

DESIGN & ACCESS STATEMENT

PROPOSED WORKS

THE GREEN COTTAGE (FORMALLY 23), LANGSTONE HIGH STREET, LANGSTONE PO9 1RY

CLIENTS Mr & Mrs C. MONK

To be read in conjunction with:

- i). Application drawings, ref project 18/C04 numbers 1, 2, 4e, 5e, 6, 7, 8 and 9.
- ii). Statement of Significance; Ms J. Atherton MCIfA & Mr T.R. Hayes MRICS BSc (Hons) Building Surveying.
- iii). Heritage Statement; Mr T.R. Hayes MRICS BSc (Hons) Building Surveying.
- iv). Flood Risk Assessment; Mark D. Bone ACABE PH Design.
- v). Client Statement; Mr & Mrs. C Monk, Owners - The Green Cottage.

CONTEXT

1. Site description.

The Green Cottage is a Grade II Listed Building in a prominent position overlooking Langstone Harbour. Within the Conservation Area and Chichester Harbour ANOB.



The Green Cottage.

2. Access.

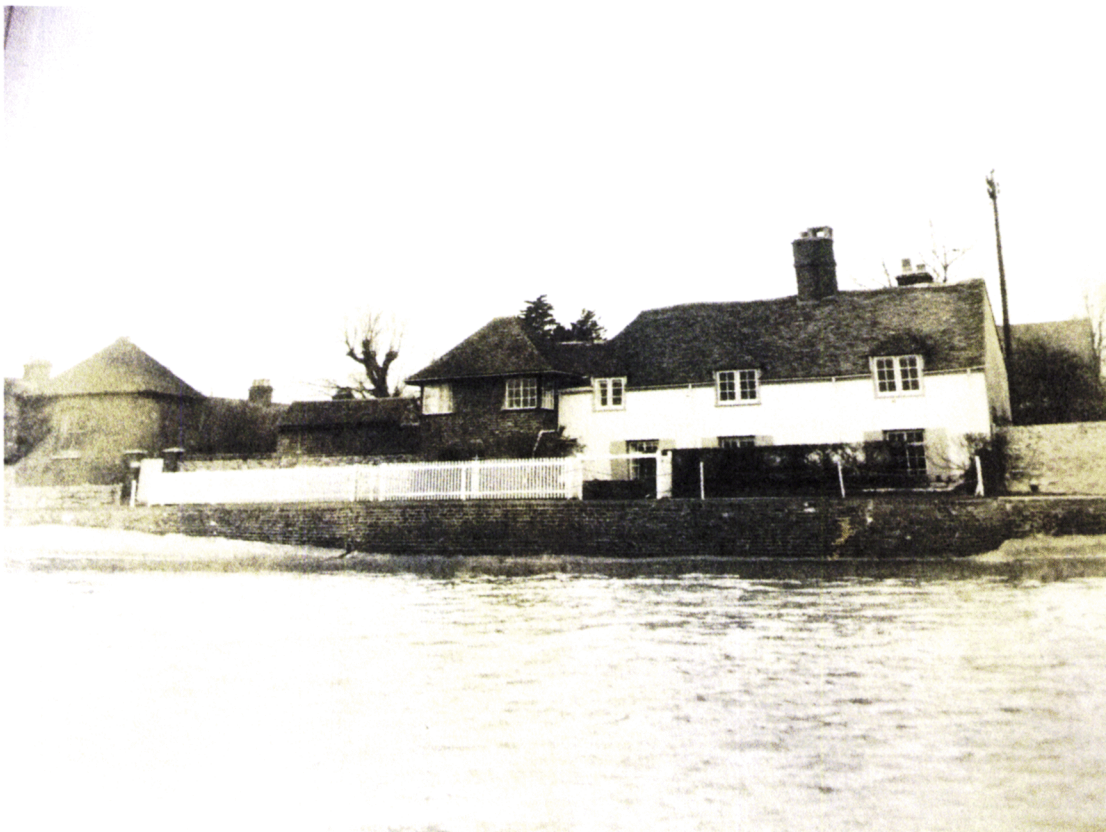
Vehicular access from Langstone Road (A3023) with pedestrian access from Langstone Road and the Harbour. Foreshore footpath adjoins the site, footpath and adjacent area also owned by applicants.

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 (please see Heritage Statement). Clay tiled roof, painted render/brick/stone (stone west elevation) 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, single storey link building and two storey annexe.



The Green Cottage mid 1950's, prior to the 1960's additions and annexe, main building three number painted timber ground and pitched roof ancillary building to the south.

