

Dower Cottage, Church Lane, Walberton, BN19 0UD

Heritage Statement

This application is for the demolition of an existing conservatory (approved in December 2002), 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, with a small gallery, accessed by ladder, over approximately 20% of the ground floor space.

Context

Church Lane is a narrow lane, enclosed by a number of properties of varying ages, styles and sizes, most of which are constructed very close to the lane. Dower Cottage is not listed and was built, probably in the 1960's on the northern side of Church Lane. It is within the Walberton Conservation Area, adjacent to a number of existing Listed Buildings.

The existing bungalow is of traditional construction with brick walls and a tiled pitched roof, with a gable facing the lane and hipped roofs to the northern elevation.

The property has a brick boundary wall approximately 1.8m high along the boundary with Church Lane. The property is accessed via a 1.8m high solid timber gates adjacent to the lane. The property on the other side of Church Lane, known as 'The Bungalow' abuts the southern side of the lane, with a brick and flint wall approximately 3.1m high, in which there are no door or window openings.

The neighbouring property to the west - The Dower House, is listed. It is a two storey property with additional dormered attic space, set approximately 15m from the common brick boundary wall. The neighbouring property to the north is Magnolia Cottage, which is again a listed two storey property, with the main building set approximately 15m away from the common boundary.

The design and materials, predominantly PVC, used in the existing conservatory are not particularly sympathetic to the brick and tiled roofs of the original house, nor that of the taller stucco and tiled neighbouring listed properties.

The proposed garden room will be formed with a new tiled roof, of matching material to the existing property roof and set no higher than the ridge of the existing bungalow and

therefore of a scale that would not compete with the larger 2/3 storey adjoining properties.

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.

The extension is to adjoin the existing sitting room and to provide a glazed space from which the sun and south western aspect can be enjoyed within the context of the existing secluded private garden, not overlooked by the adjacent properties.

Planning History

The application for the existing conservatory was approved in December 2002 - WA/56/02.

An application for an pitched roof extension replacing the original flat roofed garage on the northern side of the property, was approved in May 2007 - WA/19/07.

An application for a detached car port and garden store adjacent to the site entrance, was approved in June 2014 - WA/22/14/HH.

john wheatley architecture - Rev B - 01 03 2020