

Alterations to the Existing Dwelling

at

**Rookery Cottage
Hoe Lane, Flansham
Bognor Regis, PO22 8NT**

**Design & Access Statement
REV A
Planning Application**

July 2019

Introduction and Context

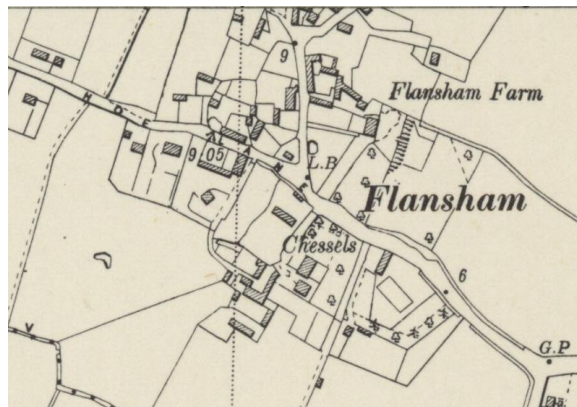
Rookery Cottage is a two storey residence situated in the secluded hamlet of Flansham, which falls under the jurisdiction of Yapton Parish Council. Flansham occupies the southern boundary of the parish, and according to the Yapton Neighbourhood Plan, is one of the oldest hamlets in Arun District.

¹About 1844 there were 12 dwellings loosely scattered around a junction of three lanes and in 1898 two farms and 14 cottages. Several new houses and bungalows, some large, were built after c. 1910, chiefly at the west end. Though the hamlet's nearness to the Bognor-London road was stressed when Flansham farm was advertised for sale in 1837, by the mid-twentieth century it was notable for its seclusion and rural aspect despite close proximity to the edge of Bognor's built-up area. Elms grew so thickly in the 1940s as to render part of Hoe Lane virtually a tunnel in summer. Two working farms remained in the hamlet in 1992, though some outbuildings had been converted by then to residential use or offices.

Surveyed 1875-76



Revised 1939-40



¹ Yapton Neighbourhood Plan 2014-2029. (2014). [ebook] Yapton: Yapton Parish Council, p.50. Available at: <https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n4471.pdf&ver=4143> [Accessed 9 Jul. 2019].

If it is suggested that the proximity of Brookland could mean that the second element of the name Flansham is 'meadow' (*hamm*) rather than 'settlement' (*ham*), as also perhaps at Felpham. Flansham Farmhouse is one of four older houses which survived. Here the chimney stack and part of a wall from a late 16th C or early 17th C house remain. In the 18th C perhaps c.1764 the date on adjacent farm building, they were incorporated in a mansard-roofed range running north-south. A second range with a new front was built on the east side in the early 19th century and later extended northwards.

As can be seen, surveys of both 1875-76 and 139-40 record the presence of Rookery Cottage. Approached via a track leading from Hoe lane, the site is surrounded by Flansham Farm to the north and east. To date Hoe Lane accommodates a variety of dwellings from small detached bungalows to two-storey barn conversions, many of which incorporate flint with decorative red brick quoins.

Other dwellings in the vicinity are finished in a combination of other materials such as render, painted and facing brickwork, vertically hung tiles, stone, slate and thatch roofing materials. However, in term of the immediate context, flint and brickwork are the primary finishing materials along with slate or clay handmade tiles on a Sussex hipped roof.

Listed Buildings in Close Proximity

Rookery cottage itself is not a listed building or situated in a conservation area. However, given its historic siting within the small settlement area, the property is considered a non-designated heritage asset.

Hoe lane comprised of four listed buildings, two of which can be seen on route to the application site:

Flansham Farmhouse Grade II. N.o: 1237817

Listed: 20th Sep 1984

Two parallel ranges. West range C18. Two storeys. Four windows. Faced with squared knapped flints with red brick dressings and quoins. Mansarded tiled roof. Glazing bars intact. Outer windows twin windows. East range early C19, stuccoed, with slate roof.

Flansham Manor Grade II. N.o: 1222550

Listed: 20th Sep 1984

One building. The north end (North Manor) is timber-framed with plaster infilling but has the date 1704 on it. Ground floor projection in flints in front of it. The remainder of the building (Flansham Manor) is C18 and faced with squared knapped flints with dressing, quoins, flush stringcourse and eaves cornice of red brick. Central projection on first floor, weather-boarded and supported on wooden columns which form a porch. Tiled roof. Casement windows. Two storeys. Six windows in all.

1.00 Description of Property

The current two storey residence is situated in the centre of the site surrounded on the perimeter by native trees and hedgerows which largely conceal the property. In the immediate vicinity the planting comprises traditional cottage garden flowers and shrubs. The only significant long view towards the property can be seen from the north as below in Figure 1, from the owner's paddock.



Fig. 1. Looking south from the paddock.

