

PULLEN ARCHITECTURE

A Replacement House on the site of

**The Barn
Land to North of
Waysmeet Cottage
Grevatts Lane • Climping
West Sussex
BN17 5RE**

DESIGN AND ACCESS STATEMENT

29th October 2018

Introduction

This Design and Access Statement is provided in support of the planning application for the proposed replacement dwelling on the site of The Barn, Grevatts Lane, Climping, BN17 5RE. Waysmeet Cottage to the south is not part of this application and will remain unaltered.

This document explains the design and access principles in support of the application. It identifies the development in detail and context in response to the site and surrounding area.

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

Context

The present, Barn style dwelling occupies a secluded position on the southern edge of Climping Village, surrounded by mature trees to the north and open farmlands to the East and West, while Waysmeet Cottage adjoins the site immediately to the south.

Predominantly rectangle in shape the site lies just south of the A259 trunk road between Bognor Regis and Littlehampton, and close to the corner of Grevatts Lane, opposite the Oyster Catcher public house and restaurant.

The property, a former storage barn has been converted and altered over the years in a somewhat ad-hoc manner, changing many of the original features along with the later addition which gives it a rather disjointed appearance.

Predominantly over two storeys “T” shaped in plan, the “Barn” is of traditional construction, faced externally with a mixture of horizontal weather boarding, face brick-work and dark stained joinery, all set under a series of simple pitched clay tile roofs.

There is an existing detached timber framed garage and brick log store located to the east of the Barn, as well as a separate Studio, albeit all under the same ownership as the applicant.

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Entrance to the site is via a private drive way directly off Grevatts Lane, leading to a hard-standing area and garages. From here the site continues westwards to where the current dwelling occupies the eastern portion of the plot, where it is afforded rewarding views of the surrounding farmland, while views to the north are softly interrupted by a line of mature trees running east west across the site running the length of the northern boundary fronting the A259 trunk road.

The surrounding area is primarily dominated by open farmland, some of which has had converted use to 'paintballing' leisure areas. The nearest residential buildings to the site excluding Waysmeet Cottage, is Apple Barn Cottage to the west of the woodland that sits in-between these two dwellings.

The site is within Flood Zone 1 and therefore a full Flood Risk Assessment is not required.

Proposal

This application seeks approval for a replacement one and a half storey three-bedroom house on the site of the existing Barn dwelling. The existing Studio and Waysmeet Cottage will remain unaffected by our proposals.

A traditional design approach has been adopted for this replacement dwelling, while carefully considering the site and its context, namely the siting of the new dwelling and the use of a sensitive palette of high-quality materials conducive with its surroundings in the Sussex countryside.

The existing site entrance and drive way off the lane shall remain unaltered, as will the existing garaging and parking areas. The new house will be positioned over the footprint of the existing property, albeit moved off the boundary lines to allow access for future maintenance etc., yet still affording the views southwards over the surrounding farmland.

This new house has been designed to draw upon a traditional Sussex architectural language, with its deep sprocketed eaves, exposed rafter feet and cat slide roofs. The use of high-quality materials such as handmade bricks, horizontal weather boarding and coursed sand-stone under a clay tiled roof, also refers a farmstead influence, while fused with the more contemporary window treatment ensures a nod to the memory of the existing property.

The replacement dwelling is simple in design and appears as a single storey dwelling with its expressed eaves levels over the ground floor window heads. The first-floor accommodation is contained within the roof slope served by modest dormer windows. Although the proposed dwelling will have a higher ridge level than the existing dwelling, the roof pitch is of a more traditional angle and with half hip gables and the use of plain clay tiles will provide for a vernacular roof form more typical of traditional buildings in the locality.

The eastward projecting wing with its lower ridge and eaves levels, represent a subservient form to the main portion of the dwelling, while both the west and south elevations make use of the full width gable forms and verticality of the timber boarding, adopting a Barn influence interspersed with glazed elements, which also presents a softer gable appearance.

