity of the existing house would remain unaltered by these proposals. The existing double doors off the drawing room would be retained, leading into the new ground floor garden room/study, providing access into the new extension.

Use

Current property is a single private dwelling, for domestic use, and no change is intended.

Amount

Existing (Gross External Floor Areas)

Ground Floor Area = 131.4m²

First Floor Area = 92.1m²

Total = 223.5m²

Proposed (Gross External Floor Areas)

Ground Floor Area = 155.5m²

First Floor Area = 92.1

Main House Total = 247.6m²

Total Increase in Area = 10.7% increase

Layout

It appears that the original front of the house that is accessed from Aldwick Road was actually intended as the rear, as it leads into the back of the original staircase, while the access into the house from the rear garden is pleasant and spacious as it leads onto the large hall, siting the early Georgian staircase. These external access routes are to be maintained, while the rear garden and surrounding land are of adequate size for a large family home.

The existing layout is predominantly square on plan and consists of a central entrance hall running north-south through the building from the front door accessed off Aldwick Road. To the east, there is an open plan kitchen dining room arrangement, with a single storey utility and boot room to the north, while to the west, there is a combined living room and drawing room, with access to the garden room beyond. The traditional staircase lies within the central hall, leading to the three bedrooms and family bathroom, all off the central landing.

The present accommodation is limited, and not conducive with a growing young family. There are only three bedrooms, and the single main bathroom is inadequate in size for such a dwelling.

This application seeks to sympathetically extend the property, both internally and externally to provide the desired additional accommodation befitting a house of this stature.

The layout and structural integrity of the existing house would remain unaltered by these proposals. The existing double doors off the drawing room would be retained, leading into the new ground floor garden room/study, along with two single bedrooms and a shower room.

Visually the proposed scheme will have little impact on any neighbouring properties or when view from the public realm as the extension is set behind the 1.6m boundary flint walls. To the north is the main Aldwick Road, and to the south are the private gardens and Bognor Regis Sailing club beyond.

Approach to the property will remain as existing. The original front of the house is accessed from Aldwick Road, while the access into the house from the rear garden remains via the existing gated pedestrian entrance off the private lane to the east.

Scale

We have adopted a contemporary design approach for this scheme, with consideration for the site and context, namely the siting of the extension and the use of a sensitive palette of materials conducive with its surroundings.

Although the proposed works comprise an increase in gross external floor area of 24.1m² (10.7%), over the existing cottage, the way in which the extension has been designed reduces the effect of this size increase by its shape and form.

Appearance

In contrast to the existing building a contemporary design approach was adopted for this extension, with its simple rendered façade to the western flank wall and projecting corner piers framing the vertical timber cladding to the north and south elevations, while the proportions of the glazed elements are a nod to the Georgian language of the existing cottage.

The flat roof, recessed behind the framing parapet walls, is designed as a low-maintenance warm roof structure with good insulation properties while also being aesthetically pleasing.

The extension, due to its design ensures a low profile against the existing property and will not impact upon any neighbouring properties of the surrounding areas. The interior spaces have clean lines and generous doorways in scale with the high glazed door openings to create a sense of greater volume.

Landscaping

The site is bounded by a mixture of mature hedges, masonry walls and panel fencing to all boundaries as annotated on the block plan, neither of which would be affected by the works. The gardens are mainly laid to lawn utilising the naturally level site. We are not seeking any changes to the existing landscaping.

Access

These proposals will not alter the existing access arrangements into the property, which remain unaltered. Vehicular access is unaffected by the proposal with off-street parking and pedestrian access via the existing front entrance in Aldwick Road and a gravel driveway to the side.

Conclusion

The current Culver cottage has been altered and extended over the years in a somewhat piecemeal manner, giving it a rather disjointed feel. Our scheme represents a sympathetic approach to extend the property to provide not only the desired additional accommodation but also reinstate a sense of scale and proportion, while introducing a defined yet cohesive appearance, with deference to the property's evolving heritage.

The use of high-quality materials detailing ensures a contrasting yet harmonious visual appearance, while dispensing with the inappropriate modern additions such as the garden room and white plastic windows, in favour of appropriate elements.

In considering the above, we trust that this application will be supported.

Trevor Pullen
For & on behalf of Pullen Architecture
7th August 2019