

Date: January 2021
773/Arun House GR/JH

Design and Access statement

1 Description and address

1.1 Arun House
Wandleys Lane
Eastergate
Chichester
West Sussex
PO20 3SE

1.2 Modifications and extension to existing house



Existing front (East) elevation from approach driveway

2 Site context

2.1 Assessment of natural and built environment

The site is located on Wandleys Lane, on the outskirts of Eastergate village, near Chichester. Wandleys Lane is a narrow road consisting of a streetscape of dwellings and farm buildings, comprising mainly brick, render and plain roof tiles. Dwellings range from one and half storeys with dormers or two storeys – the majority of which are set back from the road with front driveways. Near to Arun House, roadside cover is of dense vegetation and tall trees, with breaks for property driveways.

The property benefits from its semi-rural location and is only closely neighboured by one other property, Oak Bank, to the North. Further away to the South, is Wanley House and the subsequent adjoining grounds. Arun House and Oak Bank both have separate gated driveways with a lawn facing the roadside, in front of a screening hedge/wall. Oak Bank is similar in appearance, employing facing brick and plain tiles of similar colours, but is noticeably taller than Arun House,

The dwelling itself is currently a detached 4-bedroom converted bungalow, well set back and screened by planting from the road. The building comprises red/brown facing brick, dark plain tiles and dark hanging tiles to some upper wall areas, with white window/door frames. Arun House has a long, narrow garden, of just over an acre, with various outbuildings (such as a detached garage) to the rear of the property.



Existing rear (West) elevation from rear garden

2.2 Planning history

Prior to 2008, Arun House was under the name Nettlecoombe and was

originally a chalet bungalow with a small amount of accommodation in roofspace (one bedroom and small ensuite). The property was extended to create a proper first floor with more headroom, comprising 2 new bedrooms and subsequent ensuite, along with the existing bedroom in the roof. Arun House was also extended to the rear (West), creating additional kitchen space and new boot room/utility.

Notable applications include:

- 2011 – Building notice for first floor extension and rear extension – *Accepted* (reference WA/51/11/B)
- 2011 – Construction of 2 no. dormers to east wing roof to create en-suite bedroom. Extension of kitchen & utility rooms with 2 no. dormers above to create en-suite bedroom & realignment of front door to – *Refused* “The proposed dormers by reason of their size and design, would detract from the symmetrical appearance of this house and would appear out of character in the street scene and detrimental to the character of the area” (reference WA/27/11)
- 2008 – Demolition of existing garage conservatory and northern extension. Single storey front and rear extensions. New pitched roof to replace existing to create space for additional bathrooms & bedrooms – *Approved conditionally* (reference WA/30/08)
- 2008 – Demolition of existing double garage, shed and summer house. Construction of new double garage & workshop with storage above bedrooms – *Approved conditionally* (reference WA/31/08)

2.3 Planning policies and designations

The site is not of special conservation interest or within AONB constraints.

3 Design Principles

3.1 Use

The current clients purchased the house in 2015 and intend for it to become their long term family residence. The proposal is intended to provide the clients with more space and subsequently improved flow between them and a better quality and comfort of spaces.

The proposal is to extend and remove the existing conservatory, providing additional first floor space and improved quality of downstairs living accommodation.

3.2 Amount

Existing GIA of the house: 253m²

Proposed GIA of the house: 327m²

3.3 Layout

Modifications to the ground floor will include:

- Downstairs WC and fireplace/chimney structure removed from Kitchen/Dining to provide more open plan space and bi-fold doors installed to provide additional light and easier access to garden.
- Extension in place of existing poorly performing conservatory to provide light, open Family Room, connected to Kitchen, with new fireplace, sliding doors to garden and corner windows for additional light.
- Bedroom 3 bathroom remodelled to create new ensuite with existing shower and new downstairs WC accessed from hallway.
- Existing uncomfortable, narrow front door aperture widened, creating a fitting entrance for the scale of the property, and new porch cover installed.
- Potential new conservatory to the south, with better thermal performance/design.

Modifications to the first floor will include:

- New extension to create two new bedrooms and new bathroom.
- Existing fourth bedroom (the original bedroom from chalet bungalow) with low ceiling height and dormer windows removed in place of new, improved extension.
- Potential loft storage.
- Existing Bedroom 4 door and wall returns removed to create new extension corridor.
- Bedroom 1 window replaced with large floor-to-ceiling window with Juliet balcony.

3.4 Scale

Impact in existing context will be minor as Arun House will remain lower than the immediate neighbour, Oak Bank. The proposal will follow existing roof forms and only marginally increase the existing footprint.

3.5 Landscaping

Landscaping will be improved.



Existing hanging tile (left) and existing front dormer window to Bedroom 4 (right)

3.6 Appearance

The proposal has been designed such that materials match the existing brick, roof tiles and white framed windows. A string course of 2 courses of protruding bricks will be used in line with the bottom of the existing tile hanging. The proposal utilises a pitched roof to match the existing and the existing extended roof will be retained.

3.7 Sustainability

Good levels of insulation in the new extension will be used to ensure the building has a reduced energy demand. The resulting house will be significantly more energy efficient than the existing. A PV array to the new south pitch may be considered. There is an existing PV array on the separate garage.

4 Access provision

4.1 Internal

Access into the dwelling remains in the same location but the front door opening and steps will be widened. New access to the garden is proposed via new Kitchen bi-fold doors, new Family room sliding doors and potential new Conservatory double doors. Overall, accessibility will be improved into the property.

4.2 Site access

Site access remains the same via the gated gravel driveway.

5 Conclusion

The proposal is to extend Arun House and make internal modifications to improve the quality of spaces, whilst simultaneously making environmental improvements (such as improving insulation, glazing and air tightness) thus increasing the comfort and performance of the house. The scheme will have a minimal impact on the neighbouring context, whilst being of great benefit to the clients who hope to remain in Arun House for many years to come.