

DESIGN & ACCESS STATEMENT

Issue 1 MARCH 2022



PROJECT:

WALNUT TREE COTTAGE, THE STREET, ITCHENOR, CHICHESTER, PO20 7AB

CLIENT:

Mark Wombwell

WAMM

Architecture & Building Consultants

CONTENTS

- 1 **Introduction**
 - 1.1 Introduction

- 2 **Site Assessment**
 - 2.1 Site Context Photographs
 - 2.3 Existing Accommodation
 - 2.4 Constraints & Opportunities

- 3 **Chichester Harbour AONB Assessment**
 - 3.1 Introduction
 - 3.2 Character Area
 - 3.3 Landscape
 - 3.4 Scale & Massing - Building Footprint
 - 3.5 Scale & Massing - Building Silhouette
 - 3.6 Scale & Massing - Street Elevation
 - 3.7 Scale & Massing - 3D Form
 - 3.8 Materials & Finishes

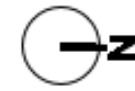
- 4 **Building Layout**
 - 4.1 Proposed Site Plan
 - 4.2 Proposed Ground & First Floor Plans
 - 4.3 Proposed Loft & Roof Plans
 - 4.4 Proposed Elevations
 - 4.5 Proposed Loft Balcony

- 5 **3D Views**
 - 5.1 3D View 1
 - 5.2 3D View 2
 - 5.3 3D View 3

- 6 **Summary**
 - 6.1 Schedule of Accommodation
 - 6.2 Summary of the Proposals

INTRODUCTION

1.1 INTRODUCTION



Aerial photograph showing the site location

Introduction

This statement has been prepared by WAMM Consulting on behalf of Mark Wombwell for the demolition and re-build of the house and new garage at Walnut Tree Cottage, Itchenor. The application follows the Full Plannings application granted consent - reference: WI-21-03672-DOM.

Existing Building

Walnut Tree Cottage is a detached two storey five bedroom house located set back from the Street frontage in the village of Itchenor and within the Chichester Harbour Area of Outstanding Natural Beauty (AONB).

Proposed Buildings

The proposal is to demolish and rebuild a new house with a new garage and sail loft over similar to the previously approved application WI-21-03672-DOM.

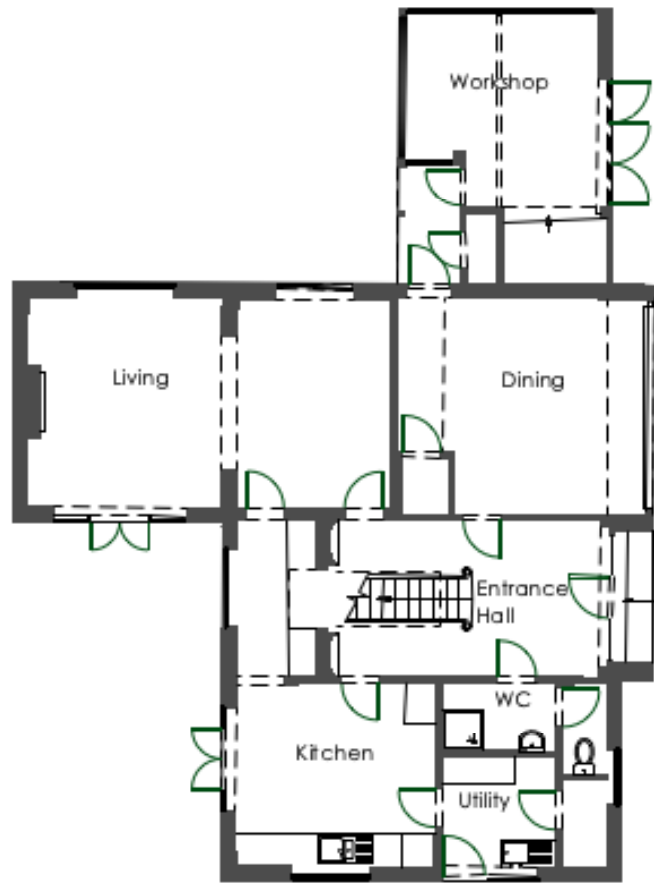
SITE ASSESSMENT

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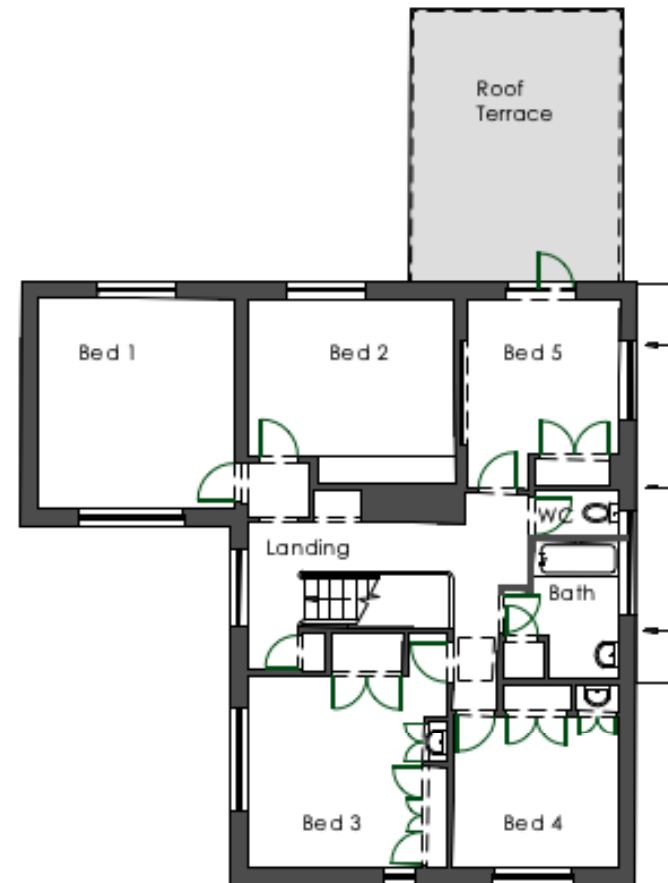
2.1 EXISTING PHOTOGRAPHS



