

**DESIGN AND ACCESS STATEMENT &
HERITAGE STATEMENT**

FOR

PROPOSED EXTENSION

AT

2 CHURCH COTTAGES
YAPTON, ARUNDEL
WEST SUSSEX
BN18 0EJ

Doc No: 609-601

Rev: A_08.03.2019

Status: Planning Application Issue



Introduction

This Design and Access Statement is provided in support of the Planning Application for the proposed extension to 2 Church Cottages, Yapton, Arundel, West Sussex, BN18 0EJ

This document explains the design and access principles in support of the application. It identifies the development in detail and context with its setting within the surrounding landscape, while respecting the heritage of Yapton Conservation Area.

This Design and Access Statement should be read in conjunction with the various drawings listed on the attached Drawings and Document Issue Sheet.

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Context

No 2 Church Cottages occupies a rural downland setting on the edge of Old Yapton Village and is adjacent to the ancient parish church of St Mary's. Although not listed, it lies within the Yapton Church Road Conservation Area, but outside the confines of the South Downs National Park.

Yapton Church Road Conservation Area was designated in 1994, with the local authority describing it as *'[...]based on St. Mary's Church, the adjoining Church Farmhouse and three substantial houses, including Church House and Park Lodge, both Listed Buildings to the west.*

High substantial flint boundary walling and mature landscaping, including many substantial trees and tree groups, enhance the rural character of this area, the setting of the building and the street scenes.'

The cottage is one half of a pair of semi-detached two-bedroom period properties, dating back to around 1820. Principally set over two floors, with a latter single storey wing to the rear, and the subject of this proposal. The more formal front portion of the property enjoys tall ceiling heights, complete with traditional period features, while the narrower rear wing is more subservient in stature and generally functional in appearance, with lower roof and eaves heights.

The property is of traditional construction, with coursed flint panels and decorative brickwork, while the front eastern elevation is colour-wash rendered, and all under a series of simple pitched slate roofs. The principal elevation has traditional sash windows fitted with single glazed units in timber surrounds, whilst the rear elevation and extension are traditional painted timber casements.

The property has been sympathetically renovated over the years, with many of its period features still evident, providing a wonderful opportunity to sympathetically update and improve the property to modern-day living ideals.

The property, set within a mature enclosed west facing garden, with a semi-rural location feeling, just to the east of Yapton. There is no vehicular access to the cottage, although pedestrian access is via a gated path directly off Church Road.

As identified on the enclosed Environment Agency flood map for planning, the site has been identified as being within Flood Zone-1, an area with low probability of flooding, and therefore a Flood Risk Assessment is not required.

Proposal

As mentioned above, the cottage maintains many of its period features and demonstrates an evolving history. In its existing form, the current house, although well maintained and presented, lacks the modern spacious kitchen for a growing family. Our scheme seeks to sympathetically extend and remodel the existing subservient extension at the rear of the cottage to provide the additional accommodation required, whilst maintaining the scale and proportions, demonstrating the evolving palimpsest of the property.

We propose to remodel the existing kitchen by extending southwards off the existing galley kitchen to accommodate a much-needed larger kitchen. The aspect of the cottage is the delightful rear garden, and the proposed scheme enhances the connectivity between these spaces, with glazed bi-fold doors to the rear, affording seamless access out into the secluded rear garden, whilst harnessing the views and access from the new kitchen area.

We have suggested a sensitive palette of external materials and finishes which would complement the evolving architectural language of this property. The southern aspect will predominantly be a traditional oak frame structure with frameless glazing set within, sat upon a handmade clay brick plinth. The roof will be a simple pitched arrangement tied into the existing roof structure and finished in matching slate tiles.

Use

Current property is a single private dwelling, for domestic use, and no change is intended.

Amount

Existing (Gross External Floor Areas)

Ground Floor Area = 43.0m²

First Floor Area = 29.5m²

Main House Total = 72.5m²

Proposed (Gross External Floor Areas)

Ground Floor Area = 54.5m²

First Floor Area = 29.5m²

Main House Total = 84m²

Total Increase in Area = 15% increase

Layout

The overall shape of the plot is, to all intents and purposes, 'L' - shaped. The existing 2 storey house is semi-detached to No 1 Church Cottages and with the party wall forming the north boundary to the cottage. The remainder of the plot is given over to garden. The garden is enclosed by high walls and timber close boarded fencing all round up to and over 2 metres in height, and access to the property from the road is via a gated path directly off Church Road.

As previously mentioned, the proposal will take the form of a low-level single storey subservient extension to the rear of the existing cottage, extending southwards of the existing galley kitchen and bathroom. Together with the existing property, this will create a rectangular shaped plan at ground floor level, whilst retaining the square plan at first floor. The proposed extension, with its openable western frontage on to the enclosed garden, provides an enhanced connection between the interior and exterior and thus creating a greater sense of space.

Scale

We have adopted a traditional design approach for this scheme, namely the siting of the extension and its form, harmoniously juxtaposed against the original C19. house.

Although the proposed works comprise an increase in gross external floor area of 11.5m² which represents an increase of 15% over the existing house. The way in which the extension has been designed reduces the visual effect of this size increase, partly by its form and partly with the use of low eaves lines and the use of the roof space allows that internal spaces to maintain a sense of height.

The low eaves line along the southern elevation, combined with no increase to the height of the ridge, reduces the scale of the building to a friendly human level. This subservient form reinforces the traditional forms of a residential dwelling of this period

Appearance

As previously mentioned, the design principle is to sensitively extend the existing property with deference to the existing Cottage.

The proposed extension will be constructed in materials that harmoniously enhance the existing building, with the choice of bricks, mortar and joinery, including the new slate tiled pitched roof having a direct reference back to the cottage. The Oak joinery shall be allowed to weather naturally, becoming silvery grey in colour, sympathetically mirroring the neutral tones of the existing materiality of the cottage.

Landscaping

The site is bounded by a mixture of mature trees and hedges, masonry walls and panel fencing to all boundaries as annotated on the block plan, neither of which would be affected by the works. The gardens are mainly laid to lawn utilising the naturally gently sloping site. We are not seeking any changes to the existing landscaping. The existing pathway and planting area will be retained, albeit with some minor changes as indicated on the drawings.

Access

There is no vehicular access to the cottage, although pedestrian access is via a gated path directly off Church Road. There will be no alterations to the existing access to the property.

Conclusion

We believe these alterations are sympathetic and sensitively conceived, and will greatly improve the layout of the current property as well as improving its usage and facilities for current family living.

In considering the above, we trust that this application will be supported.

Benjamin Hume
For & on behalf of Pullen Architecture
28th February 2019