

**DESIGN & ACCESS STATEMENT : Ferndale House, Burndell,
Yapton, Arundel BN18 0HT**



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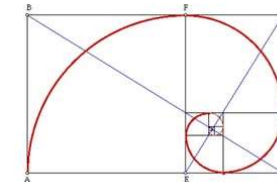
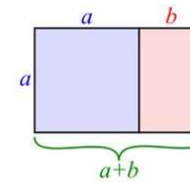
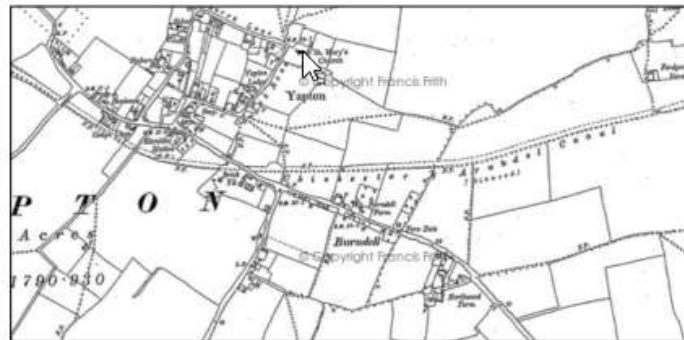
1. Existing building and features of site

Ferndale house is a Victorian house inspired by a typical Georgian villa – built in the mid to late 1800's. The owner was a builder by trade and salvaged many windows and features from the Georgian period to use in this house. The front façade is arranged symmetrically about the main entrance with a arched recessed portico entrance with a central key stone, reminiscent of a Palladian villa.

Like all Georgian (and faux Georgian architecture), it relies heavily on proportion and balance based on the classical architecture of Greece and Rome for its striking effect. Simple mathematical ratios were used to determine the height of a window in relation to its width or the shape of a room as a double cube – known as the golden ratio.

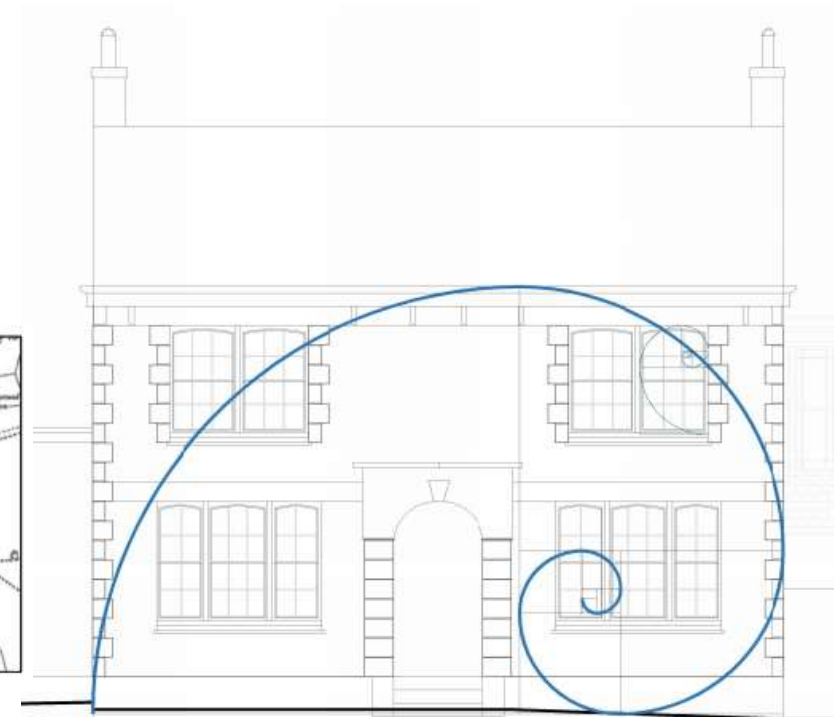
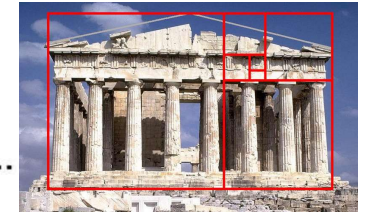
Ornament is also of the classical tradition but more restrained – as seen in the quoins demarcating the corners of the front and side façade, although stopping short of classical columns and pediment probably so as to be more in keeping with the scale of the house.

