

Design & Access Statement

SHALLOWSHAW, THE STREET, WALBERTON, WEST SUSSEX, BN18 0PQ
FIRST FLOOR BEDROOM EXTENSION

INTRODUCTION

This document sets out the design and access statement to accompany the Householder Application for planning permission for an extension to a dwelling and conservation area consent for Shallowshaw, The Street, Walberton, West Sussex, BN18 0PQ.

BACKGROUND

Shallowshaw is situated on The Street, within the village of Walberton, approximately ½ mile South of A27, 2 miles West of Arundel. Walberton has two Conservation Areas which were designated in November 1990. Shallowshaw is sited in the Eastern End Conservation Area based around The Street, Church and Walberton House. This area has impressive individual building and groups of a mixture of age and type, further enhanced by attractive boundary walling (including flint) and hedges.

Shallowshaw is a group of single storey buildings, originally used for storage and ancillary accommodation that supported the Walberton Vicarage (now known as The Old Vicarage). Originally called Flint Cottage, Shallowshaw was renamed in 1955 and was converted into a dwelling in approximately 1938.

There are no recent planning applications that relate to the property.

SCOPE OF WORK

The submission is for a first floor extension, positioned above the existing lounge, to provide a master bedroom, dressing area and en-suite shower room. The new accommodation will be accessed via a new staircase which travels from the existing hallway.

DESIGN PHILOSOPHY

The new extension has been designed to create a visually appealing, but modern extension that complements the existing property. The scheme proposed relates sympathetically with the existing buildings and visually integrates with the site in design, form, and materials. Careful consideration of the impact of a first floor has been undertaken and the height relates to the existing substantial chimney stack and is considerably lower than any of the surrounding dwellings. We do not create any adverse overshadowing, overlooking or overbearing that effects the neighbouring properties



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The new extension is designed to be thermally efficient, whilst providing high levels of glazing, maximising daylight and creating excellent natural ventilation through high and low level window openings with cross ventilation.

EXTERNAL APPEARANCE

The construction materials proposed for the new extension reflect the existing buildings and local environment. A controlled palette of good quality materials is proposed, such as natural timber weatherboarding, plain clay roofing tiles and the retention of the ground floor rendered brickwork.

SITE

No felling of existing trees is proposed as part of the works. The existing mature landscaping will be retained.

ACCESS

The existing access to the site is to be maintained along with all existing routes into the property. Existing car parking provision will be unaffected.

The provision of a first floor requires the addition of a new internal staircase and this has been carefully and sensitively designed to have minimum impact on the existing property.



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