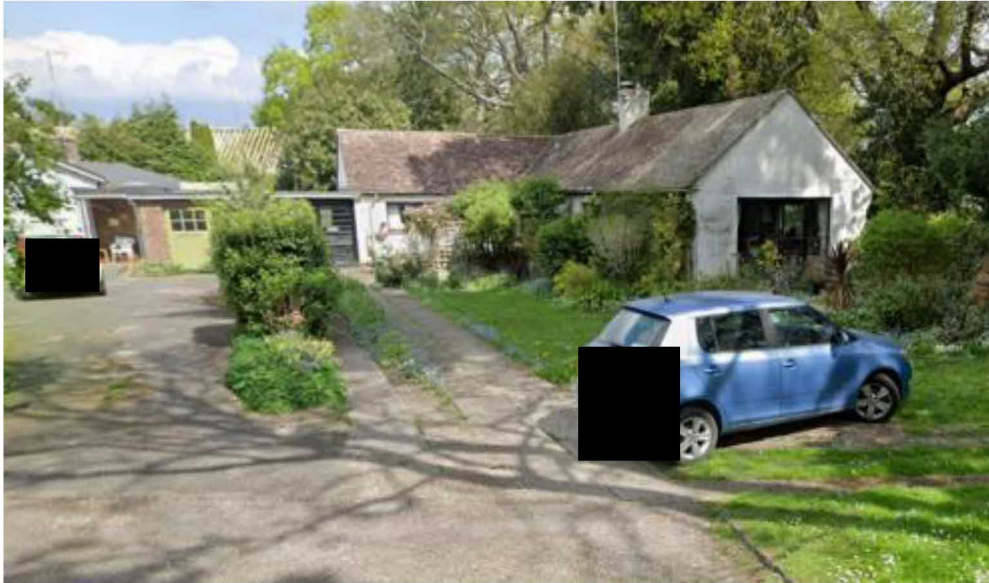




Heritage Impact Statement - October 2023
North Rampart, The Drive, Chichester, West Sussex, PO19 5QA

Proposed single storey side infill extension with rooms in the roof; alterations to existing window & door openings; external insulation & cladding to existing walls.



Introduction

This statement has been prepared in support of the application for Householder Planning Permission for a single storey side infill extension to the West of the existing dwelling with rooms in the roof, alterations to existing window & door openings, wrapping of the existing external walls with external insulation & horizontal timber feather edged cladding. Although none of the proposed works lie within a Scheduled Ancient Monument the Eastern boundary of the application site sits within Scheduled Ancient Monument (S.A.M) NO. 1005861.

Site

North Rampart is a link detached bungalow with a pitched roof located at the northern end of 'The Drive'. The site is accessed at the Southern end via a driveway leading to a single flat roofed garage. The property sits centrally & to the west of the site with its driveway and garage adjoining the shared boundary line with the neighbouring property "Marblesfield". The property has mature gardens to the front and rear with parking to the front & west side of the site. There are a number of trees with TPO's within the garden.

The Eastern boundary & rear garden had become over grown during the previous owner's occupancy and the Applicants have been sympathetically clearing the rear garden and the boundary to the East to remove damaged trees, thus allowing more light to reach the site and the important specimen trees to flourish. Any tree clearance has been undertaken by qualified Tree Surgeons and with the appropriate planning approvals (Ref 23/01241/TPA). The existing house has aged poorly and is largely uninsulated, with single glazed windows, thus performing very poorly in terms of energy conservation and heat retention with condensation and damp proving a continuous problem.

The site is bounded on the east by Chichester Dyke, part of the Chichester Entrenchments listed as a Scheduled Ancient Monument No. 1005861. The purpose of this Heritage Impact Statement is to provide details of the Scheduled Ancient monument and demonstrate how the proposed extension & alterations to North Rampart has been designed to have zero impact on the heritage asset and insignificant impact on its setting.

Scheduled Ancient Monument No. 1005861

The scheduled monument is one of a group of 15 linear earthworks located between the South Downs and Chichester Harbour, known as the 'Chichester Dykes'. It is believed that the earthwork excavations functioned as large-scale territorial boundary markers.