5. Negative features of the building.

Elements of the building detract from the historic character:

- a. The aluminium and steel windows and doors.
- b. Attached garage is over bearing when viewed from the foreshore footpath.
- c. Flat roof two storey addition.
- d. Link building between the original building and the annexe with the flat roof creates an ill at ease horizontal emphasis.
- e. No obvious pedestrian entrance to The Green Cottage from Langstone Road.

- f. The internal layout of rooms is awkward with access from one room to another, in particular from one bedroom to another.
- g. First floor harbour facing corner windows create a dominant feature to the detriment of the original building.
- h. Garden store building attached to the boundary wall and corrugated roof structure attached to the boundary wall and building are poorly designed and insensitive to the historic character.

This application seeks to rectify the identified elements above together with serving the needs of a present day family home whilst respecting and enhancing the historic character of the property.

Reference:

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

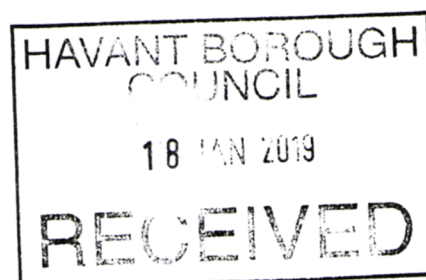
Langstone Conservation Area Review, Character Appraisal & Management Plan.

Windows in Listed Buildings & Conservation Areas, Guidance Note.

- a. Aluminium and steel windows and doors.



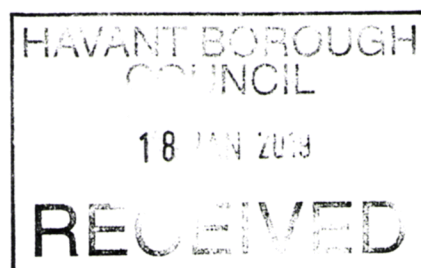
Harbour facing ground floor aluminium window (painted timber window at first floor level).





West facing aluminium window and doors, steel windows and doors.

Aluminium and steel windows and doors are alien and unsympathetic to the historic character of the building. New works and metal replacement windows and doors to be painted timber and to incorporate glazing bars, no glazing bars to the slate roofed kitchen/family room building to create different identity. Slim timber glazing bar profiles with double glazing to suit.

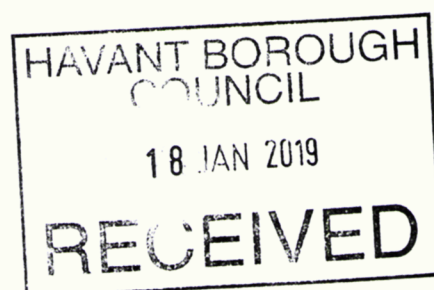


b. Attached garage.



Attached garage fronting the foreshore footpath.

The attached garage with flat roof is over bearing and dominates the view from the footpath. Works propose removal of the garage and linking of the existing stone boundary wall to the annexe with a new stone wall to match. Boundary to be defined by brick paviour and flood gates recessed back from the corner of the annexe.

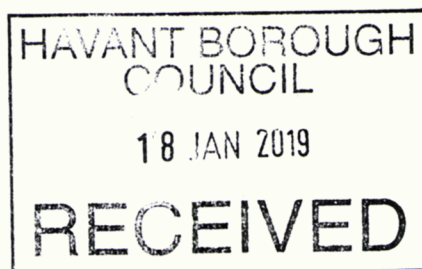


c. Flat roof two storey addition.



Part west elevation, two storey addition with flat roof.

The flat roof addition detracts from the historic character of the building and conceals the corner of the stone work part of the building. Works propose removal of the flat roof addition to expose the corner of the building.



d. Link building between the original building and the annexe creates an ill at ease horizontal emphasis.

Horizontal emphasis created by the expanse of flat roof and length of flat roof eaves. Works propose including a significantly reduced flat roof area to define the core building and introduce a hipped slate roof to remove the horizontal emphasis and create appealing vista from the Harbour. As can be seen in the photograph from the mid 1950's a pitched roof ancillary building existed approximately where the link building now stands.



proposed east elevation

SCALE 1:100M



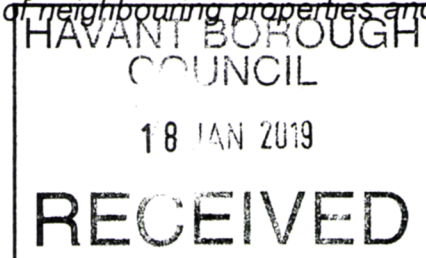
existing east elevation

SCALE 1:100M

Existing & proposed east elevations (not to scale).



East elevation of Green Cottage with backdrop of neighbouring properties and existing natural screening.



In addition, the reformed roof over the projecting 'turret' structure incorporates a 'cat slide' roof to the west removing the existing flat roofed two storey structure.

