

DESIGN & ACCESS STATEMENT

PROPOSED WORKS

**THE GREEN COTTAGE, 23 LANGSTONE HIGH STREET,
LANGSTONE PO9 1RY**

CLIENTS Mr & Mrs C. MONK

To be read in conjunction with:

- i). Application drawings, ref project 20/C11 numbers 1, 2, 3, 4, 5, 6, 7 & 8a.
- ii). Flood Risk Assessment; Mark D. Bone ACABE PH Design.
- iii). Construction Environmental Management Plan, Arbtech Consulting Limited.
- iv). Heritage Statement, Mr T.R. Hayes MRICS Bsc (Hon) Building Surveying.

Work proposed, demolition of detached garage & single storey entrance/cloakroom, erection of detached garage/garden store building and one and a half storey addition, replacement windows & doors, replacement vehicle entrance gates and timber fence part south boundary.

This Design and Access Statement, whilst not obligatory, is intended to explain the site specific principles and issues considered during the design process, offering assistance during this period when site visits and access to buildings is limited.

CONTEXT

1. Site description.

The Green Cottage is a Grade II Listed Building in a prominent position overlooking Langstone Harbour. Situated within the Conservation Area and Chichester Harbour ANOB, the property can be considered as two parts. Firstly 'The Green Cottage', the core historic element to which the listed building description applies. Secondly 'Annexe' situated within the curtilage of The Green Cottage and built for the occupier of The Green Cottage during the 1960's. 'Statement of Significance & Heritage Statement' authored Mr T.R. Hayes MRICS BSc (Hons) & Ms J. Atherton MCIfA for APPP/19/00074 & APP/19/00075, the Annexe is considered of no historic interest or importance. Presently it is occupied by the applicants while the renovation work progresses, previously it has been used by family and friends.

2. Access.

Vehicular access from Langstone Road (A3023) with pedestrian access from Langstone Road and the Harbour. Foreshore footpath adjoins the site, footpath and adjacent area also owned by applicants.

3. Neighbouring properties.

The neighbouring properties are residential with a 1 ½ storey detached dwelling to the north, terraces of large 2/2 ½ storey dwellings to the west and Coastguard Cottages to the south. Further to the south is the Ship Public House adjacent to the bridge to Hayling Island. Trees form a natural screen to the rear garden of The Green Cottage.

4. Listed Building.

Listed Building ref 1091604 original building believed to date from the 16th century; possibly comprising 2 ½ bays. Clay tiled roof, painted render/brick/stone and hipped half dormers. The building has been adapted and extended in the past, notably in the mid 1960's with the rear/side additions (removed subject to APP/19/00074 & APP/19/00075), and two storey Annexe.

5. Recent works.

Householder application ref APP/19/00074 and Listed Building Consent application ref APP/19/00075 approved subject to conditions, discharged, site works commenced, structurally complete, completion expected spring 2021.

These applications concentrated on (1) restoring the historic part of the building and (2) those elements assessed to be in exceptionally poor/dangerous condition, associated with where the building had been unsympathetically extended in the past. The intended outcome will provide a home more suited to the needs of current and future family living, whilst respecting both the historic nature of the building and improved visual aspect, particularly from the Harbour.

6. Negative features.

a) Both the garage and part of the Annexe to be demolished have flat roof and other features from the 1960's, detrimental to the historic character of the cottage and location.



Rear (west) elevation of the annexe, garage to the right to be demolished.



Current works, the cottage with protective covering, slate roofed kitchen (timber boarding to be applied), Annexe flat roofed entrance/cloakroom to the right.

b). The Annexe has steel windows and French doors, one aluminium (entrance) full height window and timber entrance door, all are in poor condition, single glazed, providing minimal thermal insulation. Double glazed flush casement upvc windows are proposed to comply with current Building Regulations. A conditional approval is requested requiring full details and sections to be approved prior to commencement of site works.



Annexe east elevation steel windows.

Reference:

Chichester Harbour Conservancy, PP03 Replacement Dwellings & Domestic Household Extensions.