Historic England Research Records

Chichester Dykes

Hob Uid: 1065548

Location :
West Sussex
Chichester
Chichester, Funtington, Bosham, Boxgrove, Fishbourne, Lavant, Westhampnett

Grid Ref : SU8170005800

Summary : The Chichester Dykes or 'Devil's Ditch' probably originated in the Late Iron Age as a defensive system, possibly associated with a theoretical oppidum at Selsey. The earthworks were recut or extended in the Medieval period.

The Earthworks are linear mounds, with adjoining ditches, probably constructed as boundary markers during the Iron Age. The group are believed to date from the Iron Age, but to have fallen out of use at the end of that period or early in the Roman period. Limited excavations of some of the earthworks during the 20th Century found their ditches to contain early Roman pottery, although typically located in their upper fills. Elsewhere, Roman pits have been found that cut through the ditch, indicating that the earthworks were already present at that date. Fig. 1 below shows the application site outlined in green with the location of the Scheduled Ancient Monument in red. It can be seen that the existing dwelling is located entirely outside of the S.A.M.

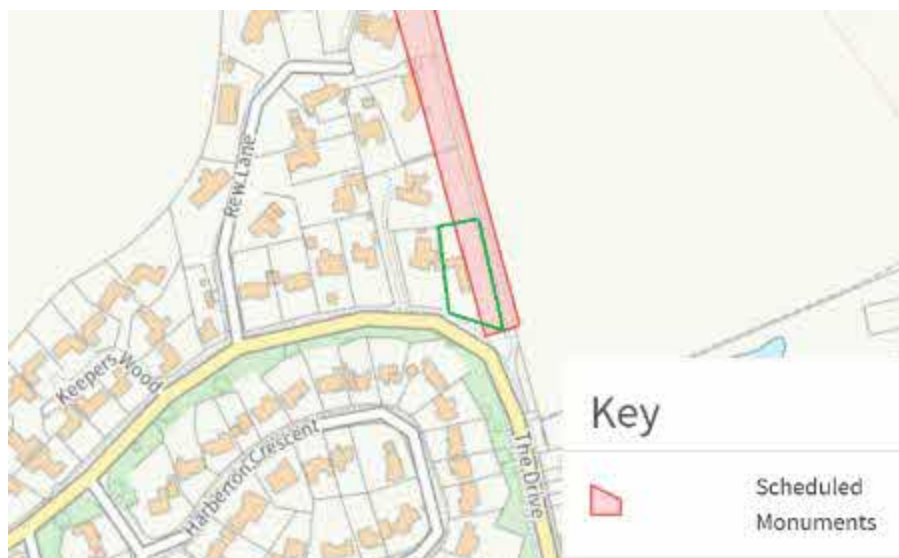


Fig. 1 – Scheduled monument (List Entry Number 1005861)

Fig. 2 below shows the application site outlined in red with the location of the extension in green. It can be seen that the proposed extension is located at the furthest point away from the S.A.M. and is on a previously developed/excavated area of the garden.

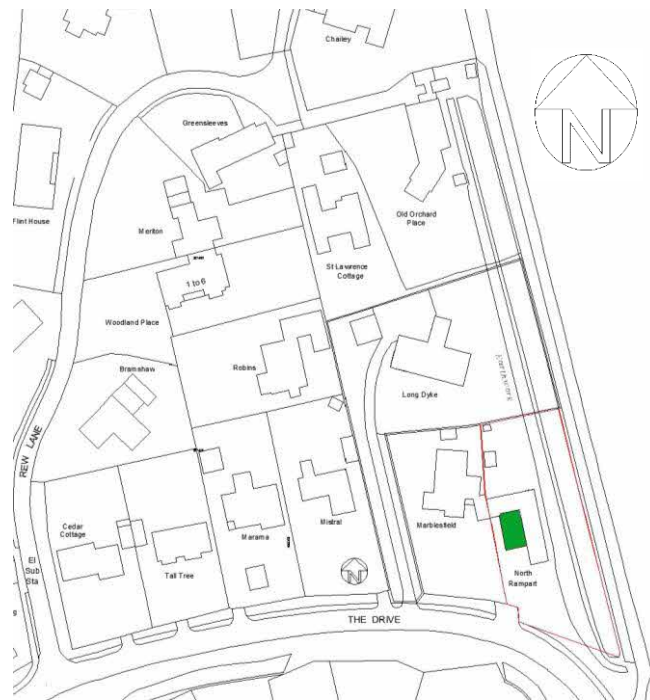


Fig. 2 Location Plan
(Site outlined in red, proposed extension hatched green)

