

Design and Access Statement

IN SUPPORT OF

ADAPTATIONS TO EXISTING GARAGE TO FORM ANCILLARY ACCOMMODATION TO EXISTING HOUSE

WELL HOUSE, CLIMPING LANE, CLIMPING, WEST SUSSEX, BN17 5RQ

Renewal of Applications
CM/15/06 & CM/15/06L

The proposal seeks to gain planning permission for the conversion of an existing garage into ancillary accommodation for the main property Well House.

1. Assessment of Physical Context

The garage in question is approximately 25 years old and is constructed robustly of red brick and clay tile hanging, not dissimilar to the main house. Therefore we propose the use of the existing external façade with the addition of small areas of traditional timber cladding as a suitable solution to the treatment of the converted garage.

In addition, although the garage is situated within the curtilage of a listed building it is not itself listed and therefore feel that the use of conservation roof lights, that would not be visible from the highway, are not inappropriate in this instance.

2. Social Economic Context and Planning Context.

All current planning policies have been considered and the proposal been sort as a necessary improvement to the current dwelling by our clients.

3. Involvement of local interests.

Our client has consulted their neighbours.

4. Evaluation

The proposal was chosen as it meets all the necessary criteria that ancillary accommodation would require as an addition to the main house.

5. Design Principles

The proposal to convert the garage would clearly relate to the main dwelling and is considered to have little if any adverse effect on the main house or nearby properties.

Equally it is felt that it would not have an adverse impact on the character of the surrounding area.

6. Amount of the development

The proposal will retain the existing ground floor footprint and the current loft space with no additional floor space added.

7 / 8. Layout & Scale

The overall size of the development is determined by the existing garage structure and the proposal only seeks minor intervention to the existing situation.

9. Landscaping

The external situation is to remain largely unaltered. A small area of paving has been proposed on the site of the existing stable block.

10. Appearance

The existing garage doors are to be replaced with timber cladding, a front door and a window to the WC. At the rear the existing stable block is to be removed and new fenestration has been introduced to this elevation. In order to provide adequate daylight to the mezzanine we have introduced conservation roof lights.

11. Access

The access will remain un-altered to the garage.

11. Consultation

The attached applications for Planning Permission and Listed Building Consent form the basis of a renewal of applications **CM/15/06/** & **CM/15/06L** previously considered and permitted by the council in 2006.

Heritage Statement

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TO EXISTING HOUSE*

Proposed works to Listed Building

The garage in question is not itself listed but within the curtilage of a Grade 2 Listed Cottage (Well House).

Hence listed building consent was required on the original 2006 application and this application seeks to renew the planning and listed building consent granted in 2006. The proposal is to convert the existing garage to form an ancillary unit of accommodation for the main house.

History / Archaeology

The Well House was listed on: 05 June 1958

Formally called Virginia Cottage, now called Well House. A Grade II Listed Detached Cottage of two storeys. Consisting of red brick with a red tiled gable roof.

Flush stringcourse of grey headers. Brick modillion eaves cornice. Windows with cambered head linings and glazing bars intact. Modern gabled porch.

Impact of the Proposal

No building works are to be made to the main house, all works relate to the existing garage which is not listed.

The proposal to convert the garage would clearly relate to the main dwelling and is considered to have little if any adverse effect on the main house or nearby properties.

Equally it is felt that it would not have an adverse impact on the character of the surrounding area. We would thus ask for your support to this application.