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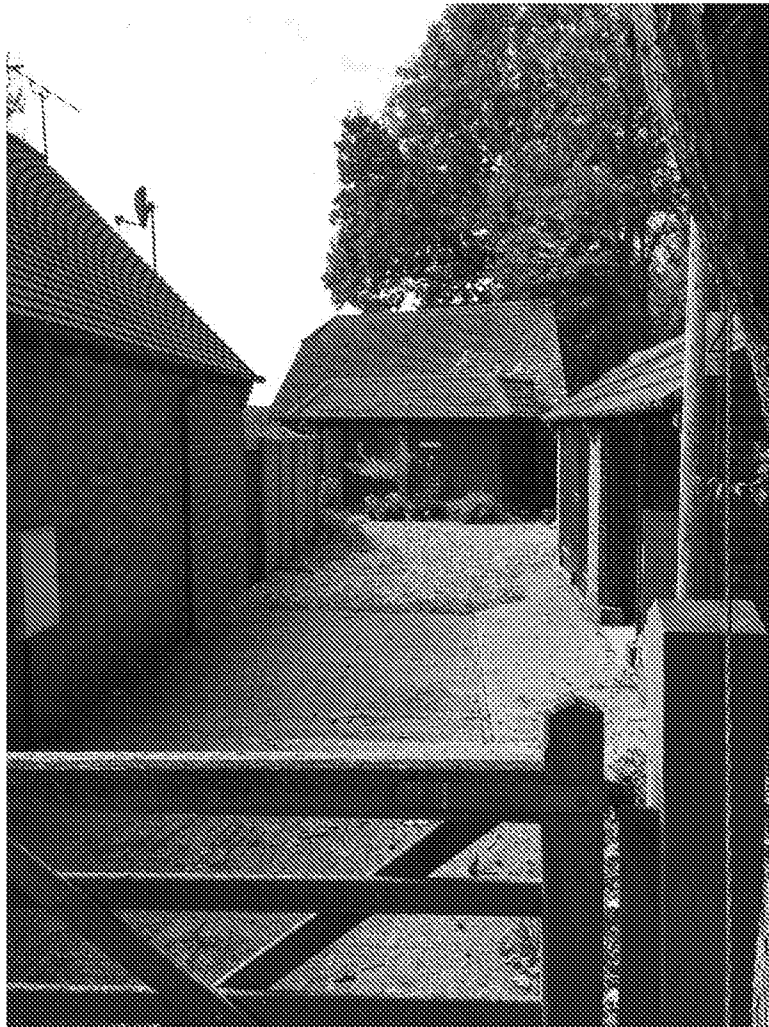
Both the East and West elevations with their sloping pitched roofs reduce the scale of the building to a friendlier human level, albeit still affording views of the surrounding countryside, as well as introducing another dimension to the overall composition.

Our proposal does not suggest removing any trees or mature hedging to accommodate our scheme.

We feel that this design is highly appropriate to its setting displaying a historically inspired North and South elevations with a softer more open, glazed elements.

Use

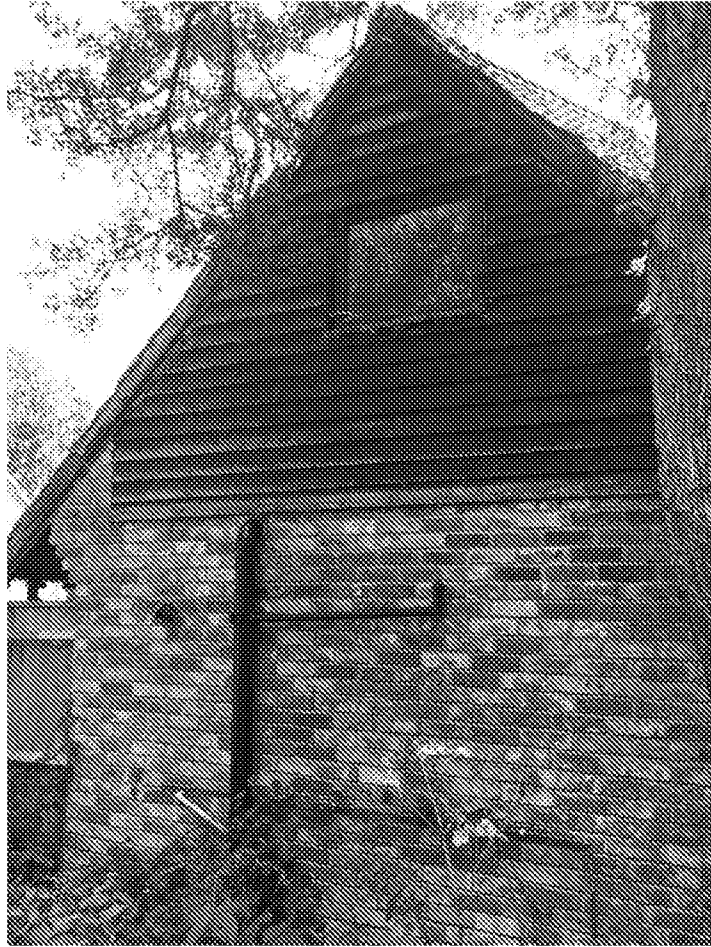
The current property is a single private dwelling house for domestic use.