From the point of view of the applicant, the Earthworks mound and lowered trench permits an established footpath to pass by close to the site without the residents being aware of it thus maintaining mutual privacy between walkers and homeowners alike whilst maintaining fabulous views through the trees to the open farmland to the East. The excavation is therefore very much a functional asset to the site and area generally. The proposed infill extension to North Rampart is located to the West of the existing house thus respecting the line of the Scheduled Monument, and will not affect the monument other than by the visual context of its immediate environs.



Aerial Photo with Site outlined in white

Recent history

The site is part of the Summersdale area of northern Chichester (which is outside the City's Conservation Area). The site itself sits in a pocket of land bought from the Ecclesiastical commissioners in 1894 by the auctioneer Charles Stride. He built himself a house around 1901 (now subdivided and known as Woodland Place and Meriton) and a lodge (Uplands). When under Charles Stride's ownership he developed a new garden village which grew organically in response to housing demand over the 20th century. The area is of low density, much wooded, with many mature trees on both public and private land - many subject to protection orders as seen in figure 3:



Fig. 3 – Tree Protection Orders (TPO's)

The Summersdale area has been expanded upon over the years including the additions of The Drive from the 1970s (which has a number of mock Georgian style mansions), as well as Winterbourne Road, Neo-Georgian houses off Stanton Drive and Herberton Crescent built on the site of an old quarry and Keepers Wood (to the North of The Drive) with subsequent roads diverging off it including mixed social housing.

Architecturally, there is a wide variation of built form between the houses that surround the application site, although most are of pitched roof design. In 2022 works were carried out to Long Dyke which is the neighbouring dwelling to the North of the application site. This site also sits adjacent to the scheduled ancient monument. The works carried out to Long Dyke (Planning Ref CC/21/02600/DOM) included replacing the existing flat roofs with pitched roofs to create rooms in the roof and a proposed detached garage on the west of the property. The Long Dyke redevelopment showcases how an existing property can be successfully adapted. By raising the ridge height additional space in the roof was created with minimal works required on the land between the property's east elevation and the scheduled monument. As seen from the images below the new ridge height allowed for better enjoyment of the views and historic environment whilst ensuring the setting and its historic importance is not distracted from.

Photograph below showing North East Elevation of neighbouring dwelling “Long Dyke” prior to redevelopment:



2 no. Photographs below showing North East Elevation of neighbouring dwelling “Long Dyke” post redevelopment:



