CORINTHIAN ARCHITECTURAL DESIGN

Main Road, Fishbourne, West Sussex. PO18 8BD

> 01243 576 078 > 07752 799 090 > contact@corinthianad.co.uk

DESIGN & ACCESS STATEMENT, HERITAGE STATEMENT

Site Address - Holly Tree Cottage, The Street, Walberton, West Sussex. BN18 0PH

Proposal - Proposed First Floor Rear Extension & Proposed Detached Single Garage / Car Port

Client - Mr & Mrs J Waights

Ref - PL & LBC

Date - April 2019

Contents -

1. Site
2. Existing Property, Context & Appraisal Method & Adjacent Architecture
3. Project Brief, Design Overview, Appearance & Materials
4. Extent of Proposal, Scale & Building Line Formats
5. Ecology & Trees on Site
6. Access, Layout, Usage & Legibility, Disabled Use
7. Risk of Flooding
8. Incorporating Crime Prevention at Design Stage
9. Schedule of Works
10. Analysis & Significance of Archaeology
11. Analysis & Significance of Historic Building Fabric
12. Principles & Justification for Proposed Works and Associated Impact upon the Building & Listing
13. Specialist Structural Survey in Relation to Proposed Works
14. Local Authority Discussions
15. Summary
16. Reference Sources

1. Site

Walberton is a small village (population approx 2500) situated to the East of Fontwell and to the West of Arundel. The dwelling is located on the Northern side of The Street, next to The Holly Tree Public House, which dates from 1845. The property resides within the Walberton Conservation Area. Walberton itself is sited outside of the SDNP.

Fig 1. Walberton Street c 1900 Ref: Internet Image Search

Fig 2. Holly Tree Cottage c 1900 Ref: Internet Image Search

2. Existing Property, Context & Appraisal Method & Adjacent Architecture
The existing property is a Grade II Listed detached two storey dwelling. Listing NGR: SU9718006056. C18. Two storeys. Two windows. Faced with cobbles with dressings, quoins, flush stringcourse and modillion eaves cornice of red brick and grey headers. Tiled roof. Casement windows. English Heritage Legacy ID: 414003. Listing Date 20th Sep 1984.

<u>In terms of immediate context & adjacent architecture (from the main dwelling & outbuildings) there is -</u>

a. Recent residential development and school to the North
b. Public House (The Holly Tree) to the East
c. The Street (and adjacent residential dwellings) to the South
d. Adjacent detached residential period dwelling to the West

British History Online provides an interesting note regarding this section of the street and its more prominent houses: *Some gaps along the village street were filled by new buildings in the mid 19th century, notably an imposing brick house near Tye Lane dated 1865 which perhaps belonged to the farmer and maltster Richard Suter.* Furthermore regarding adjacent architecture to the opposite Southern part of the street: *In the 1880s and 90s several terraces of flint, brick, and stone, including re-used medieval ashlar, were put up on the south side of the central part of the street by the builder and dairy farmer W. E. Booker*

Evaluation of contextual scale was considered via consideration of 'Ordnance Survey' site and location plans, aerial photography and site / local area visitation.

Fig 3. Holly Tree Cottage 2018 Ref: Applicant Photograph

3. Project Brief, Design Overview, Appearance & Materials
In 2009 a vaulted single storey rear extension was approved and constructed. It is now planned to extend over this existing footprint to provide an additional bedroom. A simple timber framed single garage is also proposed to the side of the property.

Proposed works as follows (refer to existing and proposed plans) -

a. Remove rear extension roof covering and construct new first floor bedroom inc rear facing small window into inner gable.

b. Once extension is enclosed, carefully form new single door opening into war FF wall.
c. Clad over second staircase in GF study leaving the additional fight / historic fabric in place behind. *
d. Form new infill floor over second staircase to all access to new bedroom.
e. M&E.
f. Internal fit out, bedroom and bathroom.
g. Decoration and finishes.
h. Construction of detached timber framed garage.

Fig 4,5,6. 2009 Rear Extension Ref: Applicant Photograph

* Note regarding item (c) the existing staircase does not have to be enclosed at GF level and can be left visually exposed to the room where deemed more suitable by the HBA.

Material Use Proposed Extension:

Component:	**Existing Face Materials:**
Main Roof	Plain clay tiles
External Walls	Brickwork
Fenestration	Joinery made single glazed (note existing rear extension bi-fold doors are double glazed)

Component:	**Proposed Face Materials:**
Extension Roof	Plain clay tiles
External Walls	Brickwork
Fenestration	Joinery made casement (using slimline double glazing)

Material Use Proposed Garage:

Component:	**Proposed Face Materials:**
Roof	Plain clay tiles
External Walls	Brick plinth to DPC with untreated cedar weatherboarding over
Fenestration	Joinery made casement (single glazed)
Door	Joinery made cedar garage doors

4. Extent of Proposal, Scale & Building Line Formats

As it is planned to construct over the existing rear extension, no increase in overall footprint will occur. Massing of the first floor extension is subservient to the main dwelling and is not visible from The Street or primary (front) elevation. First floor massing is modest in comparison with the dominant recent development to the North (rear) of the site.