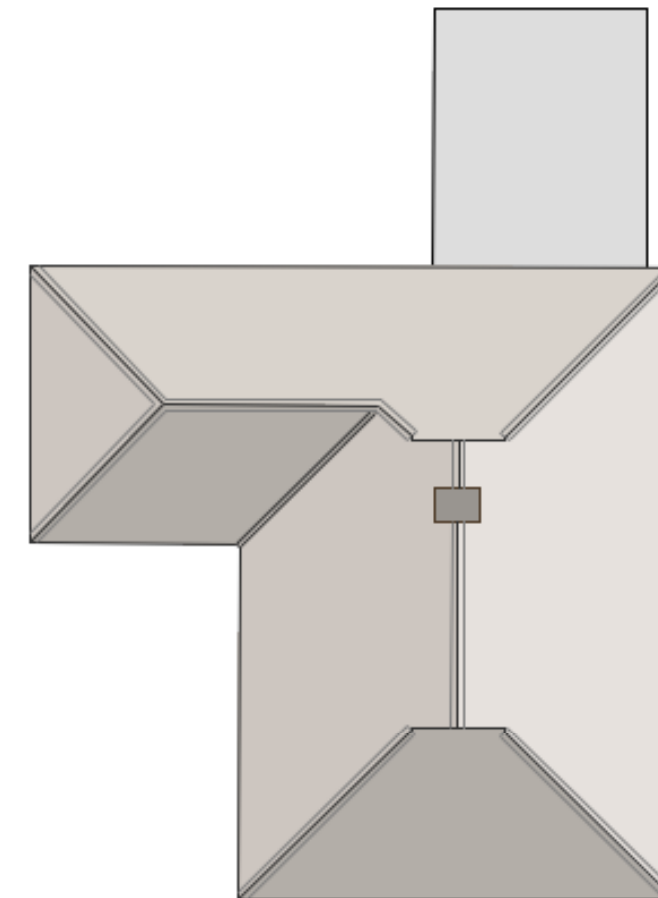
2.2 SCHEDULE OF ACCOMMODATION - EXISTING



