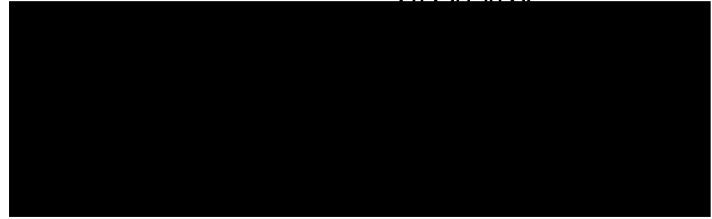


Simon Harvey
Architectural Design



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Design & Access Statement

Proposed Householder application for extensions & alterations at;

253 Church Lane,
Lyminster,
West Sussex.
BN17 7QJ



Foreword:

This document is to be read with all accompanying plans and information, submitted as part of the Householder Planning Application.

Introduction:

No. 253, Church Lane, is a flint fronted cottage sitting within the Lyminster Conservation Area. It is one end of a terrace of three similar properties, although 253 is the only one fronted in flint. The original cottage is thought to date from the 19th century, but reading the structure may possibly be of earlier origin. It was formerly used as the village post office and still retains a post box, inset into the front elevation.

The cottage fronts directly onto Church Lane, a pretty and tranquil road, leading to the church of St Madeline. The lane has a mix of architectural styles and buildings, dating from various periods. There are views direct to the north over open fields towards Arundel.

To the rear of the property, the land rises directly behind the house, leading to generous gardens, significantly larger than the immediate neighbours. There are some large trees on site, although none are to be felled or considered of significance within this application. A rear vehicular access exists via an unmade farm track.

The property has no statutory listing but does appear on the Arun 'Buildings of Structure & Character 2005 list' with a 2-5 criteria.

During the latter part of the last century, the cottage had a large single storey extension added to the western side, incorporating a ground floor bathroom and further living accommodation. This wing replaced earlier store buildings and is T-shaped with a forward projecting range into the street scene.

The rear of the cottage consists of rendered elevations with some partial brick to the newer sections, all under a plain tiled roof. There are a mix of some upvc double glazed windows and rooflights, along with some single glazed timber windows.



Proposal:

Design:

The proposal is to extend the more modern twentieth century addition to form further family living accommodation. At ground floor, it is proposed to establish a new central front entrance door leading to a new hallway space, avoiding the need to enter directly into the sitting room.

To the rear, a new single storey extension to the kitchen will provide an enlarged, bright, naturally lit dining space, facing the rear gardens.

At first floor level, it is proposed to form a new master bedroom with ensuite shower room. This will be formed by raising the roof in a similar but subservient fashion to the existing cottage.

A front dormer will be created to match with the main original cottage, albeit, set at a slightly lower level, so as to read the original cottage. The front bay will be elevated with a new roof formation.

The existing staircase to the property appears to have been re-built at some point with two elongated goings, out of sequence with the main flight. It is proposed to remove this staircase and relocate in a central hallway.

To the rear, the existing modern rooflights in the attic space will be removed as a means to de-clutter the roofline. A new staircase feature window will allow natural daylighting to the central hall & landing space. Conservation rooflights will be introduced, set with a low profile to the roof finish, these will allow further natural daylighting to the new master bedroom and bathroom.

Scale & Massing:

The proposed extension has been set lower than the main two storey cottage and has low set eaves and other features to attribute subservience to the host. A half-hip end to the west, will be incorporated to further lessen the massing and retain daylighting to the neighbouring property.

Due to the existing levels, the rear single storey element of the extension will be discretely nestled and will have no overlooking or over-bearing on



neighbouring properties. The property to the west 'Pauls House' sits at least 1.5m from the side boundary and with its own single storey conservatory, retains spatial separation in the street scene. Although this application will change the street and therefore conservation area, it is not considered to be of detriment.

Access:

Internally, there will be improvements to layout, and formation of better sized accommodation. The rear garden steps will be replaced with new wider access steps, leading to the rear garden. The access to will remain as existing albeit with a new central front hallway core, served by new front door with canopy over, giving some shelter to awaiting visitors & guests.

Access to the property remains unaffected and within reach of local facilities.

Conclusion:

The proposals are considered to be complimentary to the existing vernacular of the cottage, allowing the original cottage to be clearly read in the street scene whilst providing good sized accommodation to the new parts. The scheme will utilise good quality materials and where practical, replacing previous unsympathetic materials.

This scheme is considered to show natural progression to enable family sized accommodation, whilst remaining sympathetic to the main cottage and also the wider context of the conservation area.

S. Harvey - March 2019



Appendices:

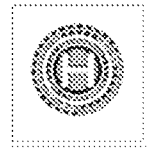
Site Photographs:



Front elevation from Church Lane (looking East)



Front elevation from Church Lane (looking West)



Single storey element with flint and brickwork detailing.



Rear Elevation: Two-storey element



Rear Elevation: Single storey wing.



View from existing bathroom over internal valley roof of single storey element.