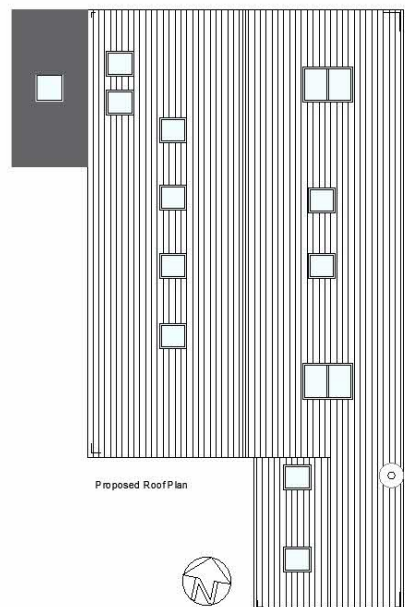
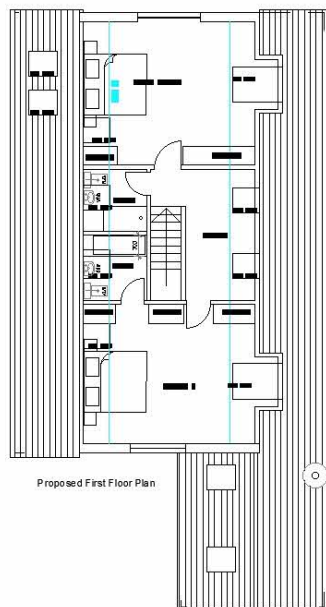
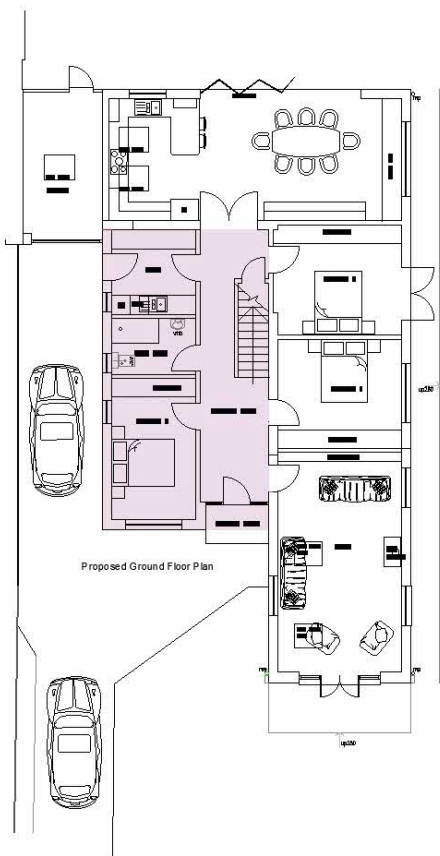
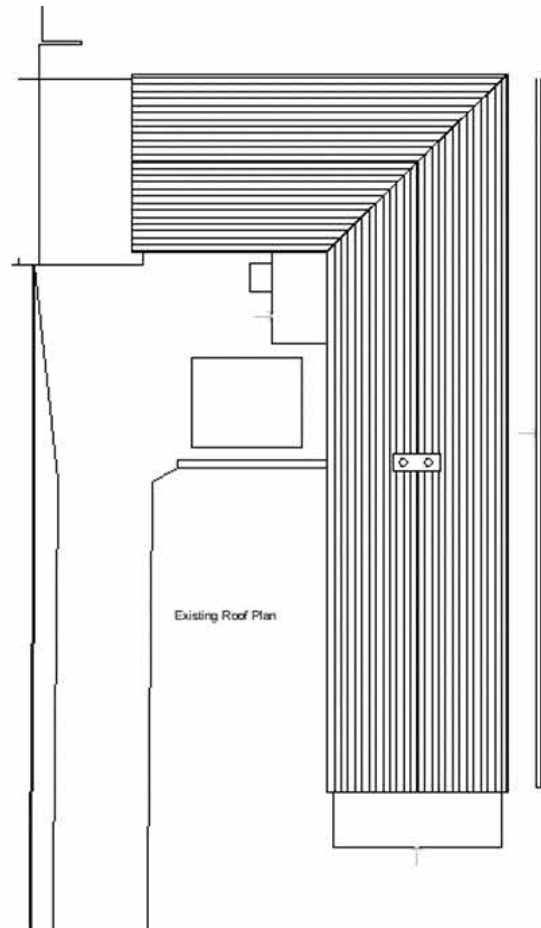
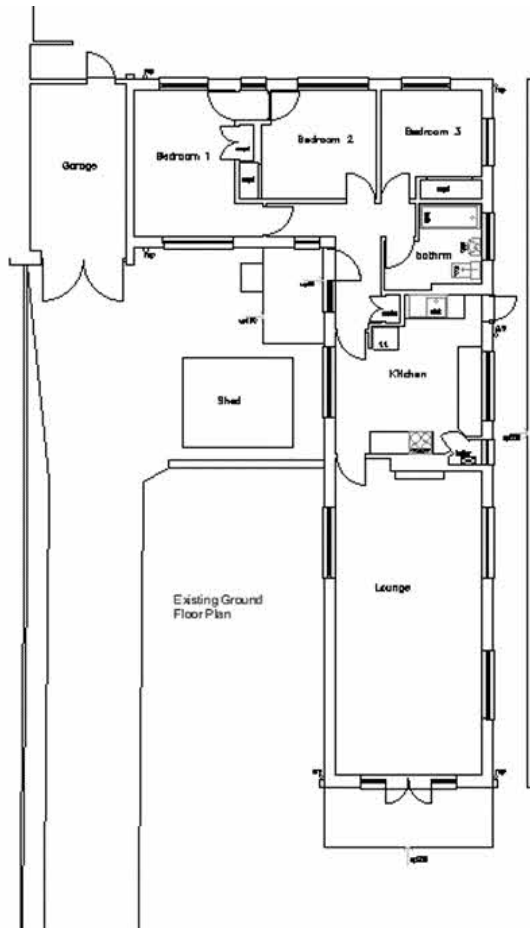


Design

The proposed design for the application site has taken inspiration from the comparably sized, aforementioned extension/alterations to its neighbour “Long Dyke”. Which, as can be seen from the photographs above, sits very well into the landscape.