Existing Ground Floor Plan



Existing 1st Floor Plan

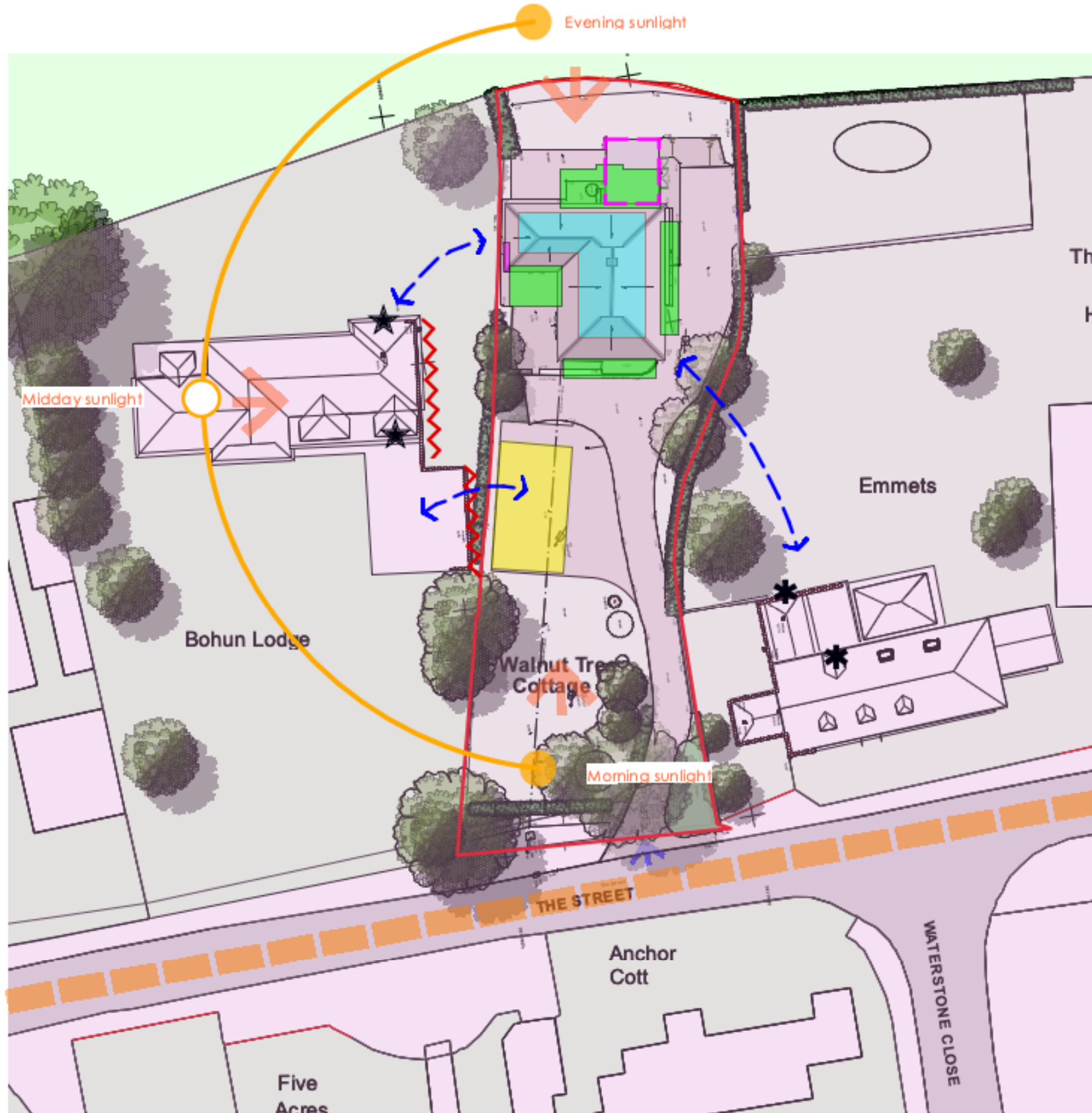


Existing Roof Plan



EXISTING HOUSE FLOOR AREAS					
FLOOR	SPACE	GIA		GEA	
		sq.m	sq.ft	sq.m	sq.ft
GROUND FLOOR	EXISTING	122.8	1,321	141.5	1,523
FIRST FLOOR	EXISTING	100.4	1,080	116.7	1,256
TOTAL		223.1	2,402	258.2	2,779

2.3 CONSTRAINTS & OPPORTUNITIES





Drawing Key

Constraints

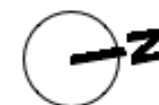
-  Application site in Chichester Harbour AONB Conservation Area
-  West Itchenor Conservation Area
-  The Street public highway
-  Existing access and driveway
-  Consider changes in scale & massing across adjacent close residential context
-  1st floor rear facing windows in Emmets
-  1st floor windows in Bohun Lodge

Opportunities

-  Existing hedge retained as screening
-  Existing trees retained as screening
-  No overlooking windows from Bohun Lodge restricting development
-  Utilise existing loft space
-  Orientation for sunlight
-  Good space separation from existing adjacent houses
-  Opportunity for house extensions
-  Opportunity for garage back to back against adjacent garage at Bohun Lodge
-  Opportunity to demolish existing incongruous flat roof rear extension

