

# JJR Designs Ltd

## Architectural Services

**Ref:** Planning Statement 01-A  
**Date:** 07.10.2023  
**Job No:** 1604  
**Address:** Mermaid Cottage  
**Applicant:** Mr. J. Watson  
**Agent:** JJR Designs Ltd

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### **PLANNING AND HERITAGE STATEMENT**

#### **Mermaid Cottage. Shore Road. Bosham. Chichester. West Sussex. PO18 8QL**

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Application for Town Planning and Listed Building Consent for proposed work to the North boundary wall.

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#### **INTRODUCTION**

Mermaid Cottage is located in Old Bosham within the Chichester Harbour AONB.

The original house is Grade 2 listed and it has been extended over time to its current layout. The site area is 0.0897 hectares.

For this application, reference has been made to the following documents: Chichester Harbour AONB Management Plan 2019-2024, the Local Plan.

#### **SITE:**

- The site is rectangular in shape and its main façade to the North has views of Bosham harbour.
- The garden between the house and the shore wall is generally flat and sits at an average level of 10.80m. (0.58m above Shore Rd).
- The garden is generally level between the house and the north boundary wall, although it slopes up slightly to east and west boundaries.
- The current retaining wall height is 12.22m (2.00m. above Shore Road).
- The proposed lowered retaining wall height is (1.70m. above Shore Road).
- The average level of Shore Road in the centre of the property is 10.22m.

The property is accessed via a sloped driveway and raised gated garden entrance. It has adjacent dwellings to the east and the west.

## DESCRIPTION OF PROPOSED WORKS

The north wall was raised by the previous owner in accordance with the listed building consent BO/14/03029/DOM. However, the current owner wishes to reverse this increase in height to the central area as shown on the elevations, the 300mm difference in height being accommodated by a 300mm radius double curve.

This proposed reduction in height will serve two purposes as it will improve the views from the house to the North and improve the view of this listed house from Shore road and from across the water beyond.

The existing brick wall varies in construction width from 225mm to 330mm. However, it is generally well built and in good condition. The bricks are laid in a random Flemish style of bond which has stood the test of time and the latest addition to the height of the wall was similarly well constructed. The intention is to carefully dismantle the coping course of bricks and set aside for re-use. The next 4 courses will be carefully removed and the original coping replaced including an appropriate dpc.

## IMAGES



Image 1. View of the west end of the wall at the driveway return.



Image 2. Long view of the wall from the west.



Image 3. Close up showing the variation in brick bonding (headers).



Image 4. Long view from the East at the boundary with "Sunbeam"



Image 5. Current difference in wall height at the East boundary. Proposal will remove the four brick courses under the coping course.



Image 6. View of the wall from the garden side.



Image 7. View from the garden across the water to Bosham



Image 8. View of driveway, garage and house beyond.

### **IMPACT ON NEIGHBOURING RESIDENTIAL AMENITY**

It is considered that the work will have no effect on the neighbouring properties.

### **CONCLUSION**

We consider that this proposal carried out in a sympathetic manner will allow improved views towards and from the dwelling whilst retaining an appropriate height for sea defences.