



MA+D

Supporting Design, Access and Heritage Statement

Prepared by MELOY architecture and design

PROPOSED WORKS AT WILLOW COTTAGE

Location: Willow Cottage, Church Street, Amberley, West Sussex, BN18 9NF

Ref: PPA/207B Rev-

Issue date: 04.04.24

1.0 INTRODUCTION

This statement has been prepared in support of the proposed extension to the rear of Willow Cottage in Amberley. This submission is further to a previous consented application (SDNP/22/05507/HOUS & SDNP/22/05508/LIS) for a design that is in principle the same.

The amendments to the previous application will be highlighted in this document.

Willow cottage is Grade 2 listed and is situated within the Amberley conservation area as well as the wider South Downs National Park. Due to these designations great care has been taken to ensure any proposal meets the requirements for development within this context.

The desire to create additional accommodation is primarily to create an area within the house where the distant views to the rear of the property can be enjoyed. Currently there is limited opportunity for this within the dwelling.

Views of the rear of Willow Cottage are limited from within the public realm. Notwithstanding this it will be shown that a proposed solution can provide a solution to the brief whilst having minimal to no impact upon the public realm.

A key aspect in planning as we move towards a net zero economy is how proposed development responds positively to climate change. An application which can offer a sustainable response to the site and enhancements to an existing dwelling will be viewed more positively than one that ignores these issues.



Willow cottage as viewed from the rear.

1.1 WIDER SITE CONTEXT

Willow Cottage is located at the end of Church Street in the west of Amberley and is within easy walking distance to the village centre.

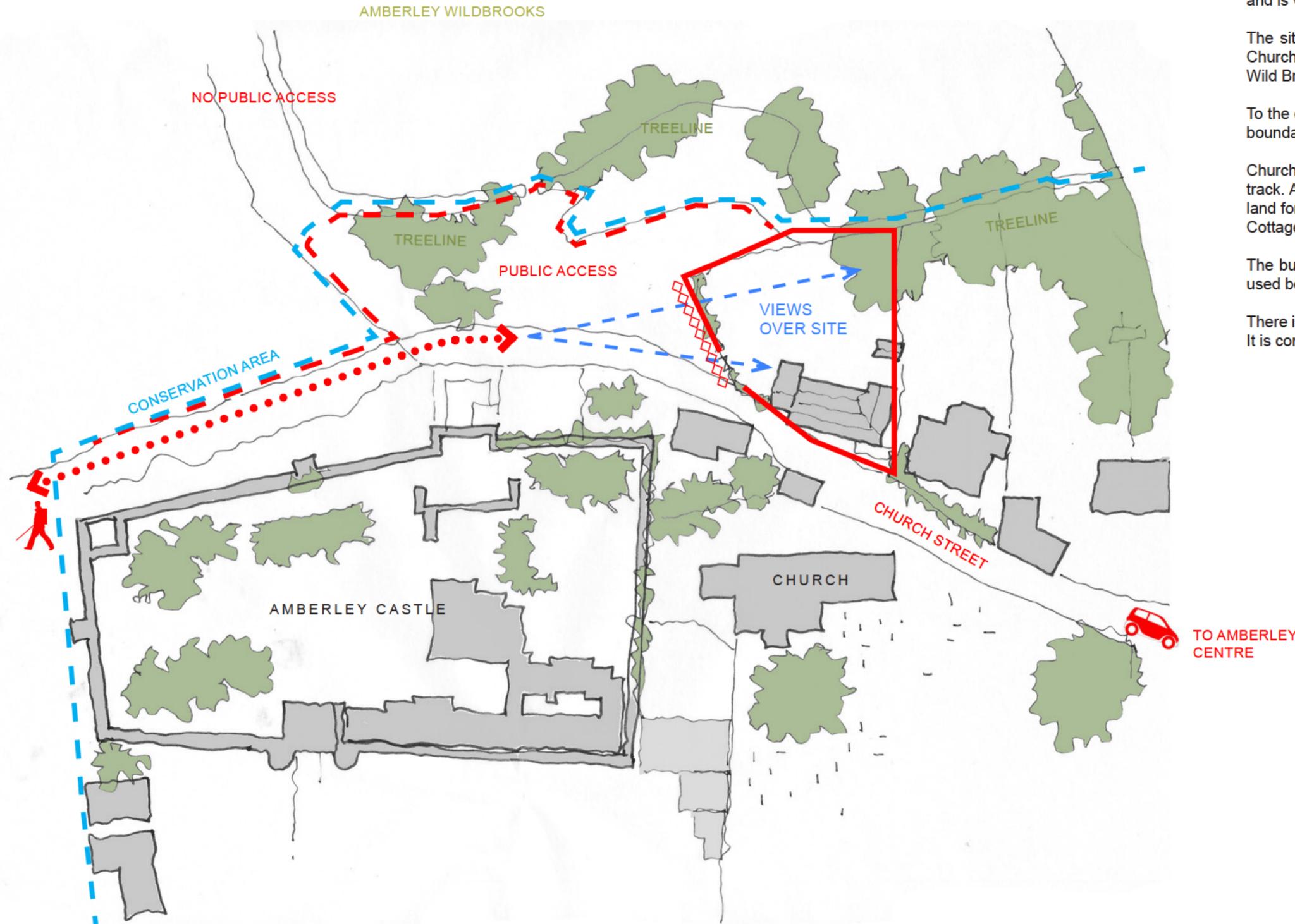
The site sits within the context of traditional dwellings as well as the village Church and Amberley Castle. To the north of the site is the expanse of Amberley Wild Brooks. Between this flood plain and the site is an established tree line.