Georgian architecture was the style of almost all new middle-class homes (and public buildings) by the end of the period 1714-1830 the front elevation pays homage to this.



$$\frac{a+b}{a} = \frac{a}{b} = \phi$$

$$\phi = \frac{1+\sqrt{5}}{2} = 1.6180339887...$$



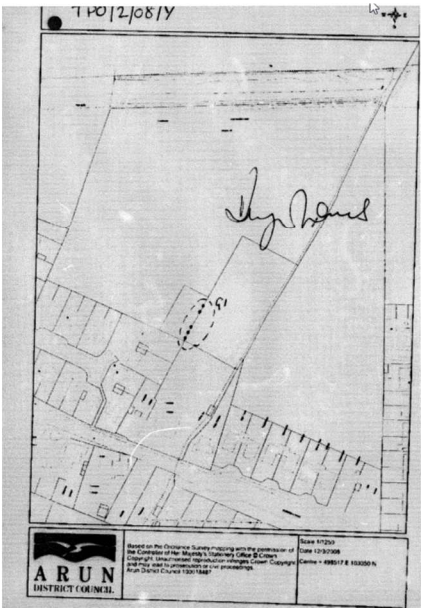
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....Existing building and features of site

Like many similar Palladian style houses in the English countryside, Ferndale House is sited within a beautifully landscaped setting. The garden has been carefully planned considering both aspect and composition.

It brings to mind some of Capability Brown's work (pictured right) and is understandably subject to a Tree Protection order for a group of four hornbeams and a sycamore tree.



Groups of Trees (within a broken black line on the map)	
Reference on Map	Description
G1	Group of Trees - 4 Hornbeam trees 1 Sycamore tree

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...Existing building and features of site

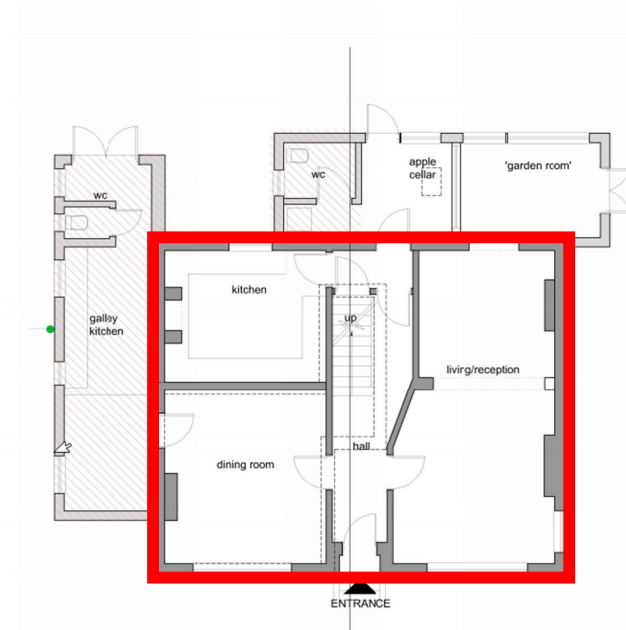
The original house is a roughly square shape with large sash windows to the front elevation – taller on the ground floor to allow the penetration of oblique sun angles into the house. This a typical detail which has stood the test of time even to contemporary architecture.

The roof is dual pitched with chimney pots flanking either side. The square shape and roofline fairly are untypical, as often the central point was reserved for highest point and the plan was shallower to increase the visual impact and grandeur of a long front elevation from the street approach.

The operational fireplaces form the centrepiece of the front rooms which enjoy a southern aspect.

Several small outbuildings have been added in the last 100 years, including a garage, workshop, covered carport and greenhouse in the garden. The rear extension was added in the Edwardian era (ostensibly to enclose the apple cellar) and the side extension in the mid-1900.

Their cumulative and detrimental impact form the main reason for this application – see the following chapter: Layout of proposal



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1. Layout - current & proposal

The problems created by the side and rear extensions are many and varied.

Firstly, the material and workmanship results in a cold and draughty space which negatively impacts the original house in terms of performance.

Secondly, the scale of the side extension which presumably was intended as a terrace, reads like a 1.5 storey extension but in reality, is only a ground floor extension.

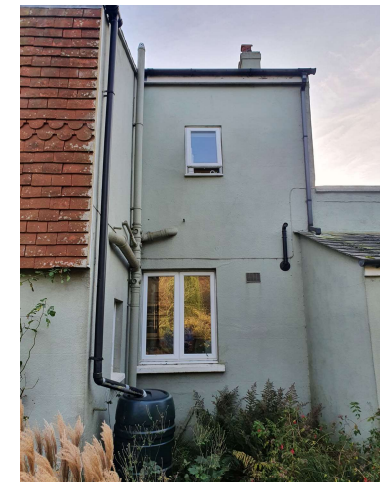
We accept that a terrace in this position would be untenable due to overlooking and privacy issues, but suggest a further half story addition could actually make this usable space, if the width was increased somewhat.

