



JB Architecture

Heritage Statement - Design & Access Statement

Erection of 3 x outbuildings surrounding existing dwelling

Berri Court, Main Road, Yapton, Arundel, West Sussex, BN18 0ED



Introduction:

This Design and Access Statement (*D&A*) accompanies the submission of a planning application for permission to construct 3 x outbuildings to land surrounding Berri Court, Main Road, Yapton, Arundel, West Sussex, BN18 0ED.

This statement will demonstrate that the proposal provides well-designed outbuildings to be used as a workshop, gym/hobby space, and greenhouse

a) The proposal provides a well-designed and appropriate scheme, which fits in well on the site and with the general character, appearance and pattern of development in the area.

b) The proposal considers the amenity of the adjoining neighbours as demonstrated within this document and application drawings.

c) The pedestrian and vehicular access is to remain as existing under the proposals.

d) The site will provide appropriate levels of car parking and bicycle storage as outlined on JB Architecture drawings.

e) All surrounding boundary walls are to be retained and incorporated to maintain the screening around the site from the surrounding roads.

Assessment of the Building & Site:

Berri Court, Yapton

Berri Court is listed under the Planning (*Listed Buildings and Conservation Areas*) Act 1990 as amended for its special architectural or historic interest.

Name: Berri Court

List entry Number: 1237827

Location: Berri Court, Main Road, Yapton

The building may lie within the boundary of more than one authority.

County: West Sussex

District: Arun

District Type: District

Authority: Yapton

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 20-Sep-1984

List entry Description

Summary of Building:

SU 90SE YAPTON MAIN ROAD 15/381 (*north side*)

C18. Two storeys and attic. Five windows. Two dormers. Stuccoed. Stringcourse. Eaves cornice. Tiled roof. Glazing bars intact. Doorway with pilasters and pediment

Physical Context of the Site:

The site is located to the north of Main Road in Yapton with the individual outbuilding locations as below.

- Gym Hobby Room – North of host dwelling
- Workshop – East of host dwelling
- Alitex Greenhouse – East of host dwelling

The existing site measures approx. 902m².

The boundaries, in the main, comprise mature flint/stone walls which vary in size.

Social Context of the Site:

The site is located in an established residential area, within the village of Yapton and civil parish in the Arun District of West Sussex.

The parish of Yapton lies on the coastal plain southwest of Arundel, between the South Downs and the sea. Centred three miles northeast of Bognor Regis at the intersection of the B2132 and B2233 roads.

Yapton is a well-served village with local shops and amenities close to the historic town of Arundel and only approximately seven miles from the cathedral city of Chichester.

The site is approximately 2 miles away from a beach at Climping and is surrounded by several station within easy reach offering mainline trains to London Victoria (*approximately 90 minutes*).

Economic Context of the Site:

There will be no change to the economic context of the site in comparison to the extant consent.

Architectural Style:

When design to the proposed Gym Hobby Room (*north of host dwelling*) and Workshop (*East of host dwelling*) have been designed using sustainable materials and to complement the listed host building.

Using black painted timber cladding and black aluminium window and door installations the design offers a sleek modern design.

With the glazed gable installations, the proposed structure will also benefit from natural light entering newly created spaces.

The proposed pitched roof constructions are to be of sedum roof construction allowing for the replacement of existing green space used to construct the structures.

Alitex proposals covered in documentation provided by Alitex Greenhouse & Conservatories have been designed to the highest standard as outlined by the National Trust.

Site Access and Parking:

Proposed vehicular access will not be changed under the proposals.

Landscaping:

The proposed Gym Hobby Room and Workshop are to be situated within existing grass areas surrounding the existing listed host building.

The proposed pitched roof constructions are to be of sedum roof construction allowing for the replacement of existing green space once Gym Hobby Room and Workshop structures are complete.

Ecological Assessment:

The individual sites are not located in an area of ecological importance and is mainly laid to lawn.

There is no potential for protected species being present on the site.

As a consequence, a phase 1 Habitat and Projected Species survey has not been carried out.

Use:

The use of the proposed structures is outlined on JB Architecture Design Ltd documentation as outlined below.

- BR.497.22-01
- BR.497.22-05
- BR.497.22-06
- NT/HARD30539_GP. Sheet 1of2
- NT/HARD30539_GP. Sheet 2of2
- Heritage Statement - Design & Access Statement

Existing Surrounding Land Uses:

The closest buildings are all residential dwellings.

Amount:

The proposed square meterage for the floor area to the newly created structures in total has been measured at 71m².