To the east of the site is a detached house sited at a higher level. The eastern boundary does not offer the opportunity for overlooking.

Church Street passes Willow Cottage westwards before turning into a walking track. Adjacent to the western boundary of the site is an area of public access land for parking and recreation. This affords limited views to the rear of Willow Cottage due to the high evergreen hedge running along the western boundary.

The built environment within the vicinity is traditional with prevalent materials used being painted render, brick/ stone work, tile, thatch and timber cladding.

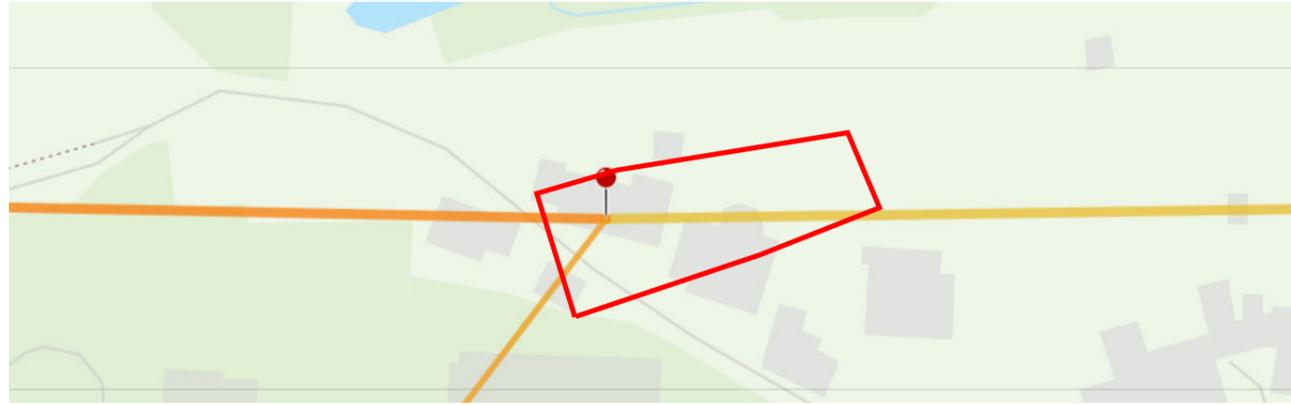
There is no immediate access to Amberley Wildbrooks in the vicinity of the site. It is considered that distant views back towards the site are limited.