The rear appearance is a disappointment after arriving at the front of the property – as seen in the photograph of the rear. As much as a beautiful garden is to be appreciated from afar, it is also for immersing oneself in. At this point one glances back at the house and is assaulted by its ramshackle and somewhat chaotic appearance. The piecemeal additions detract from the reading of the original dwelling and are of no architectural merit.

Unfortunately, the worst is yet to come. The breadth of said extensions (although seemingly unobtrusive due to their size in relation to the original house) are unusable in a modern context (the need for a galley kitchen is happily a thing of the past). Measuring 2.2 meters internally and removing circulation space begs the question, what is the function of this area with a paltry 1.2m width left?



The inaccessible parapet terrace at the rear forms an ill-considered recess between the two extension. This form lets the meanest amount of northerly light into functional kitchen through the window below.



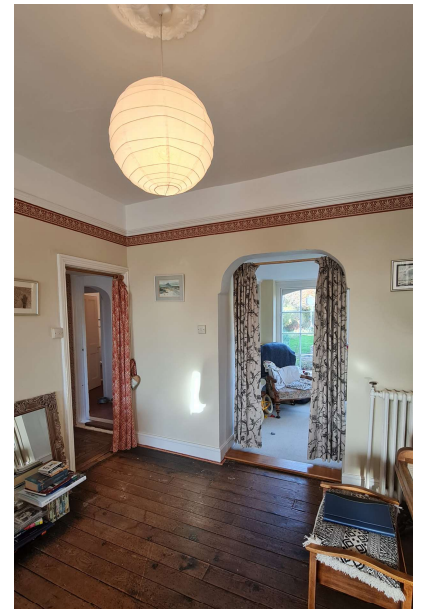
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....Layout – current & proposal

Sadly, its main function seems to be the ruination of the relationship between the interior spaces and the garden! Looking through an original doorway into a small dark space with hodgepodge of window styles.

A combination of randomly placed UPVC windows and non-contextual Arts and Crafts shingle cladding to the first floor and flat roof/mono-pitch combination to the rear create a low ceiling height at ground floor and a disconnect between the garden and the living spaces.



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3. Scale and appearance

In order to respect the original house, but also bring it into the 21st century – we propose creating an L-shaped side/rear extension. The internal dimensions will be increased to 4m internally to the side and rear.

From the front of the property, there is virtually no change in massing or style. The addition of 1.5m internally (horizontally) and barely half a story (vertically) transforming this into usable space. But the true transformation would be at the rear where the relationship between the house and the garden would get a new lease of life.

Extensive glazing creates an indoor outdoor experience from dining/ living and kitchen areas. The rear would also express the loft conversion with a glazed oak framed dormer which projects slightly beyond the rear façade and drops light down the central staircase.



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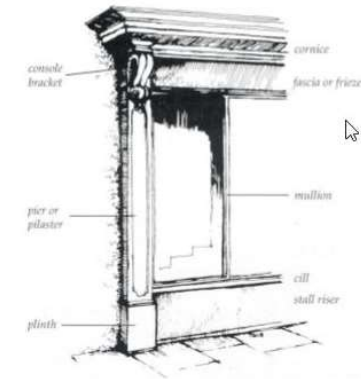
...Scale and appearance

In order not to repeat the mistakes of the past, we have referenced a familiar aesthetic used for many Georgian extensions – the Orangery. This is typified by a high level of glazing, divided only by columns and a sort of stall riser which directs the eye up and out toward the rear garden.

The glazing to the existing rear extensions (UPVC) is replaced with timber framed double glazed sash-windows of the same style. The portion of the rear extension (above the apple cellar) is transformed into a boot room for secondary access and the room upstairs is to be used as an office. The northwest corner will be an open plan living/dining/kitchen space on the ground floor with the master bedroom and en suite upstairs. Both will be able to enjoy an uninterrupted view of the garden as it bathes in light from the south.

The first-floor side extension will be mainly used for amenities with a utility room and accessible bedroom/bathroom downstairs.