Existing barn dwelling

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Barn Conversion from the north



Barn Conversion from the south

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Amount

The footprint of the proposed dwelling is some 124m² as to 51m² of the existing property. The existing gated access drive, timber framed garage and log store will remain unaltered.

The walls will be constructed with a mixture of brick, locally sourced sandstone and timber cladding, all being natural materials, assisting in assimilating the building into the landscape, while the use of traditional materials and a 'barn' design, the replacement dwelling is reflective of traditional buildings within the farmsteads in this part of Sussex.

It is therefore suggested that the most visible part of the development in landscape terms, the proposed dwelling, will be not be significantly disproportionate in scale, form or bulk from the existing dwelling on the site.

Existing House: (Gross External Floor area(s))

- Ground floor = 30m²
 - First floor = 21m²
- Total House = 51m²**

Replacement House: (Gross External Floor area(s))

- Ground Floor = 70m²
 - First Floor = 54m² (at 1.5m skilling)
- Total = 124m²**

Layout

The present, Barn style dwelling occupies a secluded position on the southern edge of Climping Village, surrounded by mature trees to the north and open farmlands to the east and west, while Waysmeet Cottage adjoins the site immediately to the south.

The approach to the property will remain unaltered; via the existing gated entrance and driveway off Grevatts Lane.

The existing house is positioned predominantly within the south-east portion of the site with the existing garaging and log store located along the northern boundary.

The new house is situated in a similar position to the current dwelling, albeit rotated and moved off the northern and eastern boundary lines, to not only allow the continuation of the low stone boundary wall, but also afford access around the building for maintenance purposes. This orientation also harnesses the views and natural light from the south-west, ensuring the principle living rooms face away from Waysmeet Cottage, ensuring there is no overlooking to the only neighbouring property directly, which is also screened by the existing mature trees and hedging running the majority length of the southern boundary.

The ground floor accommodation comprises a central entrance hall with two bedrooms and a central cloakroom to the north, while to the south, there is a light and airy open-plan kitchen dining area with bi-fold doors affording a seamless transition out into the private gardens.

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A central staircase leads to the first floor accommodation within roof space and comprises an open living sitting room with natural light and views through the south and west facing glazed gable elements. The principle bedroom and en-suite bathroom occupies the northern portion of the house with a feature east facing glazed gable.

Arrival to the house will remain generally unaltered, although the experience will be enhanced by the eastern elevation with its off centre stone and glazed gable element directing visitors to the shelter of the front entrance door.

Visually the proposed replacement dwelling will have no impact on either property to the South or the surrounding area.

Scale

We have adopted a traditional design approach for this replacement dwelling, with consideration for the site and context, namely the siting of the new dwelling and the use of a sensitive palette of materials conducive with its surroundings.

Although the proposed house has a larger floor area than the original building, the way the house has been designed reduces the effect of the size increase, partly by its shape and form and partly with the use of the roof space for bedroom accommodation.

In landscape terms, the proposed dwelling, will be not be significantly disproportionate in scale or form from the existing dwelling on the site. Whilst slightly higher, the form of the roof and the use of natural materials will help the building assimilate into its setting.

Appearance

The replacement house has been designed to draw upon a traditional Sussex architectural language, with its deep sprocketed eaves, exposed rafter feet and cat slide roofs. The use of high-quality materials such as handmade bricks and coursed sand-stone under a clay tiled roof, along with the timber boarded aesthetic, also refers a farmstead influence, while fused with the more contemporary window treatment ensures a nod to the memory of the existing property.