1.2 SUN PATH ANALYSIS

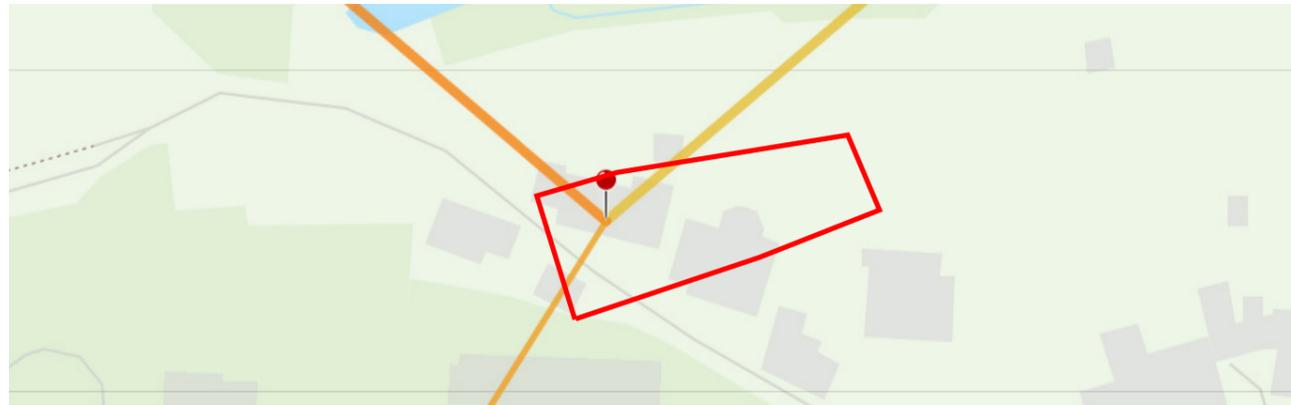
The adjacent diagrams accurately show the rising and setting sun in relation to the site at Willow Cottage. This understanding of the position of the sun at different times of the year has assisted in developing the form and the strategy for the placement and detailing of the proposed fenestration. This is particularly important for the site at Willow Cottage which is predominantly north facing.

