

ANGUS EITEL RIBA

Naylands Field, Cakeham Road, West Wittering, PO20 8AD

Design & Access / Heritage Statement

Introduction

Planning permission was granted, under reference WW/20/01320/20, for the alterations at Naylands Field, Cakeham Road, West Wittering, PO20 8AD on 18th March 2021. Subsequent to that grant of planning permission, the site owner applied for planning permission to convert the existing garage into habitable accommodation. Permission was granted, under reference WW/21/01897.

This Design & Access/ Heritage Statement has been prepared in support of a Section 73 application to vary Condition 2 of Planning Permission WW/21/01897 such that it refers to the amended drawings that accompany this submission.

The site has an area of approximately 0.0828 hectares (828 sqm) and is located North-West of Cakeham Road. Access to Naylands Field is directly accessed off Cakeham Road.

The purpose of this statement is to assess the site, identify the site context and establish the design principles and influences which inform the proposal.

Site Analysis

Site Location

The property is located to the North-West of Cakeham Road, West Wittering, West Sussex, PO20 8AD. Grid references are 477926 E and 098209 N.

Character of the Surrounding Area

West Wittering is located on the western extremity of the Manhood Peninsula, facing Hayling Island on the other side of entrance to Chichester Harbour, and some 12 kilometres South-West of the city of Chichester.

The Application Site is within the 'West Wittering Conservation Area'. The West Wittering Conservation Area Character Appraisal notes:

"The West Wittering Conservation Area is notable for its attractive village centre, with the church, the school and its playing field, and assorted listed cottages and houses, all being linked by the curving Pound Road. A well tended churchyard and many mature trees frame the church. The village green sits at the north-eastern end of this road, with an area of trees and shrubbery concealing the stream and the remains of the village ponds. Beyond, the conservation area continues to the north-east in a more linear form along Rookwood Road, with Elms Lane beyond. To the south, Cakeham Road contains less historic buildings but its gentle bends and well treed gardens enclose the street and terminate in Berrybarn Lane, which leads down to the sea."

Within the West Wittering Conservation Area, there are four separate Character Areas:

Area 1 Pound Road

Area 2 Rookwood Road

Area 3 Elms Lane

Area 4 Cakeham Road

The Application Site lies within Area 4: Cakeham Road

Key characteristics: Historic route linking West Wittering to Cakeham Manor House; Gentle curve with more enclosed character to north; Open character to south with grass verges; Some historic buildings interspersed with 20th century houses; The Old House at Home Public House the most notable building, dating to the late 19th century; High walls, hedging and mature trees; Some good quality houses of the 1930s or later; Entrance to Seaward Drive, a private housing estate; Use of brick, flint, clay tiles and white painted render; Openness of road at southern corner with views towards the sea.

The Application Site

The property has a site area of approximately 0.0828 hectares (828 sqm). The property can be accessed from Cakeham Road from the East.

The two storey semi-detached house includes ground and first floors with a pitched roof extension & conservatory to the side of the property. There is an existing garage to the South-East of the property.

The external walls are typically finished with white painted brick. Roof finish comprises of plain clay tiles.

Design Solution

The Proposal

Conversion of existing garage into habitable living space, including retention of single garage and shower room at ground floor with stairs leading to a bedroom. Existing garage roof to be raised & altered (with dormer window), to accommodate a habitable first floor arrangement.

Alterations to existing fenestration including repositioning and resizing of garage door.

Access

The existing main entrance (directly accessed off Cakeham Road) will be retained.

New north entrance to garage annexe.

Layout and Scale

The proposal seeks to ensure no significant harm to the amenity and privacy of neighbouring properties by reason of overlooking or its overshadowing or overpowering effect.

Existing garage roof to be altered, with the ridge height increasing by 750mm.

Landscaping

No alterations are proposed as part of this application.

Lighting Assessment

External lighting will be kept to a minimum.

Noise Impact Assessment

There will be no increase in parking provision on the site. Access to the site will be retained, therefore existing foot traffic will be kept to a similar level to present.

