

PULLEN ARCHITECTURE

Extension

to

Culver Cottage

37 Aldwick Road · Bognor Regis
West Sussex · PO21 2LN

Design and Access Statement & Heritage Statement

Dwg No: 599-601
3rd March 2020

Introduction

This Design and Access Statement is provided in support of the Planning application(s) for the proposed two storey side extension to 'Culver Cottage' 37 Aldwick Road, Bognor Regis, West Sussex, 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.

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. Elongated porch leads from road across garden. Wood faïence 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.

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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 is of adequate size for a large family home.

The accommodation is predominantly square on plan set over two storeys, under a simple hipped and pitched slate roof. There is a single storey extension to the front north eastern 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 surrounds. The floors are a mixture of suspended timber and solid concrete set at various levels throughout the building.

The original thought was to extend the existing cottage with a two-storey wing along the full length of the western elevation, continuing the existing architectural language and materials of the current cottage.

However, early in the process it became clear, that by continuing the same theme and materials for the extension, the form and appearance of the existing Georgian building became diluted, both in stature and form, where as if a different design approach was used, the silhouette of the existing building could be retained, while introducing a defined yet cohesive evolving architectural language of the existing house.

Proposal

The proposal is for a flat roof light to the previously permitted side extension. Also for a wood burner which is situated in the ground floor extension but the flue will enter into the listed main building chimney stack at first floor level. The main contractor will research if this is possible prior infiltrating the existing stack and only once listed and non-material amendment approval has been granted.

Appearance

The proposed flat roof light to the extension roof will not be visible from the public street. It will be a double glazed dark grey aluminum frame unit to match the windows approved for the previous extension application.

The wood burner will not be viewed externally and will run a twin walled flue pipe into the existing buildings masonry stack at First Floor level. The wood burner flue will then alter to a flue liner. The only portion externally visible will be the top metal capping to the wood burner flue at the top of the chimney stack.

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Conclusion

These two additions to the previous proposal will permit natural light and sustainable wood burner heating without being of detriment to the listed character of the property as both proposals are primarily not visible externally.

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

Kevin Lancaster
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3rd March 2020