

DESIGN STATEMENT

FOR

PROPOSED NEW DWELLING

AT

WHITE COTTAGE
WEST WALBERTON LANE
WALBERTON
ARUNDEL
BN18 0QS

April 2018



Introduction

Planning permission (WA/90/16/HH) was granted in January 2017 for an extension and replacement roof to substantially extend and improve the property.

Having looked at the approved scheme in more detail and following discussions with various parties, it has been concluded that it would be better to demolish the existing property and replace with a new dwelling. Very little of the original structure was to be retained, and a new dwelling gives the opportunity to build a dwelling of better thermal efficiency.

The proposed cottage benefits from a more cohesive palette of materials, and reduced scale with a lower ridge height and roof pitch than previously proposed,

This application relates to the proposed dwelling.

Assessment of Physical Context

White Cottage is a detached house set in a generous plot of approximately one third of an acre. It is situated at the corner of West Walberton Lane and Arundel Road, away from the roadside boundaries. There is a small access gate in the south west corner of the plot, with the remaining boundaries enclosed with a fence and mature trees. The driveway and parking area is to the front of the property, with the remaining garden laid to lawn.

It is located outside of the built up area boundary.

The property is believed to have been built around 1958; a detached concrete garage was added in the grounds in the mid 1980's, which has since been demolished. In more recent years the property itself has been modestly extended to add a two storey extension to the front and a conservatory to the side.

The cottage currently comprises one reception room, a kitchen, bathroom and three bedrooms on the ground floor and an open plan study on the first floor.

Amount of Development

The existing cottage has a gross external area of approximately 139m² (including the conservatory). The proposed dwelling has a gross external area of 401m² to this (with the garage adding a further 30m²), giving a total increase in floor area of 292m². The first floor perimeter walls are at a height of 1.2 metres.

The proposal is to build the new dwelling over the footprint of the existing, with extensions to the south, west and north side. The property is broadly similar in layout to the previously consented extension, but with an increase in ground floor area to compensate for the reduced height and floorspace on the first floor.

The dwelling provide a living room, dining room and kitchen with utility room, playroom, study and bedroom on the ground floor. On the first floor there are five bedrooms, three with en-suites, and a bathroom.



The existing front elevation

Layout and Scale

The proposed house is not just about an increase in floor space but also improving the layout of the home, with a central circulation space for access to all the rooms. The new centrally positioned entrance gives the house more presence but is of a scale to suit the style of the house.

The layout is to suit the Client's specific needs, but is also better suited to modern living. The reception rooms are grouped together so there is a good flow between them, with the smaller ancillary spaces on the opposite side of the plan. This makes it practical for family living and entertaining.

The proposed dwelling has a shallower roof pitch than the previously consented extension, accordingly with a reduced ridge height. Hips have been added on all sides to soften the appearance of the property and reduce the bulk.

Whilst the overall footprint and scale of the building have increased, there is still a generous distance to the roadside boundaries, with ample amenity and parking space.

The garage does bring the front of the house forward, but this is the most practical position for a garage to replace the one previously demolished on the site, with the least impact on the neighbouring properties and view from the road. It also serves to define the orientation and entrance upon entering the site.

The outlook from the property is little changed from the existing, with most of the principal windows all to the front and rear. The dwelling is over 20 metres from its closest neighbour.

The existing cottage is visible from the road, but only through the narrow entrance gate. The new property will therefore be visible from the lane, but the carefully chosen materials and well designed appearance of the principle elevation mean that the view into the site will be enhanced by the new dwelling. It will be an attractive property that makes no apologies for being more noticeable as it befits the site and location.

Appearance

The proposals are to improve the appearance of the cottage.

The existing property has painted brickwork walls with a simple brick plinth, white UPVC windows and a profiled concrete tile roof.

The new dwelling is to use a high quality palette of materials to suit the style of the property and its location. The facing brickwork walls have a substantial brick plinth, with plain clay tiles to all the roofs and dormer windows.

The casement doors and windows are to match, with cottage glazing bars to the windows.



The rear of the existing cottage

Landscaping and Access

The existing landscaping will not be greatly affected by the proposals and will be adapted to suit as necessary. It is intended for the property to sit in an open plot as existing, mainly laid to lawn with planting to soften some of the facades.

The driveway area will be adapted to suit, with parking and turning space for several cars.

The approach to the dwelling has a gentle gradient; a flush threshold will be provided to the front entrance and rear doors.