SPRING EQUINOX
MARCH 20
Sunrise 06:05
Sunset: 18:14

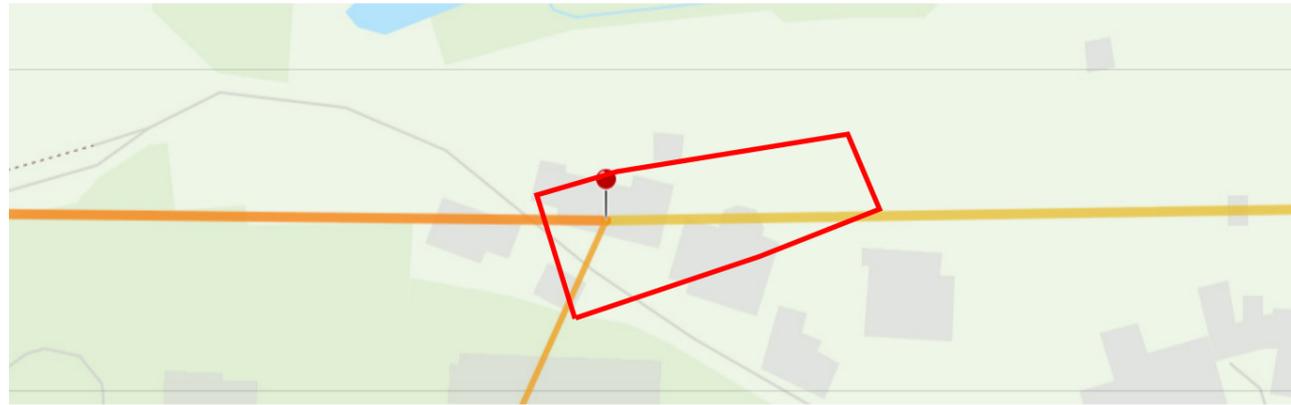


— SUN RISE
— SUN SET

SUMMER SOLSTICE
JUNE 21
Sunrise 04:47
Sunset: 21:19



AUTUMN EQUINOX
SEPTEMBER 23
Sunrise 06:49
Sunset: 18:58



WINTER SOLSTICE
DECEMBER 21
Sunrise 08:02
Sunset: 15:57



1.3 SITE PHOTOS AS EXISTING



Top left: Rear view of Willow cottage looking east

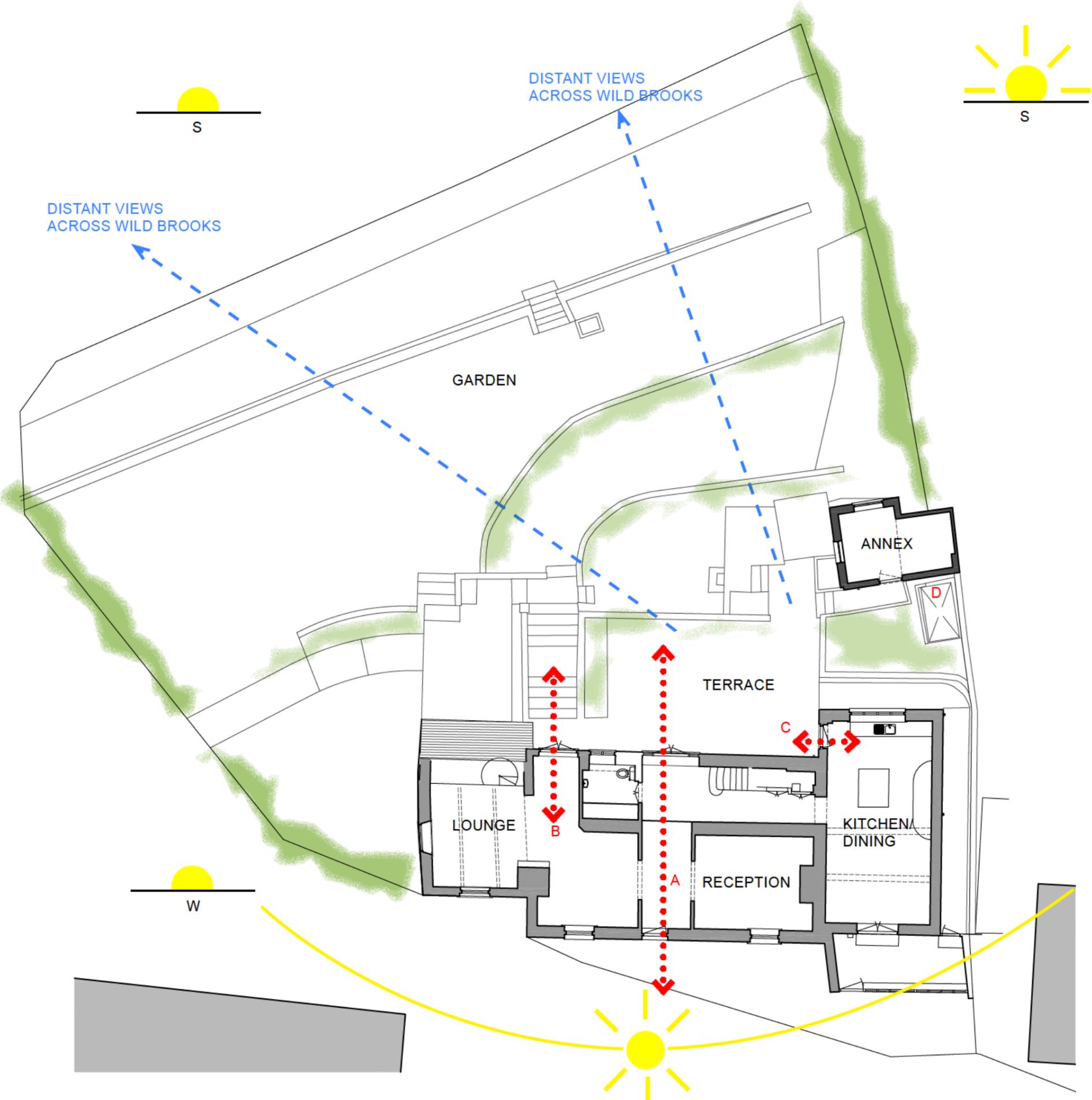
Top right: Rear view showing the space between the annex and rear of Willow Cottage. The existing oil tank can be seen in the photo

