

Design and Access Statement - Lodge Cottage - Arundel - (Rev A)

1. Application Description

- i) The erection and relocation of a new chimney, replacing an existing chimney at ridge level.
- ii) The creation of a new external doorway, in the western elevation, replacing an existing doorway (A) in the same elevation, which is to be bricked up.
- iii) The creation of a new window within an existing external doorway (B), in the same western elevation.
- iv) The relocation of an existing window (C), into the existing approximate position of an adjacent window (D), which will be completely removed.
- v) The repositioning of the existing ramped pathway, within the main garden.

2. Application Documents:

• Design and Access Statement	- Text document - Rev A
• Location Plan	- Drawing No: JW131104 - PL - 101
• Block Plan	- Drawing No: JW131104 - PL - 102
• Existing Site Plan	- Drawing No: JW131104 - PL - 103
• Existing Roof Plan	- Drawing No: JW131104 - PL - 104
• Existing Floor Plan	- Drawing No: JW131104 - PL - 105
• Existing Elevations & Sections	- Drawing No: JW131104 - PL - 106
• Proposed Site Plan	- Drawing No: JW131104 - PL - 107
• Proposed Roof Plan	- Drawing No: JW131104 - PL - 108
• Proposed Floor Plan	- Drawing No: JW131104 - PL - 109
• Proposed Elevations & Sections	- Drawing No: JW131104 - PL - 110

3. Existing and Proposed Access to the Building

The application site (total area of approximately 515m²) of this existing bungalow fronts directly onto 'The Street', the main road through the village of Walberton and is set behind predominantly flint faced walls, of varying height, either side of a recessed central gated entrance.

The recessed vehicle access, with typical dropped kerb onto The Street, is positioned approximately centrally along the northern boundary, between flint walls and dense shrubbery hedges on both sides, with a tarmac ground surface as a continuation of the narrow pavement on either side. A pair of painted timber gates and posts provide a demarcation line between the external tarmac surface and the internal brick paved ramped, rising surface of the sweeping driveway and vehicle hardstanding areas further into the site to the west.

Within the site, the remainder of which is laid to lawn and perimeter shrubs, there exists a low stone capped wall, that defines the edge between the sloping driveway and the two slightly elevated areas of grass. These are divided by a diagonal brick paved pathway (bounded also by the same low stone wall), which rises up, without steps, gently towards the level of the existing external doorway B.

Additional stepping stones, within the more northerly area of lawn, provide direct access to a second existing external doorway B, within the western elevation, adjacent to the boundary wall onto The Street.

There exists a further area of land (of approximately 40 m², included within the area of the application boundary), that is separated from the main plot by the existing bungalow. This area is partially paved with blue engineering brick paviours and partially laid to lawn, with a few shrubs, dominated generally by the extensive perimeter shrubbery, located on the other side of a low timber post and rail fence. This area of

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garden is accessed only from a third external door to the bungalow, again at the northern end of the property.

4. Alterations to the Property

The applicant and her husband, live in a larger detached house within the village, which they intend to sell shortly, downsizing to this bungalow, following the death of the applicant's mother, the original owner. The property was let under a short term lease, whilst the applicant's mother was staying in a home, but they now wish to take advantage of the reduced scale of this property and update and re format the property for their own future needs, creating a sustainable use of the now vacant property, for their retirement.

There are no proposed changes to the vehicle access, the areas of hard standing, the small garden to the east, or to three of the four elevations. Apart from the repositioning of the existing chimney stack, to an identical detail, the alterations are limited to the western elevation, facing onto the garden and as such have no impact on the existing listed building (the Old Vicarage), located to the east.

The proposed alterations therefore form part of a project to rationalise the at present excessively large sitting room, internally, by moving the existing fireplace and chimney breast approximately 2.8m north (towards The Street), thereby enabling the available space, combined with the existing kitchen, to be used more efficiently, both as a more reasonably sized sitting room and kitchen/diner, separated by the new wall defining the position of the new position of the exposed chimney stack at ridge level.

This rationalisation of the internal space is seen now, by the applicants, as a preferable alternative to the creation of additional accommodation, in the form of an extension to the property, for which a recent application did not receive approval. The alterations proposed within this new application, maintain the existing linear alignment of the single storey property, avoiding the impact of an extension, which was seen to be an issue, under the previous more extensive proposals.

The existing chimney stack, which is located symmetrically across the width of the main wing of the dwelling rises approximately 1.4m above the line of the ridge. The erection of the new chimney will replicate exactly the scale, detail, brick coursing, bonding and materials used within the existing exposed chimney stack, varying only in its position approximately 2.8m further north towards The Street. The repairs to the existing roof, will be made using the existing tiles and ridge tiles, only using reclaimed matching tiles, if necessary.

As a consequence of this internal rearrangement of the existing accommodation, the applicant wishes to close up the existing external doorway (A), currently used as a back door and convert the existing external doorway (B) into a window, replacing these two external doors with a single new doorway, entering directly into the dining area of the new kitchen/diner. The existing windows (C) & (D) will be rationalised into one single window, discarding window (C) and relocating window (D) into the approximate position of the other window opening. The existing dwelling is constructed generally with a fair faced smooth external facing brick, which is painted white. It is therefore relatively easy to make these alterations and rebuild, where necessary, small areas of the western elevation facade, without creating any obvious impact on the bonding, coursing and fine detail of the elements that are being altered. The new window in place of external doorway (B), will be formed to match the form and material of the adjacent windows and brick cill detail and the existing internal entrance lobby, associated with external doorway (B), will as a result of these changes, be used more effectively, by the applicant, as a small study.

Since the focus of arrival at the property, within the enclosure of the garden, will move away from the existing external doorways (A) & (B) to a new, more centrally located entrance door, the applicant is looking to re position the existing pathway, into a more relevant alignment. This new alignment will result in and benefit from a much wider expanse of lawn, uninterrupted by the line of the existing diagonal footpath.