

**A Design and Access Statement**

**For A Replacement Dwelling**

**At**

**Ilex Cottage, Burpham, Nr Arundel, West Sussex, BN18 9RJ**

**14<sup>th</sup> October 2010**

**Context**

Burpham and its neighbouring Wepham are set in the Arun Valley north of Arundel in the new South Downs National Park and conservation area.

Ilex Cottage is a detached thatched cottage lying to the east of the George and Dragon Public House in Burpham and is believed to date from the 1920's as a weekend place.

It lies to the east of a modern brick flanked dwelling with flintwork and standard windows and has a flint wall of approximately 1.2m in height forming the boundary to the road to the north with access via a gap which once was gated. The cottage itself nestles behind two fine mature trees and from the Arboricultural Impact Appraisal prepared by Barrell Tree Consultancy it will be seen that the preservation and protection of these trees has very much dictated the position of the replacement dwelling.

The property is currently arranged with two bedrooms, associated store and a bathroom within the large roof with swept 'eyebrow' style windows affording views to the south east with living rooms at ground floor which is accessed by steps up to the front door within a gabled enclosed porch.

The construction is a thin timber frame with minimal or no thermal properties with external painted cladding and internal hardboard finish. The windows have predominantly been replaced by UPVC and are not in keeping with the character of the property or its setting. The condition of the external cladding is considered to be poor and rotten in places and the thatch 'face' could be considered ready for a new 'coat' or 'half coat' subject to thatcher's inspection.

A steel frame has been introduced recently to support the first floor bedrooms and bathroom and store room in the roof.

The existing building is considered to be of very poor condition and of inadequate construction compared to today's energy conscious world and deemed not economical to adapt, update or upgrade. This proposal seeks to replace this building with a new dwelling which is considerably more environmentally conscious utilising the local vernacular incorporating brick and flint walls with plinth, buttresses and chimneys, heritage colour painted timber casements and thatch roof with eyebrow style windows.

### Amount

This proposal is for the replacement of the existing building and therefore there is no unit increase. The position, size and shape of the replacement dwelling has been carefully considered so that it relates to the site, its boundaries and principle trees within whilst also having to incorporate thick heavily insulated external walls. We are proposing the removal of the garage that is under the tree canopy to the north west and seeking to introduce a basement cellar.

### Existing

|              |                      |
|--------------|----------------------|
| Ground Floor | 109.15m <sup>2</sup> |
| First Floor  | 61.10 <sup>2</sup>   |

### Proposed

|              |                      |
|--------------|----------------------|
| Basement     | 45.52m <sup>2</sup>  |
| Ground Floor | 179.57m <sup>2</sup> |
| First Floor  | 125.96m <sup>2</sup> |

The existing access into the site is to be retained and drive enhanced with new permeable gravel in accordance with the recommendations listed in the tree report.

### Layout

The layout of the proposal is to use same vehicular access from the road into the site between the beech and Holm oak trees with no alteration to the flint north western boundary wall. With the recommendation of the Arboricultural Impact Appraisal we are proposing the new replacement house be positioned in a similar way to before but that it is pushed back into the site a little. The driveway will be replaced but will remain as permeable gravel and be laid and constructed in accordance with the root protection area / management drawing itemised in the Impact Appraisal. The relationship between Ilex Cottage, Flints to the south west and the Leat to the south east remain the same.

### Scale

Although hard to see through behind the large Holm oak and beech trees, the scale of the building is similar to the existing which sits behind the flint wall fronting the road. The first floor rooms have been accommodated in the sloping thatch roof with its hipped ends and the use of organic swept 'eyebrow' style windows facing north west and south east down the garden. The building sits lower than Flints to the south west and has a very domestic scale and appearance.

### Landscaping

The landscaping generally has not been kept under control and this has allowed it to grow unmaintained. The recommendation in the Arboricultural Impact Appraisal, including others, is to carefully reduce the upper lateral branches of the Holm oak and beech tree by up to 2m. This is intended to take place before any building works commence.

The intention elsewhere as also reported is to introduce a level of general good husbandry including pruning and thinning to reform the hedges as appropriate and to introduce continual maintenance so that future encroachment is minimised.

There is a gravel drive to the front of the house with paths around and a terrace area to the rear with the rest of the garden laid to lawn.

### Appearance

This scheme has been designed ultimately to provide a level of modern and sustainable living but also to be in harmony with its surroundings. We believe the building sits comfortably within the site and responds positively to the site's character and countryside location. The appearance of the building utilises the palette of the surrounding area in terms of scale, form and materials whilst aiming to introduce an element of interesting features and delight ultimately creating a visual enhancement to the locality and a sense of place.

The architectural detailing and materials are of good quality including orange/red bricks, coursed flatwork with stone cornice and buttress. The joinery is to be painted timber in a heritage colour.

**Access**

The existing vehicular and pedestrian access and has been retained and there is some improvement to the turning area for cars due to the position of the replacement building being slightly deeper into the site.

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