Fig 7. Recent development to the North (rear) of the site. Ref: Applicant Photograph

5. Ecology & Trees on Site

Construction over the existing rear extension will not present any adverse affect to boundary or site trees. no increase in overall. The proposal will not result in any loss of trees.

The new garage will of lightweight construction and foundations / raft shall be engineer designed as to not impact upon the adjacent conifer tree on the Eastern boundary.

6. Access, Layout, Usage & Legibility, Disabled Use
Use from the entrance and within is clear, concise and legible.

7. Risk of Flooding
Not applicable to these works directly. EA flood map confirms outside FRZ.

8. Incorporating Crime Prevention at Design Stage
Not applicable to these works directly. NA where single glazing is used. All proposed external fenestration locking will meet BS and PAS 24.

9. Schedule of Works (Primary Overview)

a. Remove rear extension roof covering and construct new first floor bedroom inc rear facing small window into inner gable.
b. Once extension is enclosed, carefully form new single door opening into war FF wall.
c. Clad over second staircase in GF study leaving the additional fight / historic fabric in place behind. *
d. Form new infill floor over second staircase to all access to new bedroom.
e. M&E.
f. Internal fit out, bedroom and bathroom.
g. Decoration and finishes.
h. Construction of detached timber framed garage.

10. Analysis & Significance of Archaeology
Nature of works proposed does not prohibit any uncovering of potential archaeological material on site. During the works, contractors are to be especially vigilant and where any material is suspected as of archaeological interest, ADC are to be contacted immediately for further investigation.

Fig 8,9,10. Secondary staircase to be enclosed forming new access to FF Bedroom. Ref: Applicant Photograph

11. Analysis & Significance of Historic Building Fabric
The property is a local heritage asset with strong elements of period fabric retained to the exterior and interior.

Noteworthy components of period fabric are -

(a) The original part of the house and its front (and side) elevation. Walling (and chimneys), fenestration and roof details are of particular quality.

(b) Internal features comprising fireplaces, stone & brick flooring and internal joinery.

It is noteworthy that prior to 2009 the property was in a state of decay and was subject to remedial works and refurbishment. This was made in a sympathetic fashion with period fabric and features retained.

12. Principles & Justification for Proposed Works and Associated Impact upon the Building & Listing

The original part of the house is clearly readable under via gables and main roof pitch. The latter additions (introduction of smaller two rear gables) whilst still significant period fabric are subservient in prominence. It is this area (section of rear elevation) which will be relevant to the proposed works. It will be necessary to form a new modest opening (single door) into the rear first floor external wall in order to access the new FF rear bedroom. Part of the external wall shall then form the internal wall of the new bedroom and as with the previous extension below, this shall not be lined or plastered but exposed to retain and demonstrate this period fabric within the new bedroom. Impact on historic fabric is thus acknowledged but deemed modest with the 2009 extension forming a suitable base for the extension. It should be stressed that the second staircase is not to be removed.

The detached garage set away from the house and proposed in sympathetic materials is not deemed to have an adverse affect on the character or quality of the property or its current listed status.

13. Specialist Structural Survey in Relation to Proposed Works

Not applicable to these works directly. Where the scheme is deemed acceptable in principle, engineer's report and design can be provided. Note information re 2009 foundations and their suitability for a further storey over will already be on file at ADC BC as part of the previous single storey rear extension constructed under a full plans building regulations application (2009).

14. Local Authority Discussions

Following a PL & LBC application in 2018, the Local Authority viewed the proposed extension height as being detrimental to the character of the house via its lack of ability to read the rear gables. The Local Authority also advised the enclosed nature and siting of the proposed garage impeded views of the property from The Street.

In response to this advise and having consulted an independent Heritage Specialist, design of the rear extension has been modified (reduced) so that the gables may be retained visually and read as a previous (although not original) part of the house.

The proposed garage has been revised via amending the roof form from gable-ends to hipped-ends. Cladding and garage doors have been removed thus providing an open car-port design. Revised siting of the car-port now places this element back further towards the house. These revisions provide a more discrete design allowing the house to be read from The Street.

Refer to Heritage Specialists accompanying supporting statement.

15. Summary

Having taken on board the Local Authority's comments regarding the previous application and working closely with an independent Heritage Specialist to modify the design, the applicant's feel the proposal now addresses previous concerns and hope the Local Authority will concur with,and may support the amended design.

16. Reference Sources

Local Plan Policies GD2 (Design).
Local Authority 2006 Guidance (Design & Access Statements).
Site & Location Plan information provided by 'Ordnance Survey' (08456) 050 505.
BHO: https://www.british-history.ac.uk/vch/hants/vol3/pp345-347