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DESIGN & ACCESS STATEMENT & HERITAGE STATEMENT

Site Address - Old Bilsham Farmhouse, Bilsham Lane, Bilsham, West Sussex. BN18 0JX

Proposal - Proposed Conversion of Single Dwelling to Three Units

Ref - PL & LBC

Date - June 2016

Contents -

1. Site Location
2. Existing Property & Context, Appraisal Method & Adjacent Architecture
3. Project Brief, Design Overview, Appearance & Materials
4. Extent of Proposal, Scale & Building Line Formats
5. Landscape & Trees on Site
6. Access, Layout, Usage & Legibility, Disabled Use
7. Risk of Flooding
8. Incorporating Crime Prevention at Design Stage
9. Key Works & Analysis & Significance of Archaeology & Historic Building Fabric
10. Principles & Justification for Proposed Works and Associated Impact upon the Building & Listing
11. Specialist Structural Survey in Relation to Proposed Works
12. Local Authority Key History & Local Authority Pre-App Consultation
13. Reference Sources
14. Landscape and Visual Impact Assessment

1. Site Location

Bilsham is a settlement area of Yapton Parish, which lies on a coastal plain to the South West of Arundel. Bilsham is situated between Yapton centre and the coastal link road (A259) leading to Middleton and Clymping.

Historically Yapton was understood to be a safe inland shipping route between London and Portsmouth as part of the disused Portsmouth and Arundel canal network, which linked Chichester Harbour to the River Arun. Bilsham is a hamlet to the South of the village and located close to Ryebank Rife. Late Anglo-Saxon finds surrounding the medieval chapel hint at a possible settlement of this time in the immediate area. Post 1868 the areas of Bilsom and Hamm became Bilsham.

The property (Old Bilsham Farmhouse) is situated to the Northern side of Bilsham Lane (accessed from Bilsham Road) as the main road turns around Hobbs Court Farm. The property is the last residential building on the Northern side before the road becomes an access track only. Refer to 1: 1250 scale location and 1: 500 scale site plans.

Local history sources link the two main dwellings of the lane dating before c.18 to be Bilsham Croft and Old Bilsham Farmhouse. The original part of the house is clearly defined to the South East of the site, with later additions forming a horse-shoe following.

The house was recently owned by Sculptor Ginger Gilmore, whom used the property as a studio. Strong internal design cues to this part of the building's recent history is prominent and retained (both currently and as part of the proposed conversion).