The first-floor accommodation is contained within the roof slope served by modest dormer windows and feature glazed gable elements. Although the proposed dwelling will have a higher ridge level than the existing dwelling, the roof pitch is of a more traditional angle and with half hip gables and the use of plain clay tiles will provide for a vernacular roof form more typical of traditional buildings in the locality.

Both south and west elevations make use of the two full height gable forms and verticality of the glazed elements, adopting a Barn influence interspersed with bearded timber elements and low-eaves lines which reduces the scale of the building to a friendly human level and appearance.

The eastward projecting wing with its lower ridge and eaves levels, represent a subservient form to the main portion of the dwelling, while introducing a stepped relief along this principle façade.

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The overall composition is balanced by careful selection and use of a sensitive palette of high-quality materials conducive with its surroundings in the Sussex countryside.

We are suggesting the use of nutty-brown clay tiles to the roof, with matching bonnets, ridges and valley tiles, with traditional yet simple lead clad dormers. The walls will be a mixture of brickwork, natural sandstone, and horizontal timber boarding. This boarding will be untreated oak boarding or a similar naturally weathered hardwood, which would weather to a silver grey colour. This will give a very harmonious and natural appearance from a distance, with the neutral tone changing in hue and density with the changing weather and lighting conditions.

Windows would be simple painted aluminum or similar units set into hardwood surrounds, albeit again allowed to weather naturally. The remaining external timberwork would be hardwood painted in a neutral heritage colour to complement the natural timber boarding.

Visually the proposed replacement dwelling will have no impact on either property to the south or the surrounding area.

Landscape Appraisal

The site lies in a secluded position on the southern edge of Climping Village, surrounded by mature trees to the north and open farmlands to the east and west, while Waysmeet Cottage adjoins the site.

The existing gated entrance drive off Grevatts Lane shall remain unaltered, as will the existing garaging and parking areas. The new house will be positioned over the footprint of the existing property, with the existing gardens generally laid to lawn.

We are suggesting only localised landscaping around the house which will comprise low-level planting, and areas of natural stone terracing to the south and a discrete path leading to the front door.

Our design approach for this replacement dwelling is to curtail any bearing upon the surrounding landscape when seen from outside the site. Consequently, rather than the house being a single rectilinear block, it has been designed in an irregular shape which visually reduces the scale of the house when viewed at an angle and from a distance.

This approach continues internally, with careful consideration to the room layouts. We are suggesting that generally the principle sitting room and master bedroom accommodation occupies the first floor, with the kitchen dining accommodation at ground level, along with the secondary bedrooms. This concept again enables continued low eaves levels, reducing the scale of the building to a friendlier level and minimising any adverse effect on the surrounding landscape.

Visually the proposed replacement dwelling will have no impact on either property to the south or the surrounding landscape.

Drainage

The current house benefits from a private foul drainage system, and it is intended to alter and adapt this system to accept the new drainage runs from the new replacement dwelling.

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Access

These proposals will not alter the existing access arrangements to the site, which remain unaltered, via the entrance and access driveway directly off the Lane.

The design complies with Part M of the building regulations with a level threshold access to the front door.

Sustainability

The new dwelling will be designed to achieve a minimum Code Level 4 in accordance with the Code for Sustainable Homes Technical Guide (November 2010).

Materials will, wherever possible, be sourced from renewable local sources and materials from demolition of the old house will be re-used in the new construction or recycled where possible.

Energy efficient technologies will be used for control of services and the proposal will incorporate rainwater harvesting and grey water storage as part of a holistic approach carbon reduction and energy use.

The proposal has been designed to minimise solar gain to the areas of glazing by way of deep sprocketed overhanging eaves acting as shading.

Ecology/Biodiversity

A Phase-1 Bat Survey and Report was commissioned to accompany this application and is duly attached for consideration.

Conclusion

We believe that our scheme is a sympathetic approach to a replacement dwelling on this site.

The proposed new house not only provides a more appropriate family house for the 21st century but will also be a huge visual improvement on the current house, constructed from high quality natural materials, which in themselves will have a mellow and appropriate relationship in the landscape within the Sussex countryside.

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

Kevin Lancaster
Pullen Architecture
29th October 2018