The original cottage would appear to have been approached from the East rather than is the case today, from the West. As an entrance façade therefore the East elevation presents as a symmetrical two storey dwelling with two first floor casement windows and two ground floor ones arranged either side of what would have been the front door with symmetrical chimney stacks either end of the roof. The rear elevation -now on the side of the main approach to the house has a steep catslide roof pulled down to ground level.

The building materials include on the East elevation a fine brickwork façade of handmade red stretchers and blue header bricks laid in Flemish bond with red soldier arches above the ground floor casement windows. The end and West elevations-which historically- in terms of status would have been of less importance comprise coursed flintwork with brick quoins. The roof is constructed of clay tiles with 3 No rooflights to the West elevation and simple red brick chimney stacks. More recently a upvc conservatory has been added to the East elevation and the casement windows have been replaced.

The plan form is currently compromised in as much as the cottage is entered via a narrow kitchen which leads through to a dining room. This room is mirrored in form by the sitting room. Each have a substantial area of the floor space occupied by open fireplaces. A central staircase provides access to the two bedrooms above the two main reception rooms as well as a bathroom and very small single bedroom.

2.00 The Proposal

The intention of this application is to demolish a delapidated garage and shed to North of the dwelling-currently these buildings present something of an eyesore and serve to detract from the main approach to the house. In their place it is proposed that the cottage will be extended as a single storey to occupy the footprint of the demolished garage to allow for a much needed family kitchen together with a more comfortably sized third bedroom together with a bathroom. This will provide spaces more suitable to contemporary family living ie a kitchen which will provide sufficient space for casual dining as well as a bedroom of a more suitable proportions for the owners` teenage son. In addition the approach to the cottage and garden layout will be enhanced. The telegraph pole is to be removed and new flower beds planted to the frontage.

3.00 Planning Background

In February 2019 an application was submitted (Application No. Y/13/19/HH) for a proposal with a similar brief. Subsequent discussions with Stuart Corbey-the planning officer (see also e-mail dated 09 April 2019 17:59)-suggested that a review of the project in the light of its significance as a non-designated heritage asset should be undertaken and the application was for this reason withdrawn.

Since then a fresh approach has been adopted to specifically address Policy HER SP1 of the local plan which states that non-designated heritage assets including locally listed heritage assets (Buildings or Structures of Character and Areas of Character) and their settings will also need to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment.

The following key points in respect of Policy D DM1 as follows we believe have now been addressed :

- **Character** “Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture) landscaping and design features.”
- **Appearance/Attractiveness** “Demonstrate a high standard of architectural principles, use of building materials; craftsmanship and hard and soft landscaping to reflect the local area”
- **Scale** “The scale of the development should keep within the confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.”

an extension to the original dwelling over the footprint of the current garage/garden store. The intention is to create additional living space without creating significant change to the original structure. The new extension will also seek to substantially improve the appearance of the property.

This Design and Access Statement has been sought to accompany the Planning Application for a proposed single storey side extension to Rookery Cottage.

The intention is to demolish the existing garage, infill first floor north facing window and create an additional family/kitchen space and a ground floor bedroom, designed to take advantage of views to the rear garden and the South Downs. The new extension will abut to the north elevation and has been designed to complement the character of the original dwelling. The extension remains ancillary and subservient in form to the host dwelling.

4.00 Amount

Existing Ground Floor	62.7 m ²
Existing Conservatory	18.8 m ²
Existing Garage	20.6 m ²
Existing Shed	3.2 m ²
<u>Existing First Floor</u>	<u>56.9 m²</u>
Total:	162.2 m²

Proposed Ground Floor:	126.6 m ²
Conservatory	18.8 m ²
<u>Proposed First Floor</u>	<u>56.9 m²</u>
Total:	202.3 m²

Approximate percentage increase = 25%

5.00 Scale and Appearance

The proposal is designed as a single storey extension in order to remain subservient to the host dwelling. The eaves height on the West (primary) elevation matches the existing eaves height ie it is deliberately kept low in order to provide a level of continuity. The eaves on the east elevation respond to the height of the existing fenestration and are therefore set higher to keep the new windows aligned with the original. The new roof is pitched to match the roof of the existing building and has a traditional hipped gable which is designed to soften the outline and reduce the bulk of the silhouette .In addition traditional buttresses to the corners to the West elevation bay provide historical reference to agricultural building forms.

The casement windows are side hung to match the existing and where more recent top hung casements have been added these are to be replaced for the purposes of improvement.

The East elevation will feature a simple pair of French windows flanked by two casement windows.

The overall appearance of the property will be significantly enhanced. The unsightly garage and shed has been removed; the arrival approach reordered and the driveway regravelled and cottage style planting added to the immediate perimeter of the cottage.

Materials

The finishing materials used will be to conserve the character of the main dwelling. Therefore the East and North elevations will be finished in a Flemish bond with blue headers and red stretchers to match the existing rear elevation-laid in traditional lime mortar. The West elevation however will be finished in red brick quoins and flint with small brickwork buttresses which abut the corners.