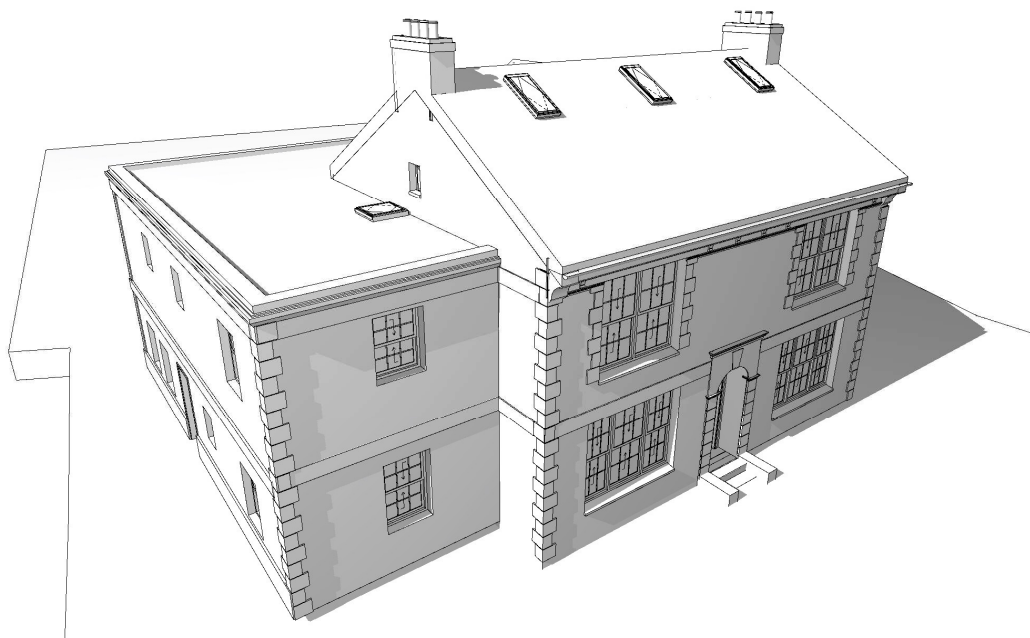
We propose using a render system (sto or similar) which will be well insulated to above regulation level. Texture, columns and stallrisers are used to create relief and shadow play.



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.... Scale and appearance

Overlooking will be kept to a minimum, with the addition of some street-facing glazing to the side extension and only a replication of the existing glazing to the side. Given the current neighbour window on the boundary line with a clear (non-obscured) window into the forecourt, this doesn't seem too much of an imposition.



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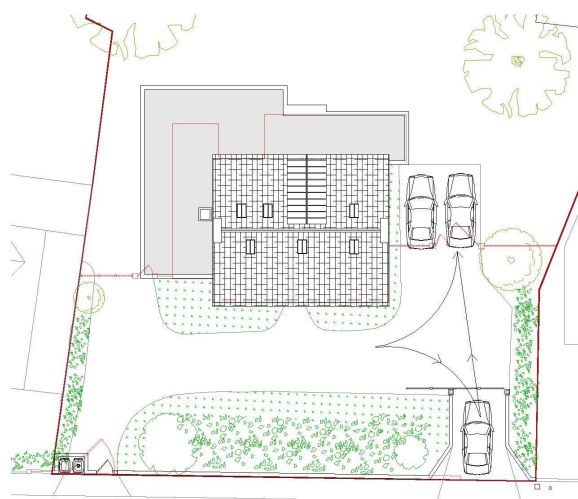


4. Landscaping & Access

The boundary treatment requires a bit of adaptation. The circular drive has become problematic as it now exits onto a very busy (or more accurately, fast) road. Especially concerning when one has a young and growing family.

The idea is to create a smart frontage more in keeping with the handsome façade. A single vehicular entry and exit point will be created by turning the existing timber exit into a pedestrian entrance. Adjacent to this we propose a smart a set-back for bin presentation.

The low flint wall and hedgerow in the middle will remain. The vehicular access will be neatened with the inward extension of the existing low flint wall as seen below and a timber gate for security.