Constraints & Opportunities Plan

Scale: 1:400

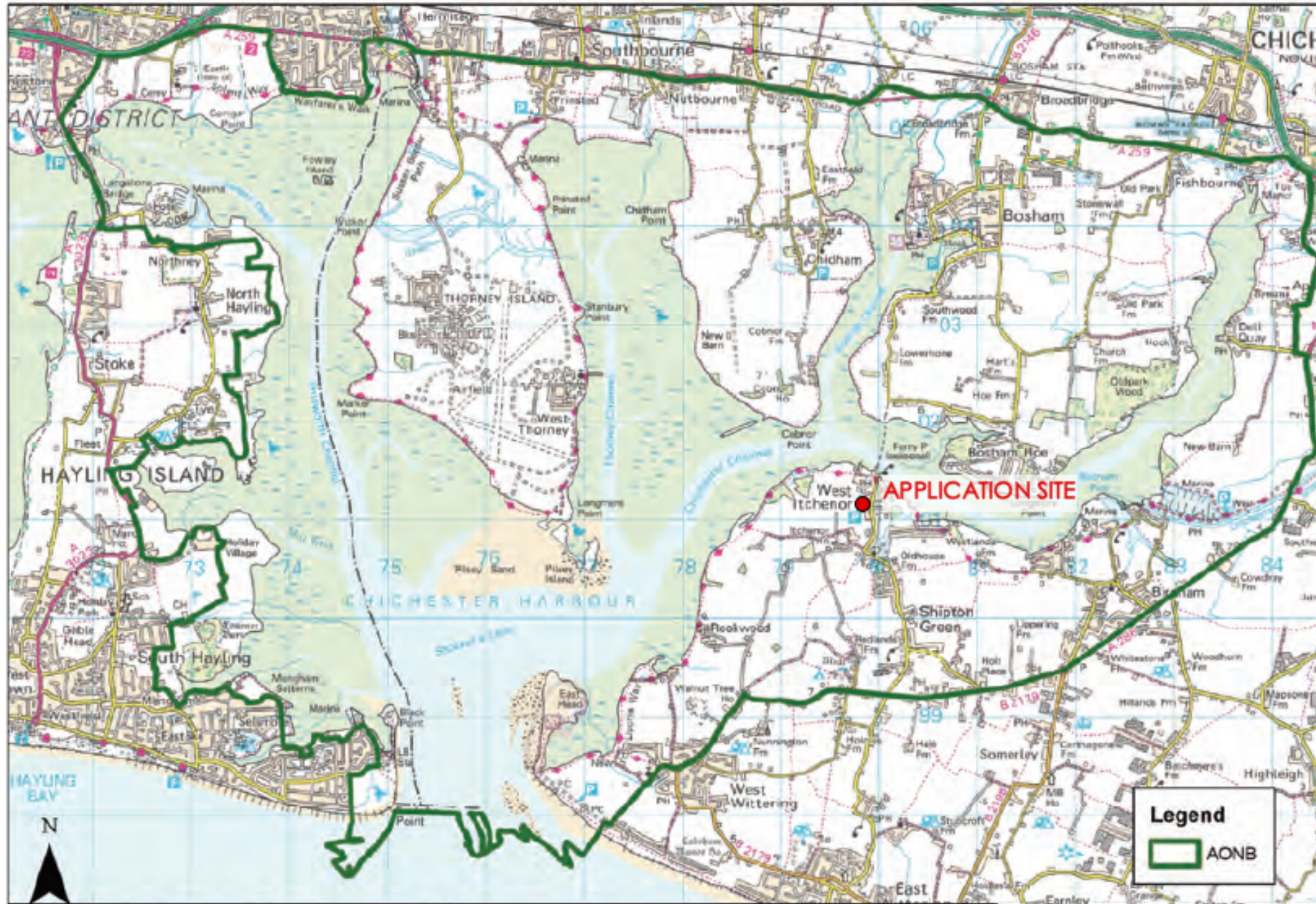


CHICHESTER HARBOUR AONB ASSESSMENT

3

3.1 CHICHESTER HARBOUR AONB - Introduction

Chichester Harbour AONB

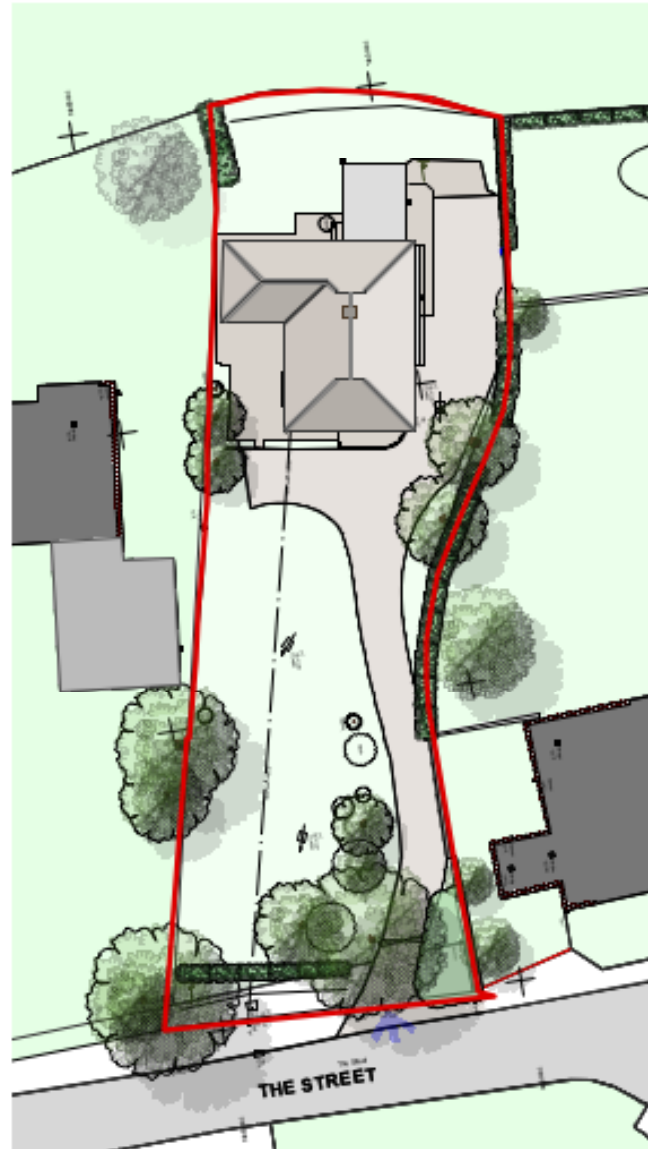


Map produced by Chichester Harbour Conservancy 2013.
OS data © Crown Copyright Chichester Harbour Conservancy PSMA Member Licence 100026435