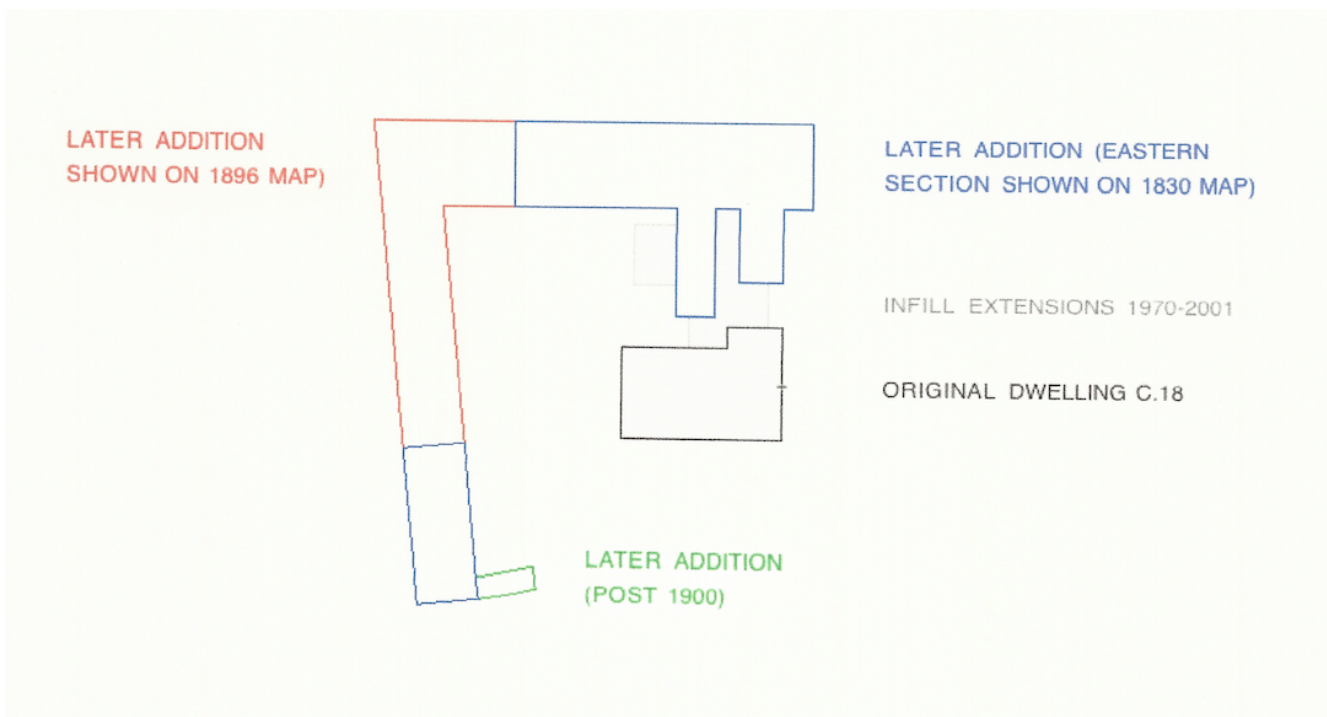


FIG 1. Historical Build Sequence

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

Old Bilsham Farmhouse is a Grade II Listed (horse-shoe floor plan format) detached single residential dwelling.

Listing NGR: SU9708902096. First listed 20/09/84 (English Heritage Building ID: 414758 - L shaped building, probably two cottages originally. C18. Two storeys and attic. Four windows. Two C19 gable dormers. Faced with snapped flints with red brick dressings, quoins and string-course. Tiled roof. Casement windows. In terms of immediate context and adjacent architecture there is -

- (a) Open land to the North.
- (b) Bilsham Lane (and road beyond) to the East.
- (c) Open land to the South.
- (d) Open land to the West.

Evaluation of contextual scale was considered via consideration of OS Site & location plans, aerial photography and site / local area visitation.



FIG 2. Historical Photograph EST 1980's.



FIG 3. Historical Photograph EST 1990's.

3. Project Brief, Design Overview, Appearance & Materials

The current property in its guise of a very large single-residential-dwelling is now considered by the owners and estate-agents to be too large and disproportionate to property-values within the village. Including the semi-external loggia, the house is currently close to 1000 m2 set over three floors. It is therefore proposed that the property would be better placed as three units overall.

The design / conversion premise, taking into account the property's history and listing, is to simply divide the dwelling with minimal alteration possible, enabling the building to be reverted to a single dwelling again in future if and where desired.

The main original part of the building (and the only three-storey element) will be retained as the first and main unit in the arrangement, with subservient units (over two-floors and single-storey) accordingly. Refer to detailed design drawings.

As part of the proposed works, a new detached carport / outbuilding is proposed to the East of the site. The adjacent outbuilding to this is planned to house cycle, garden and waste / recycle storage.

4. Extent of Proposal, Scale & Building Line Formats

Primary proposal set within existing built-envelope, with the proposed detached car port / outbuilding set away from the existing dwelling.

5. Landscape & Trees on Site

Boundary hedging (all to be retained) as part of works.

6. Access, Layout, Usage & Legibility, Disabled Use

Refer to existing & proposed 1: 100 scale floor plans. Legibility is clear and sequential. Building Regulations Part M compliance is to be a target where possible and no harm to period-fabric occurs, and is to be dealt with under an eventual full plans Building Regulations application.

7. Risk of Flooding

EA confirm property is situated outside of flood risk zones. As such, no further details are provided.

8. Incorporating Crime Prevention at Design Stage

In accordance with guidelines and recommendations set out within ODPM Home Office Publication: Safer Places - The Planning System & Crime Prevention:

Structure: Construction type and material use / selection will be specified with security in mind.

Surveillance: Alarm systems are to be incorporated where deemed appropriate, cost-effective, requested / specified by client.

General: Door-sets and windows to be in accordance with BS7950. Locks to be in accordance with BS 3621.

9. Key Works & Analysis & Significance of Archaeology & Historic Building Fabric

Identification of relevant Sections of work proposed as follows -

(b) Separation of openings required in order to sub-divide: Existing openings (varying from 150 to 350 mm width) separating dwellings into three overall will be achieved via joinery made stud-work with infill Party Wall performance dense mineral wool quilt insulation. Each outer face (or both sides) of these walls are to be double plasterboard lined (1 layer 15 mm 60 min fire-resistance board and 1 layer 15 mm acoustic-performance board), plus skim coat and decoration to each side. Note at building regulations stage it may be necessary to provide further fire resistance and thermal performance to internal walls separating dwellings. It is possible and proposed where this is the case to use a similar lining system over existing fabric, presenting no harm to historic fabric.

