

Bramble Cottage, Walberton

Design, Access & Heritage Statement

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fiftpointeight
ARCHITECTURE+INTERIORS

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The Application Site is located within the Walberton Green Conservation Area.

The design proposal seeks approval for alterations to the house including two new dormers, one in the bedroom to the east and one in the principle bedroom, in which an existing dormer will also be enlarged, as well as new velux style rooflights & replacement windows & external doors.

Planning Application reference WA/36/17HH was granted Planning Permission dated 31st August 2017 for the *"enlargement of 1 no dormer; addition of 1 No velux rooflight on the southern elevation, the addition of 2 no dormer windows on the northern elevation & replacement windows & external doors."*

Following further review of the internal layouts it was decided that it would be beneficial to seek approval for an additional widened dormer on the South elevation (East bedroom). This will help to balance the elevations externally by ensuring all the dormers (with the exception of the large, central North facing dormer are of the same dimensions.)



Aerial Photograph of the Site

Site Boundary ———

Situation

The site sits within the Walberton Green Conservation Area.

The Existing Site

Bramble Cottage is located on the corner of West Walberton Lane & Long Mead, facing the village green.

The house itself is partly screened behind mature landscape.

The Existing Building

The existing building is formed of two parts.

The main house is two storey, with a brick & flint elevation & concrete tiled roof. The first floor is formed within a chalet style roof with a variety of dormers.

Behind and alongside the main house is a single storey double garage. This has brick elevations and a pitched roof.

The house and garage were built in the mid eighties.

Amount

The application seeks approval for three separate improvements to the existing house.

Firstly, four new dormer windows will be constructed to improve accessibility; two enlarged dormer windows and two new dormer windows.

Secondly, the addition of one Velux style rooflights.

Lastly, the existing single glazed timber windows & external doors are not up to current standards; it is proposed to replace these.

Use

The existing house is currently a privately owned domestic property and will remain as such once the works are complete.

Scale

The proposed additions are minor and have all been designed with an appropriate scale to minimise any impact on the conservation area.



The rear of the Property



The garage

Layout

The proposals affect the layout in the bedrooms by modestly increasing the floor space to improve long term accessibility.

Landscaping

No change to the landscape is proposed.
Trees are labelled T1-T8 but all will be unaffected by the proposed works.

Appearance

The proposed upgrades are visually integrated with the existing, sympathetic to the surroundings and adjacent properties.

It is noted that uPVC windows and doors have been installed on a number of local properties, both inside and outside of the conservation area. This includes Little Oak Cottage, the property directly opposite across Long Mead & The Cottage, three properties eastward along West Walberton Lane.

Existing Materials

The existing wall materials are a mixture of brick and stone / flint. The roof and dormers are concrete tile. Windows and doors are single glazed in a dark brown timber frame.

Proposed Materials

The enlarged and new dormers will be constructed in materials to match existing.
The proposed new velux style rooflights will be PPC grey aluminium.
The replacement doors & windows will be a 70mm uPVC system with an AnTech finish (grey).



The Proposed uPVC Windows



Little Oak Cottage (with uPVC Windows)