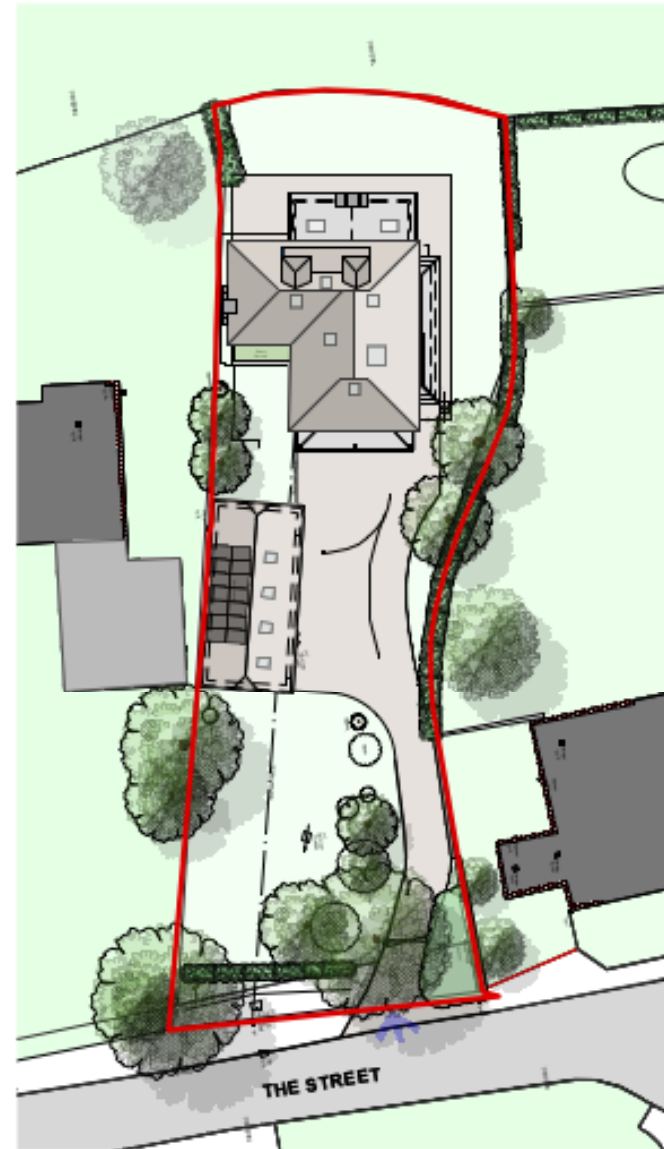
Key Aims of the AONB:

- To Protect, conserve and enhance natural beauty and wildlife.
- To ensure that all development conserves and enhances the natural beauty of Chichester Harbour.
- To stimulate the highest standards of design, conservation and development.
- To consider where the development will be seen in the wider landscape and from the water and demonstrate how any adverse impacts have been positively mitigated to conserve and enhance the AONB.
- To ensure that development will effectively mitigate any adverse impacts on the AONB and to secure positive, sustainable, social, economic and environmental benefits to fulfill the purposes of the SPD.

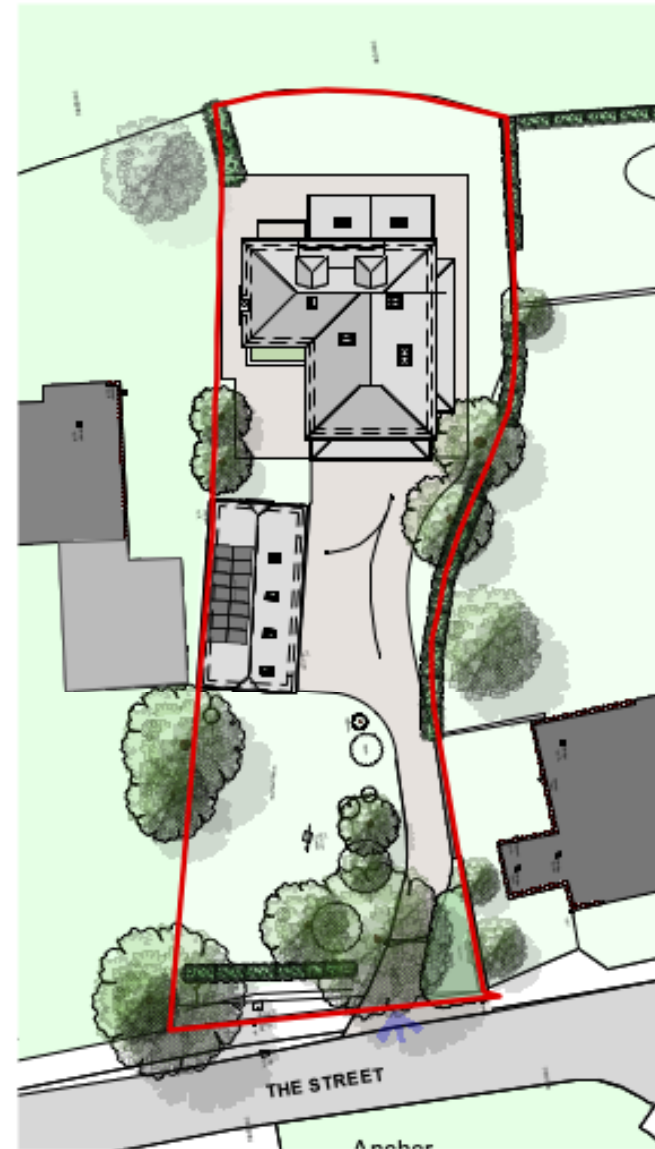
3.3 CHICHESTER HARBOUR AONB - Landscape



Existing Site Plan



Approved Site Plan
(WI-21-03672-DOM)



Proposed Site Plan

Trees, Hedges and Boundary Treatment

Walnut Tree Cottage currently has a 2m high laurel hedge and tree screening along the eastern boundary facing onto The Street with a narrow driveway leading up to the house.

There would be no change to the access from The Street. The proposals retains the green frontage and screening to the road without any impact on the setting in the AONB.

Garden Areas

The existing garden areas are the same area as the previously consented application WI-21-03672-DOM

The proposed single storey garage is the same as the previously consented application WI-21-03672-DOM and would remain screened from The Street by the existing hedge and tree planting.

Overall affect on setting within AONB

The proposed increase in building footprint is similar to the previously consented application WI-21-03672-DOM and so would on balance have no affect on the setting of the house within the AONB.