Langstone Conservation Area Review, Character Appraisal & Management Plan.

Local Plan Policies CS11, CS16 & DM20

AMOUNT

1. Floor areas.

Proposed detached garage/store.

Proposed building floor area 54.38 sqm. Garage to be demolished 13 sqm, gain 41.38 sqm. Note garage and garden store demolished subject to APP/10/00074 & APP/19/00075 19.06 sqm reducing gain to 22.32 sqm.

Proposed Annexe addition

Proposed building floor area 29.48 sqm. Entrance and cloakroom to be demolished 4.3sqm, gain 25.18sqm

Combined The Green Cottage & Annexe floor area (once works subject to APP/19/00075 & APP/19/00075) completed will be 315.50 sqm.

2. Site area.

Excluding the right of way and adjoining grass area in the same ownership, the plot has an area of some 1596 sqm, 0.16 hectares. This is significantly larger than the neighbouring properties to the west and south. Ratio of floor area to site area is considered to be eminently suitable for the works proposed, without detracting from the character of the listed building.

LAYOUT

1. Layout.

Grade 11 listed building in a prominent position overlooking the Harbour. Site location of the proposed works has been carefully considered to minimise impact to both The Green Cottage and neighbouring dwellings. Public views from the Harbour footpath will not be affected as a result of the works proposed.



Rear south elevation of garage to be demolished, photograph from within curtilage.

The annexe addition excludes windows facing south towards Coastguards Cottages eliminating any potential overlooking issues

SCALE

1. Scale

The scale and bulk of the works has been carefully considered to minimise impact. The annexe addition eaves and ridge levels are lower and subservient to the existing.

Proposed garage slate hipped roof, similar to the single storey slate roofed works currently under construction minimises height and impact. Roof slopes away from high boundary wall.



Left part flat roofed garage to be demolished, high boundary wall and adjacent outbuilding.

LANDSCAPING

1. Landscaping.

The grounds are a feature of the property, current building works and weather have taken their toll on the garden areas, which Mr and Mrs Monk are keen to restore as soon as conditions permit. Additional shrubs are to be planted adjacent to the proposed annexe north facing wall.

APPEARANCE

1. Appearance.

Works approved APP/19/00074 & APP/19/00075 small flat roof link, plain clay tiles, natural slate, face brick and timber boarding. Large expanse of one and two storey flat roofed areas removed.

2. Proposed works.

Works to comprise plain clay tiles, natural slate, face brick and timber board all to match existing.

Proposed slate, timber board and brick garage building designed to blend with the kitchen area of the works (currently under construction) and typical of a traditional ancillary building.

Annexe addition utilises plain clay tiles and face brick to match the existing with the introduction of a part dormer similar to the cottage, approved APP/19/00074 & APP/19/00075.

ACCESS

1. Access.

Vehicular access from Langstone Road and pedestrian access from Langstone Road and the Harbour will remain as existing.

2. Vehicular access gates.

The existing vehicular access timber gates are rotten and unserviceable. Use of the gates in situ is considered hazardous, being positioned too close to the back edge of the footpath. Vehicles entering/exiting The Green Cottage and/or Annexe must stop in the road prior to gate opening/closing. Relocating the gates further into the driveway from the access point will allow better space off Langstone Road entirely removing this hazard.



Access to Langstone Road. Building Contractors temporary security gates.



North side of vehicular access drive, rear of Tower Garden dwellings.

3 Boundary fence.

Existing brick wall along southern boundary varies in height from some 2.6m at the eastern end to the rear of Coastguard Cottage to 1.8m reducing to 1.2m at the western end to the north of 77 Langstone Road and communal area with parking spaces. The 1.8m proposed fence will be erected along side to 1.2m wall to increase the overall height to 1.8m. Fence constructed of timber with horizontal boarding to match the dwelling and intended to provide improve security and privacy.



Boundary wall to the rear of Coastguard Cottages, temporary builders work.



Boundary wall to the rear of 77 Langstone Road and communal area with parking spaces.

End.

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