

DESIGN STATEMENT FOR
REPLACEMENT ANNEX BUILDING IN THE CURTILAGE OF

THATCHED COTTAGE
HOE LANE
BINSTEAD
YAPTON
WEST SUSSEX, BN18 0LQ

Prepared by:

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On behalf of:

MR & MRS ROBERT WADE
Thatched Cottage, Hoe Lane, Binstead,
Yapton, West Sussex, PE29 2HH

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1.0 Introduction

- 1.1 We are applying to Arun District Council, on behalf of our clients Mr & Mrs Robert Wade, for planning permission to replace an existing two-storey annex building, comprising garage to the lower level with studio above, with a new two-storey annex building, comprising garage to the lower level with studio above, in the same location and of similar scale. (address as cover sheet)
- 1.2 The existing annex building is located within the 1.1ha curtilage of a Grade II listed Thatched Cottage and at a minimum distance of 15.4m from the cottage. It was constructed after 1948 (circa 1966) and is, therefore, not listed. However, due to its location within the curtilage of the Thatched Cottage, work to the existing annex building is considered sensitive to any redevelopment. This proposal seeks to obtain the council's permission to demolish the existing annex building and replace it with a new, high-quality, two-storey annex building (including garage) which will further enhance the scale, character and visual amenity of the immediate area. The existing Grade II listed Thatched Cottage will not be altered in any way by the proposals and has been respected in regards to the scale, style and materials proposed for the replacement annex. The scheme also employs sustainable design principles.



Photo 01
View of Thatched Cottage from Hoe Lane

2.0 Site & Annex Description

2.1 Surrounding Area & Site Boundaries

- 2.1.1 The locality is rural in nature with only sporadic housing on open, rolling countryside. The site, comprising an area of approximately 1.1ha, is situated at the end and to the west of Hoe Lane, in a small valley and is almost entirely surrounded by a tree and shrub screen. Adjacent to the site, Hoe Lane allows for vehicular access but soon narrows and continues as an established public pathway. The public route along the east boundary of the site is largely lined with trees and shrubs, none of which will be affected by the proposals.