3.4 CHICHESTER HARBOUR AONB - Scale and Massing



Existing Building Footprint

Approved Site Plan
(WI-21-03672-DOM)

Proposed Building Footprint

Increase in Building Footprint

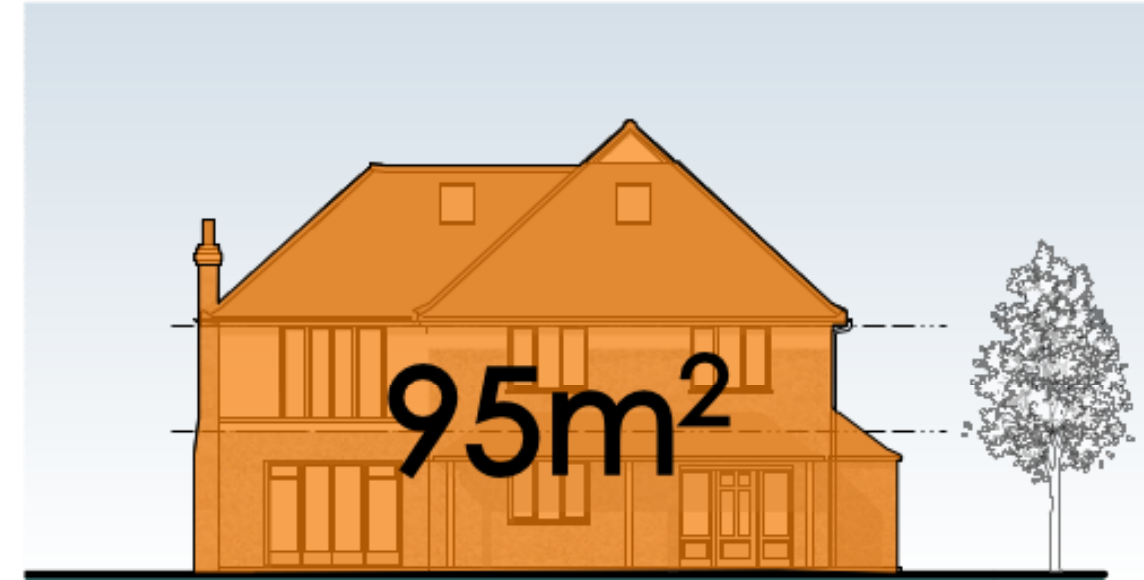
The proposed house footprint has moved over and rebuilt similar to the previously consented application WI-21-03672-DOM within the maximum of 50% recommended by the Chichester Harbour AONB SPD.

The new garage is in the same position and has the same footprint as the previously consented application WI-21-03672-DOM.

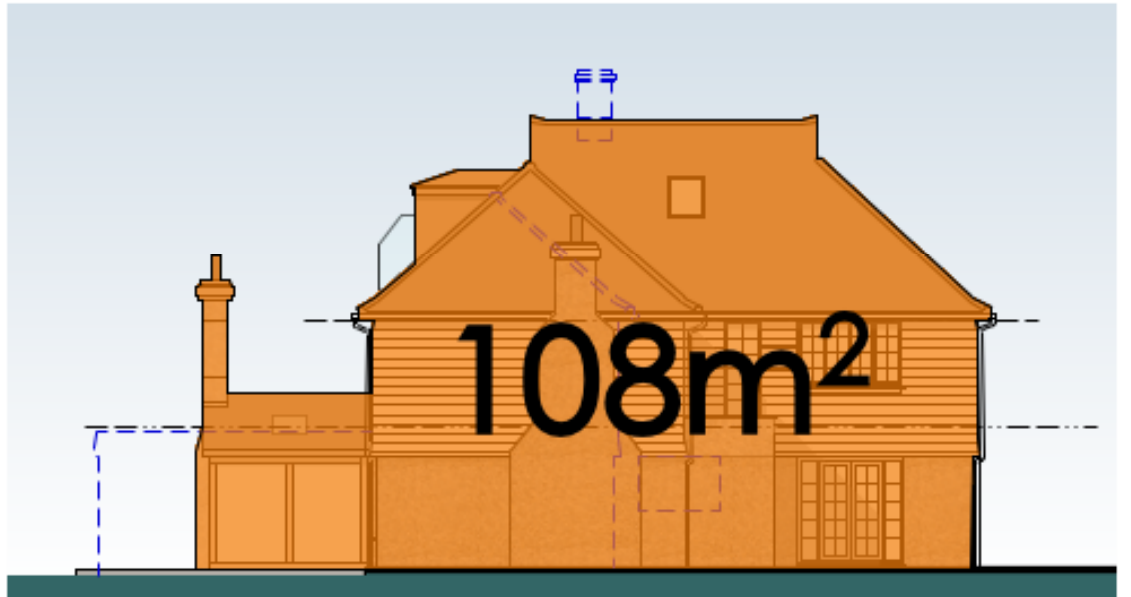
3.5 CHICHESTER HARBOUR AONB - Scale and Massing