Parking Provision

Existing parking arrangement to be kept similar to existing, the double garage will be reduced to a single garage, although there will still be adequate parking facilities with the existing large driveway remaining the same.

Appearance

The scheme will aim to retain the majority of the existing building. The main visible features to be replaced will be alterations to existing garage roof and alterations to existing fenestration. The new additions will sit sensitively within the grounds of Naylands Field and are practical in approach.

The altered garage building (to become habitable) will remain traditional in form, with the addition of a rendered dormer window.

Proposed materials include: Material Specification:

1. Clay facing brickwork to match existing
2. White painted brickwork to match existing
3. Clay roof tiles to match existing
4. White painted timber rafter feet
5. Dark grey aluminium framed double glazed windows
6. Oak timber & glass door
7. Grey painted timber garage door
8. White acrylic render

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9. Dark grey aluminium framed double glazed rooflight
10. Galvanised steel rainwater goods
11. Light grey membrane flat roof covering
12. White uPVC double glazed windows

Heritage Statement

The site has an area of approximately 0.0828 hectares (828 sqm) and is located to the North-West of Cakeham Road.

The property lines within 'West Wittering Conservation Area' and subsequently Cakeham Road Character area. The high quality design ensures that the building will enhance the Conservation Area. The only visible changes to the main property when viewed from the road-side will be the alterations to the existing pitched garage roof.

The two storey semi-detached house is moderate in scale, with a large rear garden & front driveway, surrounded by a mixture of 1.8m high close boarded timber fencing, post & wire fencing, low-level masonry walls & mature hedging.

Within the application site, Naylands Field does not hold a Grade Listing. However, there are a number of properties that hold Grade 2 Listings within 'West Wittering Conservation Area', with the Parish Church of St Peter and St Paul holding a Grade 1 Listing.

Heritage Statement

Sustainability should be considered as a combination of the following factors:

- Economic Sustainability - social benefits, transport benefits and employment benefits.
- Social Sustainability - health & wellbeing, safety, satisfaction, form and space, access, amenity and inclusion.
- Environmental Sustainability - air quality, noise, land use, water, ecology & cultural heritage, design & operation and transport.
- Natural Resource Conservation - materials, water, energy, land use and waste.

Sustainability has to start at the preliminary design stage, to work with a development's surrounding environment and not against it. Consideration must be given to the shape, form, orientation and function of buildings and how they will interact with each other. Carbon, water and waste are clear means by which the sustainability can be measured.

The impact of a building's position, facade materials and size on its energy efficiency must all be considered, followed by how much energy will be needed and how it will be produced.

The use of sustainable resources and materials, together with the management of pollution, waste and recycling, air quality, and waste through construction should all be monitored through method statements.

The environmental effects of the building will be minimised through an ongoing process of assessment and input into the design. As such, the construction and operation of the development has been designed to minimise its environmental effects.

The proposed development will incorporate the following:

- 100% of all fixed lighting to be dedicated low energy,
- All major electrical appliances to be Energy Saving Recommended,
- Energy Saving Trust's enhanced construction details, to limit thermal bridging,
- Energy Saving Recommended white goods,
- Existing house has separate internal bins in line with the recycling and waste collection policy of the local authority,
- Existing house has a compost bin for private garden, • Existing mature trees are to be retained,
- The proposed development will dispose of surface water via a soak away,
- Building design minimises overheating,

Flood Risk Assessment

The Environment Agency Flood Map for Planning (Rivers and Sea) show the Application Site & proposed development is within classified Flood Zone 3: high probability of flooding - land having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.

In order to increase the resilience of the property and the proposed extension against flood risk, the following measures will be incorporated into design and construction:

- The existing floor level is around 150mm above the adjacent ground level. The damp proof course (DPC) is also around 150mm above the ground level. This floor level will be maintained with the proposed dwelling.
- These levels for the new ground floor meet the requirements of the Environment Agency's current Standing Advice.
- The floor construction of the proposed extension will be a solid concrete slab with insulation and screed over. A damp proof membrane will be taken below the insulation and solidly bonded to the DPC at the edge condition. The walls will be face brick with internal block cavity construction.
- All electrical services will be fed from high level.