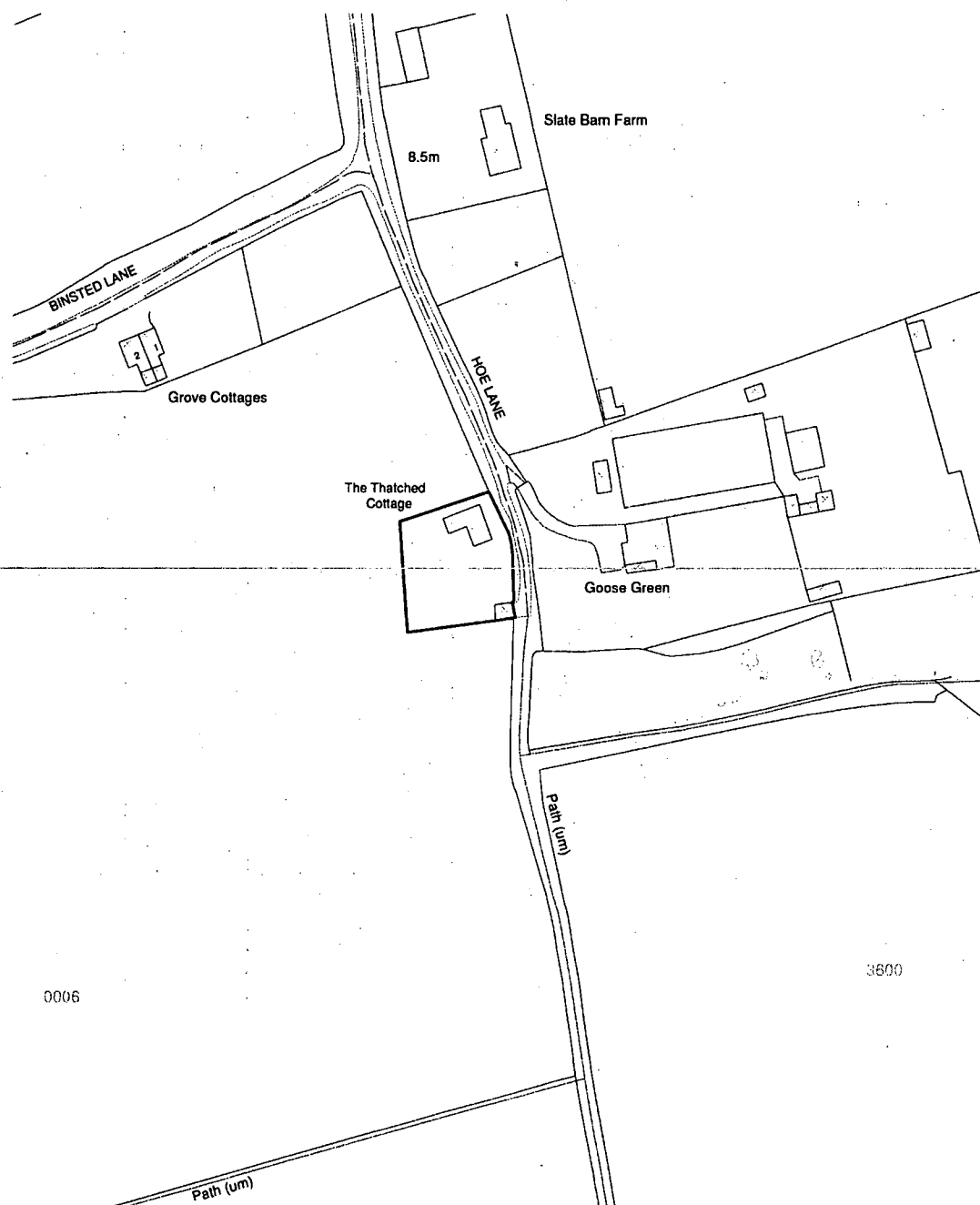


Diagram 01
Location Plan (not to scale)



Photo 02
View along Hoe Lane, towards existing annex (on the right)

2.2 The Site

- 2.2.1 The ground is slightly undulating but relatively flat to the north and west and falls away steeply to the field and the lane at the south-east corner, (see site and elevation drawings). It is here that the existing annex building is built into the existing landscape.
- 2.2.2 The site is currently in lawful use as a single family dwelling (a two storey, Grade II listed, Thatched Cottage) with attached garden and detached garage and studio building. This application will not change the current established use of the overall site or the annex building.

2.3 The Annex Building

- 2.3.1 This is situated on the south-east corner of the site and shares a boundary with neighbouring agricultural land, to the south, and Hoe Lane, to the east. It is currently in a state of relative dilapidation and is not comfortably habitable by today's standards.
- 2.3.2 The proposal is to replace the existing two-storey annex building, comprising garage to the lower level with studio above, with a new two-storey annex building, comprising garage to the lower level with studio above, in the same location and of similar scale.
- 2.3.3 The existing annex building was erected in 1966 and consists of concrete walls, painted grey, a flat, black felt roof with timber fascia and soffit, painted white, and metal window frames.
- 2.3.4 The proposed building will consist of reclaimed brick walls to the lower level, ship lapped timber cladding, stained, to the uppers level, timber windows and doors, stained, lead covered fascias and projecting eaves and a dark grey polymer to a flat roof. The proposal is conceived as a timber garden building and is designed to be inserted unobtrusively into the existing landscape setting.