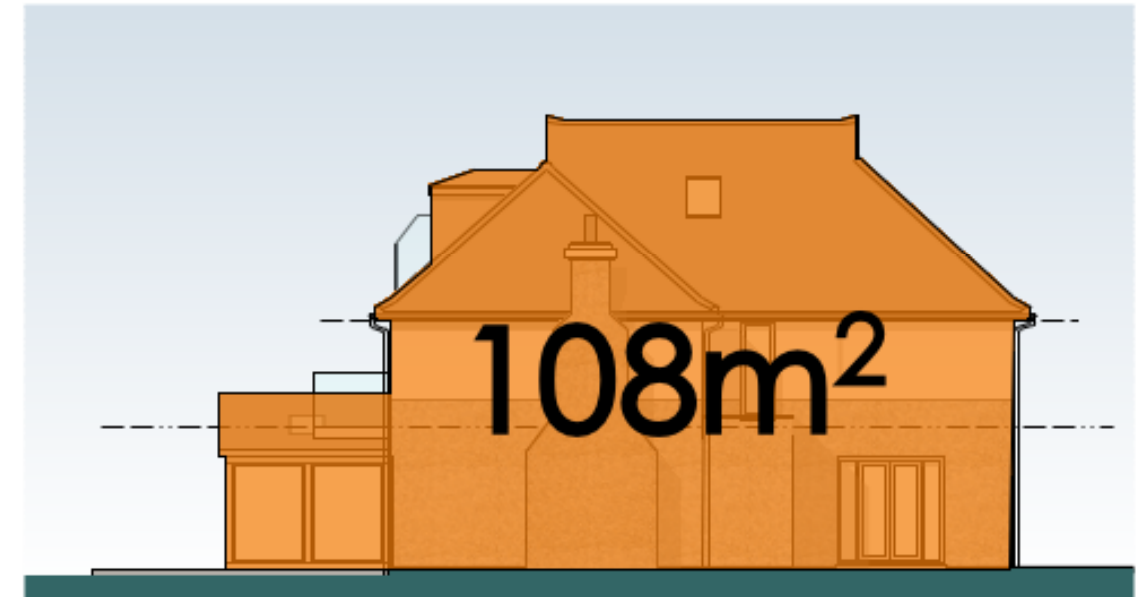
Consented (WI-21-03672-DOM) House Front Elevation Silhouette



Proposed New House Front Elevation Silhouette



Consented (WI-21-03672-DOM) House Side Elevation Silhouette



Proposed New House Side Elevation Silhouette

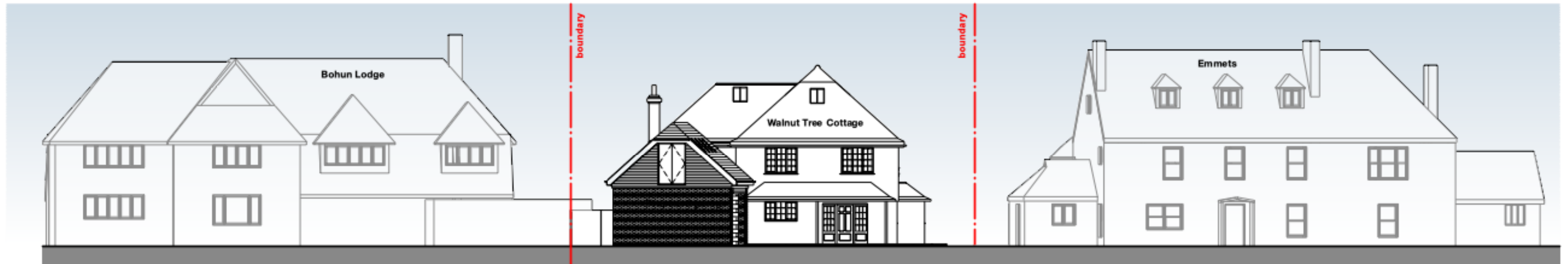
Change in Building Silhouette

The proposed house has the similar front and side silhouettes as the previously consented application WI-21-03672-DOM so would have no effect on the Chichester Harbour AONB.

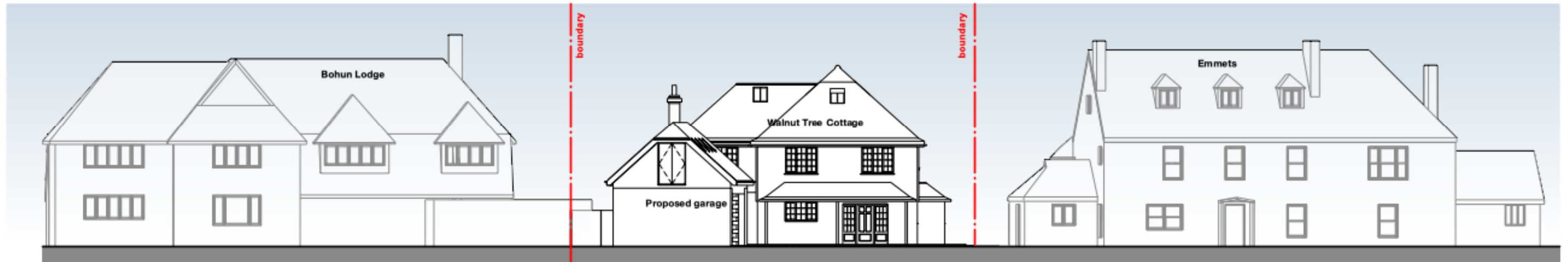
3.6 CHICHESTER HARBOUR AONB - Scale and Massing



