

DESIGN & ACCESS STATEMENT

Proposed semi detached car ports and garage at Pilgrim Cottage and Murroes, Dairy Lane, Walberton, BN18 0PT

Design and Visual Amenity

Pilgrim Cottage and Murroes are a pair of two-storey semi detached houses constructed in 1906 towards the southern end of Dairy Lane which is located outside the Walberton Conservation Area. For historical reasons houses at this end of the Lane are orientated 'back to front' with their dressed bay windows and entrance porches located towards the rear of the plots, and with long gardens stretching towards the public highway. As a result all the existing private off street parking is necessarily provided along the front boundary in a mixture of garaging, car ports and hard standings.

In the case of the proposed site, the existing arrangement at the front of the pair of semi-detached houses is particularly unattractive comprising a pre-cast concrete garage with corrugated asbestos roof and adjacent tarmac hard standing serving Pilgrim Cottage, and a loose gravel hardstanding alongside a long and tall dilapidated shed at an angle to the road on the Murroes property. See photos 1-3. The garage at Pilgrim Cottage was however constructed with planning permission dating from 1967 (ref WA/27/67)

The current owners of the two properties propose to replace these ad hoc arrangements in a coordinated way with a single structure incorporating traditional materials, drawing upon design elements of the original main buildings to improve both their setting and the Dairy Lane streetscape as a whole. Due to its siting the proposal will not give rise to any overshadowing, overbearing or other adverse local residential amenity.

The proposed single storey structure has overall plan dimensions of 13.725 m x 5.625m, and will have a maximum height of 4.000 metres being designed to remain subservient to the original host dwellings behind. It will be framed with Oak post and beam sections using traditional details including curved corner braces to provide lateral rigidity. The double pitched roof will compliment others in the street being finished in natural slates and red clay ridge tiles. This palate of materials was also used on the single storey side extension constructed in 2016 at Pilgrim Cottage in accordance with planning approval reference WA/35/15/HH.

Access

There will be no change to either vehicle or pedestrian access to the properties arising from the proposed development and no requirement for works to the highway as a full width drop kerb already exists. The front elevation of the proposed structure will be set back 400mm from the front ownership boundary / back edge of pavement line which will also be much more clearly delineated with a row of flush bricks or cobbles in order to ensure that the 1.2metre wide tarmac footpath is kept clear for pedestrians and less prone to be partially obstructed by parked cars.