2.3.5 The proposal will not have any significant impact on the trees on the site.



Photo 03
View of existing annex from Hoe Lane

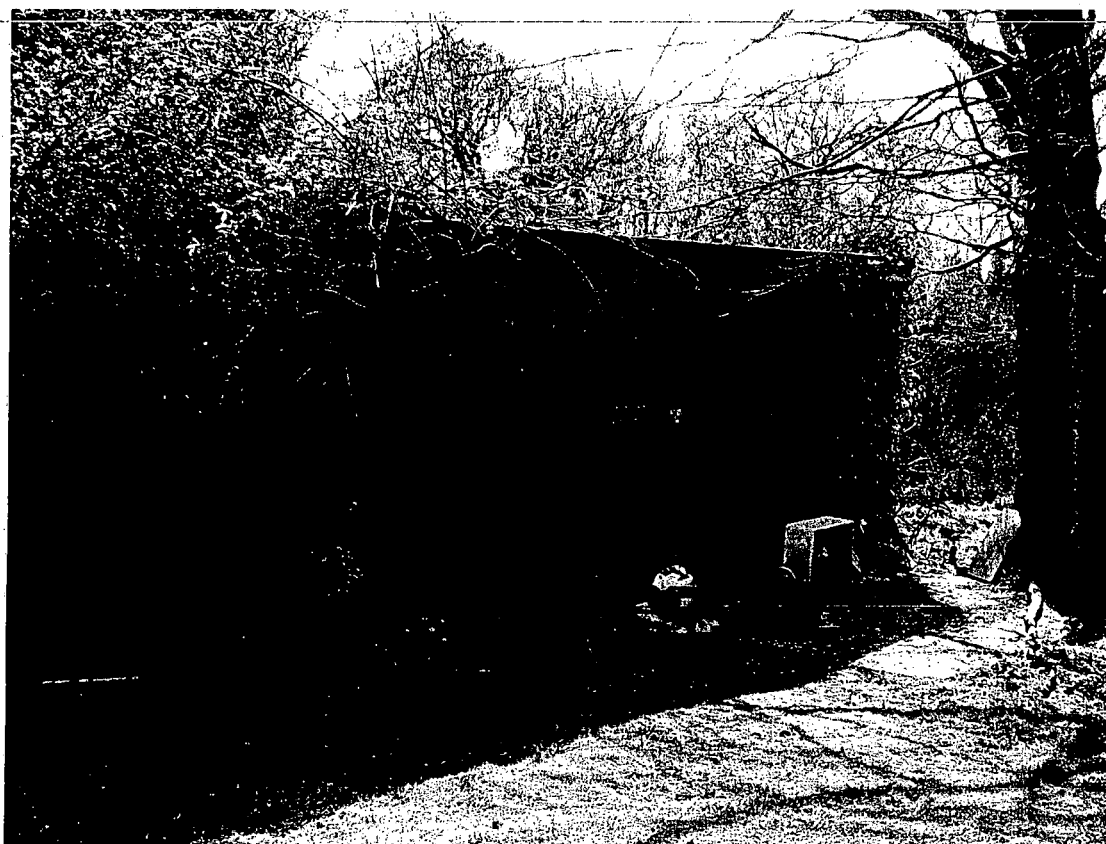


Photo 04
View of existing annex from garden



Photo 05
View of existing annex from adjoining field



Photo 06
View of existing annex from garden

3.0 Planning and Conservation

3.1 Status

- 3.1.1 The site is not located within a Conservation Area.
- 3.1.2 The existing Thatched Cottage is Grade II listed. The existing annex building is not listed but lies within the curtilage of the Thatched Cottage.

3.2 Planning History

- 3.2.1 A number of applications regarding this site have been submitted over the last few decades. These are as follows:

REFERENCE	DESCRIPTION	DECISION
TR/2/52/A	Double garage and shed	Approved 10 th February 1966
TR/8/74	One private dwelling restoration after fire damage	Approved, conditionally, 11 th September 1974
TR/11/74	Single storey extension to rear elevation of detached garage	Approved, conditionally, 13 th November 1974
TR/18/78	Two storey extension with thatched roof comprising two bathrooms, one bedroom and one family room	Approved, conditionally, 15 th December 1976
WA/99/05	Demolition of existing garage studio and replacement with new traditional oak framed barn	Refused on 14 th November 2005 However, there was no objection in principle to the replacement of the annex building

3.3 Current Application

- 3.3.1 No pre-application enquiry has been made to the Council for the current application.
- 3.3.2 With sensitive planning of the mass, careful selection of external materials and thorough consideration of the comments and conclusions related to the immediately preceding application, we feel that this new proposal responds positively to recommendations of Arun District Council and will provide a building of high quality that will only improve the surroundings and impact positively on the local landscape.

4.0 The Design Process

4.1 The Brief

- 4.1.1 The proposal includes the demolition of the existing building, to be replaced with one of similar scale and in the same location.
- 4.1.2 Our clients' instructions are that the new studio/garage should be designed to the highest quality both internally and externally, using modern building techniques to create a simple yet striking building that detracts in no way from the Grade II listed Thatched Cottage or the surrounding landscape. All materials are to be evaluated on their environmental impact and the proposal also includes for the use of photovoltaic panels, or similar, to power the new building and, if possible, to partly or fully power the existing Thatched Cottage too.

4.2 Schematic Design

- 4.2.1 In response to the brief, to the existing site conditions and structures, to the local landscape and the having taken close consideration of the comments and conclusions relating to application WA/99/05, we have designed and replacement annex building of similar scale, height size and massing to that currently existing on the site. The proposed annex poses no visual dominance over either the Thatched Cottage or on the surrounding landscape and seeks only to enhance the simplicity and rustic nature of the cottage.