Existing Street Elevation Scale: 1:200



Proposed Street Elevation Consented (WI-21-03672-DOM) Scale: 1:200

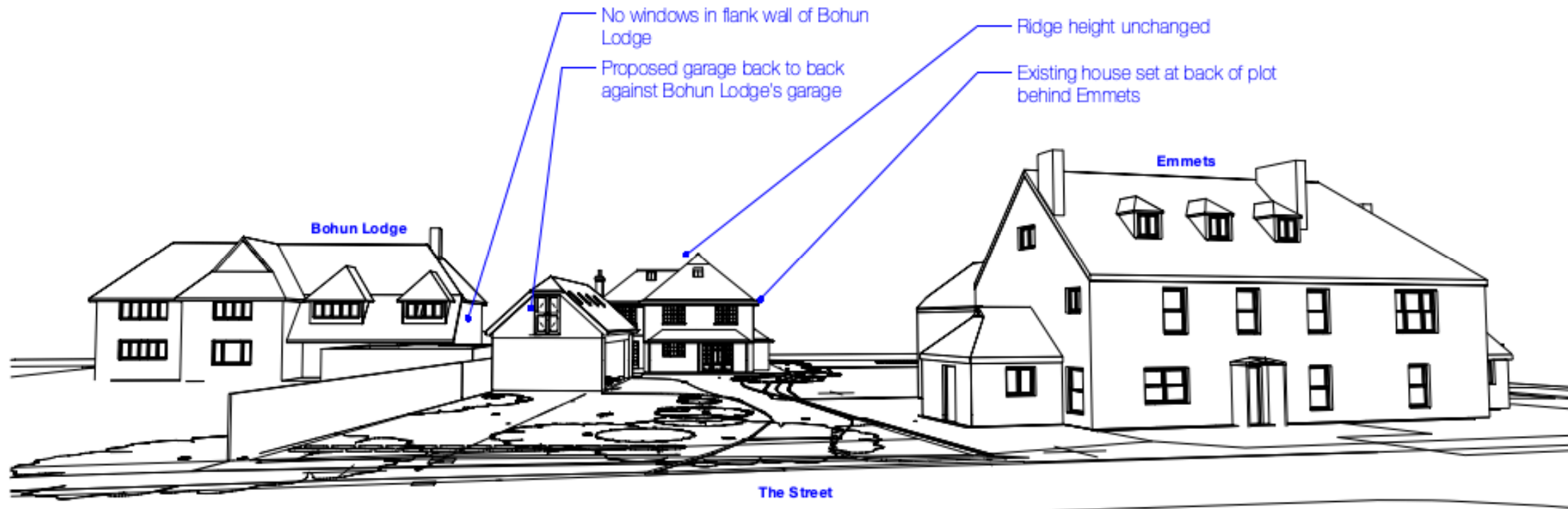


Proposed Street Elevation Scale: 1:200

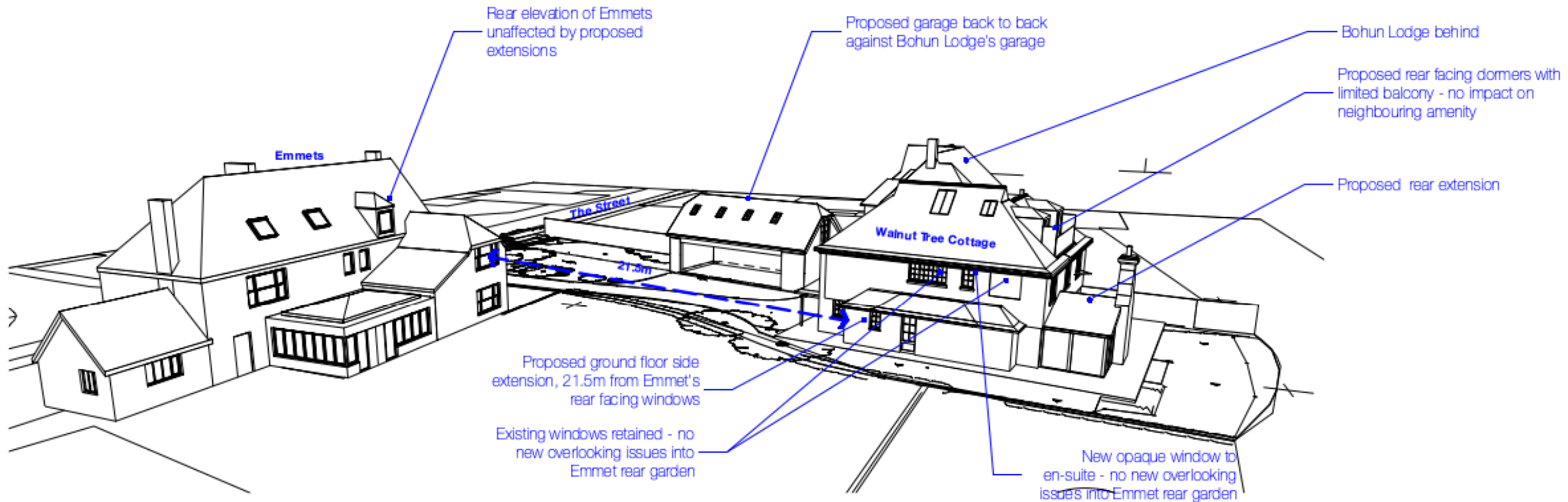
House Silhouette / Ridge Height

The ridge new house's ridge height and silhouette is unchanged from the previously consented house and would have no effect on the Chichester Harbour AONB.

3.7 CHICHESTER HARBOUR AONB - Scale and Massing



Proposed 3D Massing - Viewed from The Street



Proposed 3D Massing - Viewed from North