(c) Slender-frame glass door-sets (set behind existing external doors): Where additional light into the building is desired and shown on Drawing: Proposed floor plans, a joinery made or powder coated ALU glazed door-set is to be set behind the (inner face) the existing door. This allows the existing outer original door to be retained but opened leaving the glass door behind.

(d) Glass fenestration set behind Loggia Frame (As part of conversion to Unit 3): A slim-line joinery made or powder coated ALU full height double-glazed glazing system is proposed, set back behind the vertical loggia column in order to provide living spaces behind. This system allows the original loggia format to be read as a previous element, whilst allowing conversion. Note ADC and HBA Dr Wightman do not consider the loggia to be historic fabric to the degree which would prevent conversion here. The existing loggia frame is machine cut timber and will allow this conversion accordingly.

(e) Roof-light windows: Proposed insertion of roof-light windows where shown are to be powder-coated black ALU 'Lumen' or equivalent 1100 mm (h) x 600 (w) conservation roof-lights, set flush to roof slope with no vertical projection beyond the slate lines.

Significance of Historic Building Fabric:

- (a) Original part of house: Remains unchanged.
- (b) Works proposed relate to later additions.

Archaeology is not deemed a key factor here and the simple nature of works proposed does not affect, nor proposes any increased chance scenarios for the uncovering of potential archaeological material on site. During the works however, contractors are to be especially vigilant. Where any material is suspected as of archaeological interest, ADC are to be contacted immediately for further investigation.

Schedule of Works (Primary Overview Only) -

- (a) CDM (H&S) design and consultation period
- (b) Site survey, ground (soil) testing, pre-refurbishment asbestos survey
- (c) Removal of contaminants (where required) with safe-certification accordingly
- (d) Construction site set-up
- (e) Scaffolding (where required)
- (f) M&E Works
- (g) Conversion of Loggia / adjacent to form unit 2/3
- (h) Construction of timber-framed Outbuilding
- (i) Conversion of existing non-historic outbuilding to house cycle, garden waste, recycle storage
- (j) Internal separation of dwellings
- (k) Refurbishment and internal works (throughout)

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

In summary as follows -

- (a) Property deemed too large for single residential within location.
- (b) Property values for the immediate area do not support or reflect single dwelling residential use.
- (c) Original dwelling retained as separate (primary) unit, with later additions forming conversion to 2 additional dwellings.
- (d) Minimal intrusive works to historic fabric as part of proposal.
- (e) Proposed works are considered reversible.
- (f) Generous amenity, garden / green-spaces and parking provision.
- (g) Private / secluded nature of site.
- (h) Modest conversion to three units overall would not introduce significant or disruptive vehicular or pedestrian traffic to the existing lane and / local area.
- (i) Whilst set outside the built-up area, the scheme presents a strong, unique and interesting solution to new individual characterful housing within existing built forms.

11. Specialist Structural Survey in Relation to Proposed Works

Due to minimal extent of works proposed, this is not deemed justified or relevant to these works directly at PL or LBC stages.

12. Local Authority Planning History & Local Authority Pre-App Consultation

Recent History:

Pre-App Enquiry 2015/16 (Continued and detailed discussions with Ross Leal, Ian Wightman and Martyn White)
Proposed Conversion to Four Units (Planning Y/60/15/PL and LBC Y/61/15/L withdrawn in place of Pre-App Enquiry)
Proposed Conservatory & Utility Room (Y/36/01/L)
Proposed Glazed Link (Y/36/00/L)
Renovation of Barns to Artist's Studios (Y/21/01/L)
Proposed Glazed Link & Link, with Internal Works (Y/36/00/L)
Proposed Conversion of Part Barn to Staff Accommodation (Y/71/98/L)

After a reduced / simplified design and a detailed site visit and discussions with Corinthian Architectural Design, The Property Owners, Ross Leal (ADC), Ian Wightman (ADC) and Martyn White (ADC) in April 2016. The scheme is deemed acceptable and supportable from a planning policy stance and a listed / historic building viewpoint.

14. Reference Sources

Local Authority Property Details provided by www.arun.gov.uk
English Heritage Property Details provided by www.english-heritage.org.uk
Listed Building Details provided by www.britishlistedbuildings.co.uk
Local Plan Policies GD2 (Design)
Local Authority 2006 Guidance (Design & Access Statements)
Local Area Character Assessments (SDNP)
Historic Mapping provided by www.oldmaps.co.uk
Site & Location Plan information provided by 'Ordnance Survey' (08456) 050 505
General Yapton and Bilsham local history courtesy of / via Google Searches.

15. Landscape and Visual Impact Assessment

Not deemed applicable or relevant to these works directly.