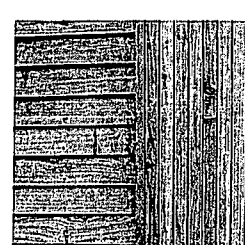
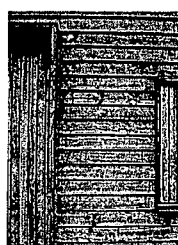
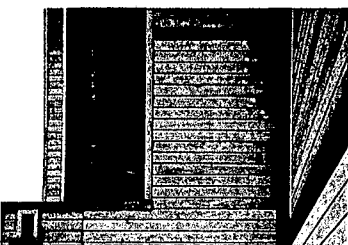
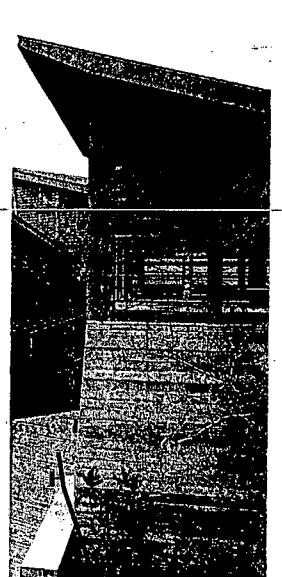
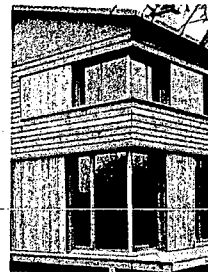
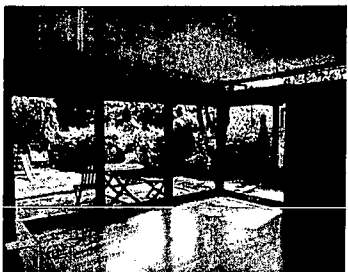
4.3 Detail Design

- 4.3.1 ~~The proposed annex is a two storey, flat roof building comprising garage accommodation to the lower floor and a studio above. This building is in the same location and of similar scale to that currently existing on site. (see existing and proposed plan and elevation drawings)~~
- 4.3.2 The proposed building will consist of the following materials:
- reclaimed brick walls to the lower level – to match the existing brick on site
 - ship lapped timber cladding, stained, to the uppers level
 - timber windows and doors, stained
 - lead covered fascias and projecting eaves
 - a dark grey polymer to a flat roof – any photovoltaic cells will sit upon this roof (see elevation drawings)

The proposal is conceived as a timber garden building and is designed to be inserted unobtrusively into the existing landscape setting.

4.4 Mood Images

4.3.1 The following images indicate the scale, material, massing and proportion intentions of the proposals.



5.0 Sustainability Statement

5.1 Basics

5.1.1 It is the designer's intention that this development will comply fully with current standard and requirements.

5.2 Criteria – how this is to be achieved

5.2.1 The project will include the following:

- Energy usage will be of a minimum 25% improvement over the Target Emission Rate (TER) as determined by the 2006 Building Regulations. This will be achieved by ensuring that a) thermally efficient wall, roof and slab constructions and high thermally-rated window glazing are specified, b) thermal bridging and air permeability is kept to a minimum through robust detailing and c) high-efficiency condensing boilers are installed throughout the properties.
- Water usage is reduced to no more than 105 litres of water per person per day. This will be achieved by ensuring that a) specified cisterns have a smaller capacity and tapware (showers etc) have reduced flow rates and b) low water-volume appliances are specified.
- Construction materials are evaluated on their environmental impact and will meet at least a 'D' grade in the BRE Green Guide. This includes sourcing them from a responsible resource.

5.2.2 In addition to these minimum standards for energy and water usage and material specification, the following strategies will also be put in place:

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- 75% of all internal lighting and, where external lighting is specified, will be dedicated energy efficient fittings.
 - Should white goods not form part of the fit out contract, information will be provided to the tenants on the benefits of purchasing efficient white goods
 - Photovoltaic panels, or similar, installed on the flat roof will supply low carbon energy to the building. In periods of surplus energy, energy may then be redirected to the dwelling house (Thatched Cottage) or sold back to the main grid.
 - During the construction phase, a commitment will be put in place to comply with the best practice site management principles (Considerate Constructors Scheme) which will be audited through a recognised certification scheme.
 - Post-completion, building user guides will be provided to the client.
 - Security of the building will be in accordance with "Secured by Design" standards.

5.2.3 The proposal does not provide any additional 'off-street' or 'on-street' parking.

6.0 Access Statement

- 6.1.1 The access to the Thatched Cottage will not be affected or altered in any way by the proposed plans.
 - 6.1.2 The stepped access to the garden, adjacent to the annex building, will be relocated by 0.6m to the north of its current location but this does not change the fundamental access in any way.
 - 6.1.3 Access to and along the existing right of way will not be altered by the proposed replacement annex.
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7.0 Summary

- 7.1 The existing building is in somewhat of a dilapidated state of repair and does not contribute positively to the character of the immediate location or surrounding landscape.
- 7.2 The new scheme promotes high quality, modern design and responds sensitively to the character and scale of both Hoe Lane and The Thatched Cottage. It respects the current massing and density of the site, promotes the use of sustainable design and technologies and is a positive contribution to the surrounding area and to countryside living.
- 7.3 The new scheme will utilise sustainable building materials and techniques to ensure long-term benefits to the environment, the community and the end-users.