

Dower Cottage, Church Lane, Walberton, BN19 0UD

Design & Access Statement

This application is for the demolition of an existing conservatory - gross external area (GEA) 12.8m² (approved in December 2002 - WA/56/02), which is positioned on the south western corner of the existing residential property known as Dower Cottage, located in Church Lane in the conservation area at the centre of Walberton.

It is proposed to replace the conservatory with a Garden Room extension - ground floor GEA 19.6m², with a small proposed gallery with an additional 4.8m².

The additional floor space of under 12m² is well below the 100m², referred to in the Arun DC explanatory notes for Design and Access statements.

Design Principles

The existing conservatory has a typical brick plinth, with a PVC framed glazed superstructure with glass domed roof, that is contextually remote from the plain tiled roof of the original bungalow.

The proposed garden room is to replace the conservatory, but with plain tiled roof, tied into the existing main roof of the house, with a ridge at the same height and a matching roof pitch, gabled onto the rear garden.

The new extension will have a similar brick plinth with matching facing bricks to the main house. The walls will be glazed set in panels within an exposed traditional oak frame. High level clerestory opening transome vents will be positioned on both sides of the extension, set under overhanging eaves, with wide double glazed doors, opening sideways onto the sunny south west external space sheltered between the new extension and the original bungalow. Two small conservation style (Velux or equivalent) rooflights are to be located on both pitches of the new duo pitched roof.

Access

There is little increase in floor area, resulting from this proposed development and no need for or plans to change the parking or site access to the east of the property. There has therefore been no consultation in respect of any local access policy.

The floor of the new garden room will be set at the same floor level of the main house with level access onto paving slabs into the adjacent garden. The proposed gallery is not intended to provide realistic habitable accommodation, but a decorative library

style platform for access to high level book shelves, accessed by ladder, in the same manner as the existing attic does within the original bungalow.

Drainage

The property is located within the catchment of the Lidsey Foul Water Treatment Area. however the foul drainage is connected to the local sewer mains system. The run off from the existing roof is assumed to be collected by soakaway and the replacement Garden Room will be treated in the same manner. The resulting increase in roof area will be very small and so there will only be a small impact on the existing assumed soakaway provision.

The area to the side of the new garden room is to be landscaped, either in gravel, or with a SUDS type hard paving, allowing moisture infiltration directly into the ground .

Community Infrastructure Levy (CIL)

The CIL Form 1 has been attached to the application.

Flooding

The Department of Agency Flood Map has been checked and the property does not sit within Flood Zones 2 or 3 and is not therefore at risk from flooding.

Environment and Wildlife

The new extension is on the same alignment as the western edge of the existing conservatory and there is only one small tree (with less than 70mm trunk diameter) to the west within the garden and within the fall distance on this side of the existing conseravtory. The new extension is both less than 0.7m wider and longer than the conservatory to the south and east, where they would not be affected by trees. There are mature bushes along the boundary onto Church Lane, but are a good distance from the new extension.

A Wildlife Assessment Checklist has been completed and added to this application, which would seem to indicate there is not a need for a specialist Biodiversity Survey, but this will presumably be confirmed at registration.

john wheatley architecture - rev B - 10 03 2020