

***Design and Access Statement (inc. heritage statement)
Alterations and front garage extension, 172 The Street, Clapham.***



Amount of development

The alterations to the listed building are considered to be minor, involving the sub-division of a store room on the east side of the existing side extension (built circa 1980) and a proposed front extension to this wing to create, together with part of the existing accommodation, a new garage.

Outwardly, the property appears to have a garage; there being an up'n'over door in the front elevation of this wing. Immediately behind it, however, the garage door is boarded up and it appears that the floorspace has never previously been used for garaging purposes.

The proposed front extension to form the garage measures 3.1 metres in width and projects 2.5 m forward of the side wing. It would lie approximately 6 metres back from the front building line of the original property.

Towards the rear of this side room, a new 100mm block wall will be constructed with plaster finish both sides. A new doorway will also be formed. The wall will sub-divide the garage from the new (smaller) store room.

Modest levelling of the front drive will also be carried out which will not affect the flint wall on the east boundary of the property (to be retained).

Layout

The proposal does not affect the overall layout of the house.

Scale

The proposed extension is modest in size and will be subservient in scale to both the original building and the side wing.

Landscaping

Not affected.

Appearance

It is considered that the new extension is well proportioned, modest in size and will be well related visually to the existing building. The existing building as a whole has a variety of textures and roof forms with different shapes and pitches. The siting, shape and modest size of the proposal is such that it will not detract from the present form or appearance of the existing side wing or the original building. External materials will match existing and there will be visual improvements with the removal of the existing up'n'over metal door and the introduction of more traditional timber doors.

Use

The property is a single dwelling house which will not change.

Access

The property has an established vehicular access and a separate pedestrian access from The Street neither of which will be affected.

Appraisal of context and heritage statement

The property is a grade II listed building (built in 1847). It is semi-detached and, together with the adjoining semi, originally formed part of the Norfolk estate. It is one of a number of buildings in Clapham Village built around that time. The building lies in a smaller plot than when it was originally built, planning permission having been granted in 1979 for the site to be sub-divided to provide a detached bungalow at the rear. Access to this rear plot lies to the immediate east of No.172.

The original building is finished predominantly with bolder flint and with a grey natural slate roof. The modern side wing is finished mainly with white painted render and it too has a natural grey slate roof. As the proposed extension is small and it will be attached to the modern wing, its external materials reflect this.

The property lies in a Conservation Area and Clapham Village itself lies within the South Downs National Park. Such designations do not preclude development but any proposal needs to be sensitively designed and well related to its surroundings. It is considered that the proposal achieves such objectives.

It is further considered that the proposal accords with advice contained in PPS 5: Planning and The Historic Environment. The works will not detract from the building's architectural or historic interest and it has no implications in terms of the features that justified the building's original listing or the character and appearance of the Conservation Area or the National Park in which the site lies.

Equally, it will have no effect on the amenities of neighbouring properties.

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