The original building east elevation comprises three ground floor windows with three first floor hipped dormers over. One ground floor window appears unsymmetrical and upsets the balance of the appearance. Works proposed create a beneficial symmetrical appearance.

e. No obvious pedestrian entrance to The Green Cottage. At present the pedestrian entrance to The Green Cottage is concealed. Works proposed will establish an obvious main entrance.



Main entrance to The Green Cottage adjacent to the white garage door.

f. Internal layout.

Access one room from another room, in particular bedrooms restricts use. Works proposed include an additional staircase which will resolve the issue.

g. First floor harbour facing corner windows create a dominant feature to the detriment of the original building. The 'turret' type structure projecting in front of the core building is over bearing, eye line is drawn to the corner windows. Reforming the roof incorporating a central window with dormer over reduces the impact. The structure is believed to of been built in two phases, ground floor followed by first floor at a later date.

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h. Garden store building and corrugated roof structure.



Garden store with painted doors attached to the boundary wall.



Corrugated roof structure attached to the dwelling and boundary wall.

Both the garden store and the corrugated roof structure detract from the historic character of the dwelling.

6. Rear addition.

A rear addition is proposed to create ground floor physiotherapy / rehabilitation room at ground floor level to suit Clients particular needs with bedroom over. The addition attaches to a previous addition from the mid 1960's era. Small single storey element to be removed partly faced with stone believed to have been salvaged from the core building when the addition was constructed. Addition to incorporate hipped clay tiled roof and all dormer to reflect the character of the building.

AMOUNT

1. Floor areas.

Floor area calculations exclude the courtyard, garden store and corrugated sheet roof area. Areas measured inside face of external walls.

a. Including annexe, existing floor area 282.9 sqm proposed floor area 319.2 sqm increase approximately 13%.

b. Excluding annexe, existing floor area 210.5 sqm proposed floor area 246.8 sqm increase approximately 17%.

2. Site area.

The site has an area of some 1596 sqm, 0.16 hectares, excluding the footpath and adjoining grass area in the same ownership. 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

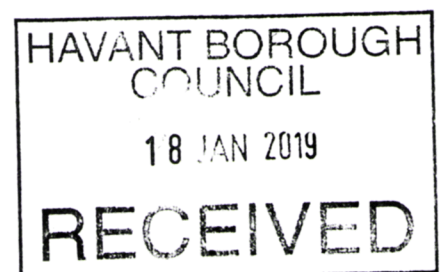
1. Layout.

Bearing in mind the historic nature of the building the proposed layout has been carefully designed to minimise works to the core structure. Neighbouring properties are a good distance from the site and will not be adversely effected.

SCALE

1. Scale

The scale and bulk of the works has been carefully considered to be subservient to the core structure and reverse the negative effects of the previous alterations and additions.



LANDSCAPING

1. Landscaping.

The grounds of The Green Cottage are well stocked with trees and shrubs providing natural screening. Application APP/18/00062 granted consent to fell fig, Macrocarpa and Magnolia trees all in poor condition. Mr & Mrs Monk are keen to maintain the garden as a feature of the property.

APPEARANCE

1. Appearance.

Core structure, plain clay tiled roofs, mixture of painted render, face brick, stone walls. Works from the mid 1960's plain clay tiled and felt flat roof, face brick and small element of stone.

2. Proposed works.

Works to comprise plain clay tiles and face brick to match existing, natural slate with lead ridge and hips, reduced area of flat roof and lead sheet roofed dormers and rolled joints.

Kitchen/family room area walls clad with timber board dark stained.

The kitchen/family room part of the building is designed to present the appearance of an ancillary building with traditional materials and to contrast with the core building without compromising the historic structure.

3. Windows & doors.

Please see Context 5a. Purpose made painted timber windows and doors, detailed sections to be agreed.

The roof lights proposed are to be fitted with recessed flashings to minimise projection above the roof plane and electrically operated internal blinds.

4. Ancillary.

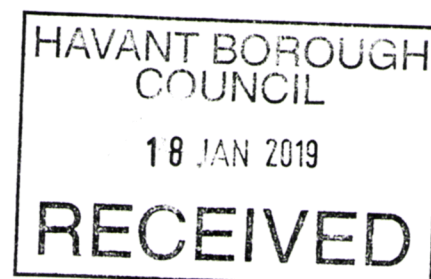
Kitchen/family room to include stove sited to minimise flue projection above roof plane.

Painted cast iron rainwater goods similar to existing.

Small section of wall to attach the existing stone boundary wall to the annexe building to be built of matching stone.

Materials to be similar nature to existing including lime/cement mortars.

Boiler flue black UPVC.



ACCESS

1. Access.

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

2. Entrance to The Green Cottage.

Please see Context 5e, works proposed will establish an obvious main entrance to the property.

End.

Mark D. Bone ACABE

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