Burndell Road



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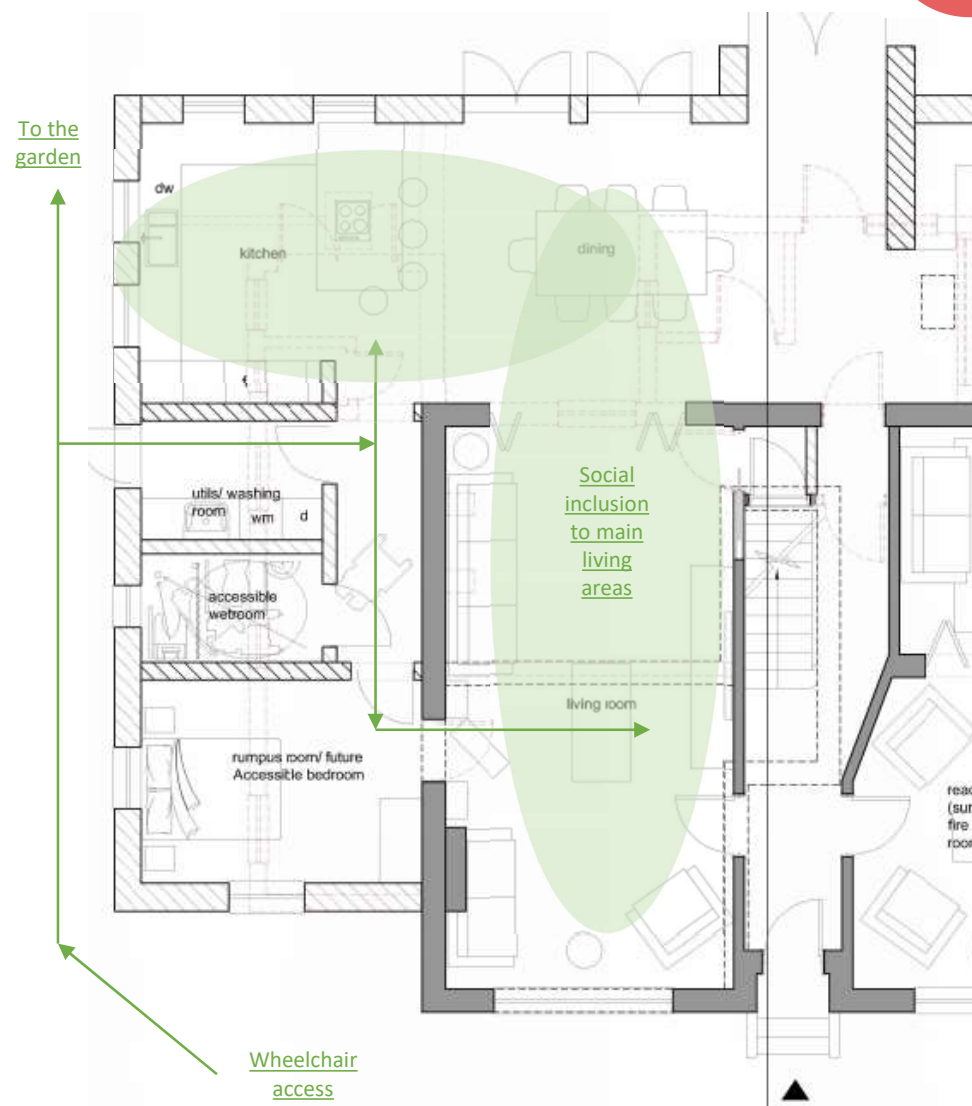
...Access

In order to future-proof the development, we are proposing a that the current rumpus room (off the main living space and easily overheard from the kitchen, is able to be easily converted into an wheel-chair friendly granny-flat.

As the main entrance requires step access, it is proposed to have a side entrance with a more gradual (less than 1:20 approach) from the carparking area. All access widths to be minimum clear 1200mm. Doors will have an effective clear width of 825mm and will require the fitting of a push button access to the bedroom and filling in of the doorway to the living room. 300mm from obstruction with pull in direction of approach external, through the utils area and to wc.

There is able circulation space for turning a wheelchair the dining and living spaces (1500 diameter or 1400x1700) and 750mm between the bed and walls in the bedroom. A wet room will provide maximum convenience and the walls will be capable of mounting supports (eg grab rails) 300-1800 from the floor. The bedroom windows are 800mm above floor level to enable a wheelchair user to see out, while handles and controls will be placed no higher than 1200mm off the finished floor level. Additionally, service controls will be within a height band of 450-1200mm above the floor & 300mm away from any corner.

In this way we hope to provide for the young children now as well as making provision for their grandparents in the coming years.



5. Heritage Asset and Planning Policy

Although not a listed building, Ferndale house contributes positively to the local environment in terms of streetscape and is therefore locally listed. We have submitted a Heritage Statement prepared by Verve Planning Consultants which addresses this aspect more fully. An enormous part of this property's appeal is its beautiful garden and the intention is to be respectful of its established nature while enabling the inhabitants to enjoy it throughout the year. The trees that are subject to the TPO's are significantly distanced from the house so as not to be impacted by the development.

As mentioned the front of the property is not significantly impacted by the proposal and therefore we feel that it is in keeping with local and national policy.

6. Conclusion

This house is in need of some alterations to bring it into the 21st century.

While the front rooms still enjoy beautiful southern sun, they now look out onto a forecourt and/or busy road.

The relationship between the interior spaces and the beautiful garden has all but been ruined by the rear extension with the side extension creating additional, but essentially unusable space.

We therefore feel that the demolition and rebuild would imbue the property with the usability and guarantee the longevity which it deserves.