All new window joinery will be timber painted white double-glazed casement units to match the style of windows on the existing dwelling. The roof will have handmade clay roof tiles with traditional bonnet hips and rainwater goods to match the existing.

Landscaping

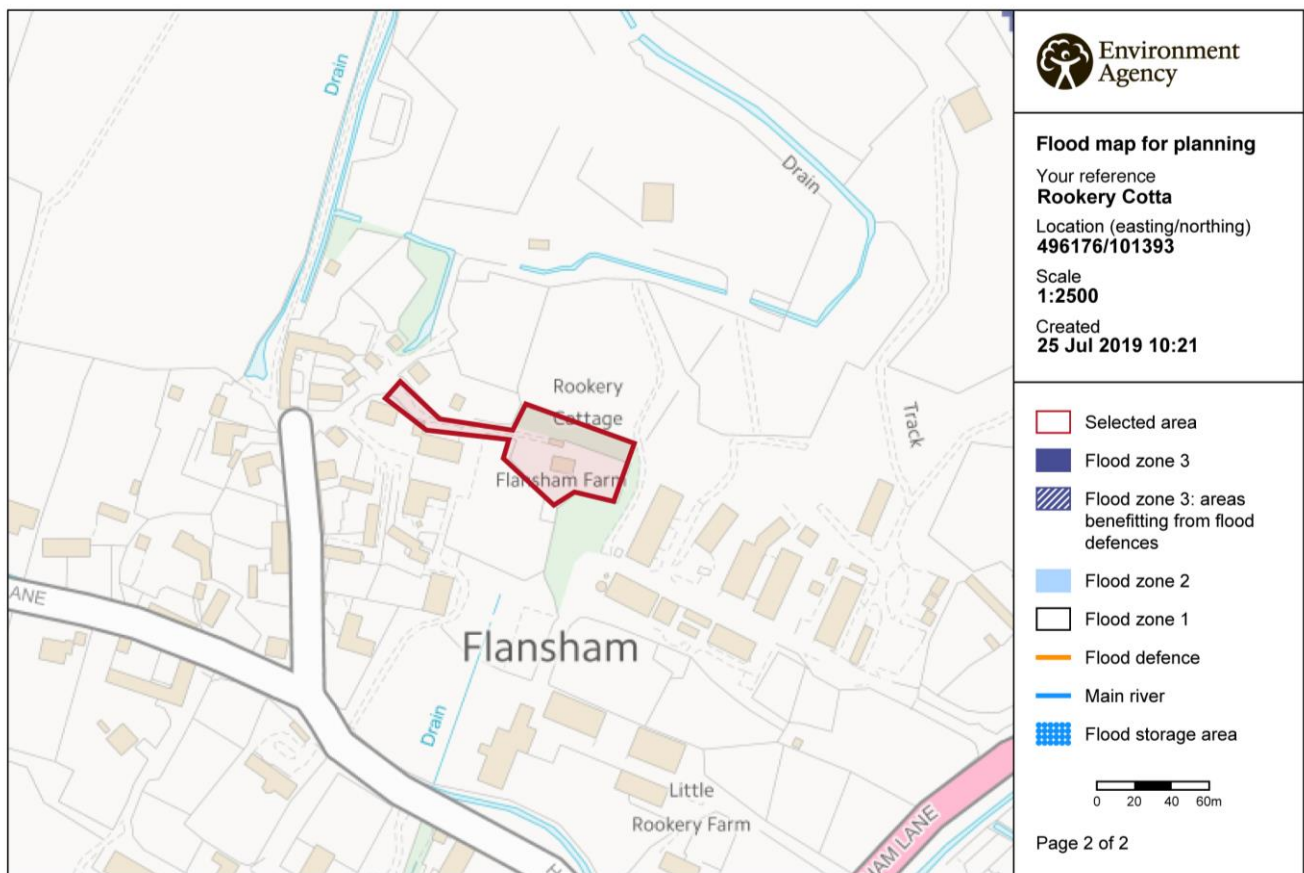
One elderflower tree is to be removed, along with some removal/trimming back of shrubs which otherwise would intrude on the proposed extension. The property is surrounded by vegetation as seen in the drawings and pictures, and if deemed necessary should be managed to avoid potential damage it may cause to the property. All other trees on the site would be retained and it is intended that the proposed external works will not negatively impact the garden or immediate surrounding landscape.

Access

Access is available via Hoe Lane to the cottage, additional access for building works can be via the access road though Rookery Farm off the A259 from the southeast.

Flood Risk

Rookery Cottage is in flood zone 1 therefore a Flood Risk Assessment will not be required.



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Conclusion

The main works will include the demolition of the garage and a New extension to the North of the property. It will provide sensibly proportioned living space for modern family living whilst upholding the character of the main cottage. The proposal will be construed of traditional materials with quality craftsmanship as to ensure the finishing details are appropriate for the surrounding context.