

CORINTHIAN ARCHITECTURAL DESIGN

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DESIGN & ACCESS STATEMENT AND HERITAGE STATEMENT

Site Address - The Chapel, Bilsham Lane, Yapton, Arundel, West Sussex. BN18 0JX

Proposal - Partial conversion of existing outbuilding to habitable accommodation (as ancillary accommodation main dwelling).

Applicant - Mrs C Whitby

Ref - PL & LBC P

Date - MARCH 2021

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1. Site

The property is sited to the Northern side of Bilsham Lane; refer to site and location plans.

2. Existing Building, Context & Appraisal Method & Adjacent Architecture

The main property is a Grade II Listed Building comprising detached chapel conversion.

Founded in the 13th century as a chapel of ease to the parish church of Yapton, the nearest village, the small flint building fell out of religious use around the time of the Reformation. It has subsequently been used for storage and as labourers' cottages, and since 1972 it has been a single residential property. English Heritage has listed it at Grade II for its architectural and historical importance. Ref 1. Wiki.

In terms of immediate context & adjacent architecture (from the main dwelling & outbuildings) there is -

- a. Adjacent gardens and residential dwellings (at some distance) to the North, East & West
- b. Bilsham Lane (with farmland beyond) to the South

Evaluation of contextual scale was considered via consideration of 'Ordnance Survey' site and location plans, aerial photography and site / local area visitation.

Historic England Summary for Listed Building:

SU 90SE YAPTON BILSHAM LANE 15/360 5.6.58 The Chapel. G II - Listing NGR: SU9722202074

A C14 chapel, formerly used as a store-shed, now restored and converted into a house. Two storeys. Four windows. Faced with flints with red brick dressings and quoins Tiled roof. Modern windows, except one C15 pointed window of two lights in east wall.

Ref 2. www.historicengland.org.uk

The existing house benefits from an adjacent contemporary timber frame outbuilding, which is separate to the main house but connected via roof-line of covered way. This outbuilding is less than 25 years old and no part of it is historic fabric.

3. Project Brief

Following informal pre-app advice from Arun this year, this application proposes conversion of existing first floor of outbuilding (empty space) to habitable accommodation (ancillary to the main dwelling).

External visual elements proposed comprise -

- 2 no timber windows to existing front and rear gables.
- 4 no conservation roof-lights (2 front pitch and 2 rear pitch).

4. Extent of Proposal, Scale & Building Line Formats

No scale increase is proposed.

5. Heritage Assets

Heritage assets relate exclusively to the original part of the dwelling. The outbuilding is less than 25 years old and no part of it is historic fabric.

6. Justification of Proposal

The two key points are -

- (a) The existing space is present with no increase in scale and mass.
- (b) Size and extent of proposed fenestration is modestly proportioned.
- (c) Material use (fenestration) is suitable for the outbuilding and main dwelling.

7. Principles & Justification for Proposed Works and Associated Impact upon the Building & Listing

Taking into account a-c (above), we propose that there is no impact on Building & Listing.

8. Access, Parking, Layout, Usage & Legibility, Disabled Use

Access & parking to the main house and outbuilding will remain unchanged. Access to the first floor of the outbuilding is currently via staircase. The existing ladder type stair flight is proposed as being replaced with a spiral stair.

9. Structural Input

Structural input is not proposed as part of the application. This is on the following basis -

- i. Only revised trimmed for the staircase and window / roof-light opening support is required.
- ii. Overall structural design for the project inclusive of residential floor loadings will be provided at building regulations stage.

As such, due to works not affecting historic fabric, no further structural input is provided at this time.

10. Ecology

Both floors of the building are in use. There is no visible evidence of nesting birds or bats. As such a phase one ecology report is not included at this time.

11. Conclusion

Given informal discussions with Martyn White regarding the scheme and positive feedback in principle, we propose the above as suitable and sympathetic improvements to the property as a whole, within the existing scale and mass of the overall house.

12 Reference Sources

Local Authority 2006 Guidance (Design & Access Statements).

Site & Location Plan information provided by 'Ordnance Survey' (08456) 050 505.

www.historicengland.org.uk