The alterations and extension proposed to North Rampart aim to create a simple form which has been sensitively designed to be subservient to its location, set amongst the mature trees and adjacent to the ancient earth works. The proposed infill extension is located to the West of the site away from the protected Earthworks. The existing North/South pitched roof is to be retained with the ridge extended upwards towards the West to encompass the extended footprint of the house thus maintaining the property as a single storey dwelling with rooms in the roof. The existing pitch of the roof and eaves height are to be retained. There are no dormers proposed and rooflights (within the plane of the roof) are kept to a minimum. The existing flat roofed garage is to be retained with replacement roof covering to match the existing

As can be seen from the plans below the internal layout will be altered to suit modern living styles with the formation of a generous Kitchen/Dining area at the north end of the house providing direct access to the rear garden and long reaching views through the trees over the adjacent earthworks. A large family living space is retained at the south end of the house in its current location and this retains its glazed access to the front garden and again the views to the East. There are three bedrooms proposed for the ground floor, a Utility and Shower Room. All rooms are accessed off a central corridor with a stair to the first floor. The first floor provides two bedrooms with one family bathroom and one ensuite bathroom. The Ground floor bathroom window to the West will be obscure glazed with roof windows to the West at high level to prevent any overlooking to the neighbouring house “Marbelsfield”



The proposals aim to simplify the elevations and provide a modern family dwelling with excellent energy performance levels which sits comfortably within its surroundings. As can be seen from the elevations below, all the existing single glazed windows/doors are to be replaced with new low-e double glazed windows/doors in Anthracite Grey aluminium frames. Garage doors are to be replaced with timber strained doors to the front and rear. A new covered main entrance door is proposed on the South elevation improving privacy to the neighbouring house. The kitchen/dining room has a large set of folding/sliding doors to allow seamless access to the rear garden and the Living space retains the glazed doors to the south elevation. The two first floor bedrooms are to have a combination of roof windows, in wall windows and doors with a glazed Juliette balcony. The existing external painted brickwork is to be overlaid with insulation and finished with stained feather edged timber cladding (samples to be agreed with the LA). The roof is to be clad with clay tiles to match the style/colour of the existing roof. The existing flat roofed garage will be retained with a replacement roof covering to match the existing.



The application building is well screened from the adjacent footpath and from wider views into the site from the Farmland to the East. This is due to a combination of the topography of the raised Earthworks and associated ditch and the mature trees and vegetation growing on the Earthworks. As such the increased height of the ridge will not cause a detrimental impact to the Scheduled Monument or the wider environs. The elevations below show the site from the adjacent footpath.



Existing East Elevation viewed from Foot Path



Proposed East Elevation viewed from Foot Path



View looking South along the site boundary from footpath



View looking North along the site boundary from footpath

The existing & proposed roof windows to the east side of the site look out over the top of the footpath across open fields, through the boughs of several protected trees that sit along the site boundary. This is a wonderful view that the existing house does little to embrace and the new design places some emphasis on the enjoyment of that aspect (see photo below).



Energy consumption

It is proposed to update the house to the level of thermal performance that would be required by modern Building Regulations. This is to be achieved by installing a fully insulated “warm roof”, over cladding the external walls with insulation and feather edged timber cladding boards, insulating the existing & new ground floors and replacing single glazed windows/doors with low e double glazed units.

Conclusion

Overall, the altered and extended dwelling will be significantly improved, reinvigorating an out dated, poorly performing home and providing instead a modern, comfortable, sustainable and visually sensitive home for the applicant and other families in future.

The proposals combine modern simplistic fenestration with vernacular traditional wall and roof finishes allowing the building to blend into the woodland extending along the northern boundary and the wide environs of the neighbourhood. The adjacent Scheduled Monument is unscathed by the proposals and the orientation and positioning of roof lights and windows will prevent overlooking to the two closest neighbours.