Bottom left: Rear view of Willow cottage

Bottom right: Photo showing the space between Willow Cottage and property to the east view of the rear is possible).



1.4 PLAN AS EXISTING



Access to the existing ground floor plan is via a wide hall (A) which offers northerly views and access through to the rear garden. The ground floor plan is arranged as a lounge and study to the west of the hall and a kitchen/ dining area and separate reception room to the east of the hall.

The rear garden is arranged as a series of hard and soft terraces offering different opportunities for enjoyment of the garden and views. Internally there are limited 'seated' views to the north from the lounge and study (B).

Views to the rear from the kitchen are limited. Access to the terrace is granted through a rear door (C)

To the rear of the dwelling is a separate annex. In between this building and the main house is a planted area which also houses an oil tank (D)



Aerial photograph of Amberley (1949). Willow cottage can be seen to the rear of the castle

1.5 HISTORIC BUILDING ASSESSMENT

Willow cottage is a Grade 2 listed dwelling dating from circa 1830 (list entry 1027506). The dwelling was first listed in 1980.

The current owners undertook sensitive renovation works in following a successful planning application in 2000 (AM/10/00 and AM/11/00). The works included new glazing, facade repairs and the rebuilding of the rear outbuilding to be in keeping with the main house.

The historic listing is largely concerned with the primary facade facing Church Street and list the property as follows;

'2. Circa 1830. Two storeys. Four windows. Faced with cement. Eaves cornice. Slate roof. Casement windows. Trellised wooden porch.'

Notwithstanding this the rear facade has consistent traditional detailing. It will be shown that the proposals have been developed so as to propose a new addition to Willow Cottage that occupies the space between the existing annex building and rear facade. Following the exploration of a number of different options this location was chosen so as to provide a new addition that does not create a harmful impact on the setting of a listed building. The proposals will not impact the public realm and are located in a subtle position within the rear of the site that has no impact on the facade when viewed from Church Street.

However, it is considered that through the removal of the existing oil tank and integration of the rear annex, the impact of the proposals will be positive.

1.6 THE BRIEF

The project seeks a greater connection with the rear garden and views over Amberley Wild Brooks. Currently these are limited. The desire was to create a 'garden room' whereby these views could also be more greatly enjoyed from a seated position.

The initial plan looked at a 'pavillion' type structure on the rear terrace (shown in the dashed area 'A'). Whilst the proposal created accomodation with fantastic views to the rear and a good connection to the existing kitchen there were some drawbacks. It was felt that the existing terrace was comprised greatly, the extent of glazing would perform poorly with regards to heat loss and the form was not sympathtc with the existing dwelling.

It will be shown on the following pages how the recognition of the existing form has informed the consented location of the garden room (shown as the dashed area 'B'). This space, between the annex and rear of the existing dwelling, is largely underused and the ability to infill this area has a number of advantages.

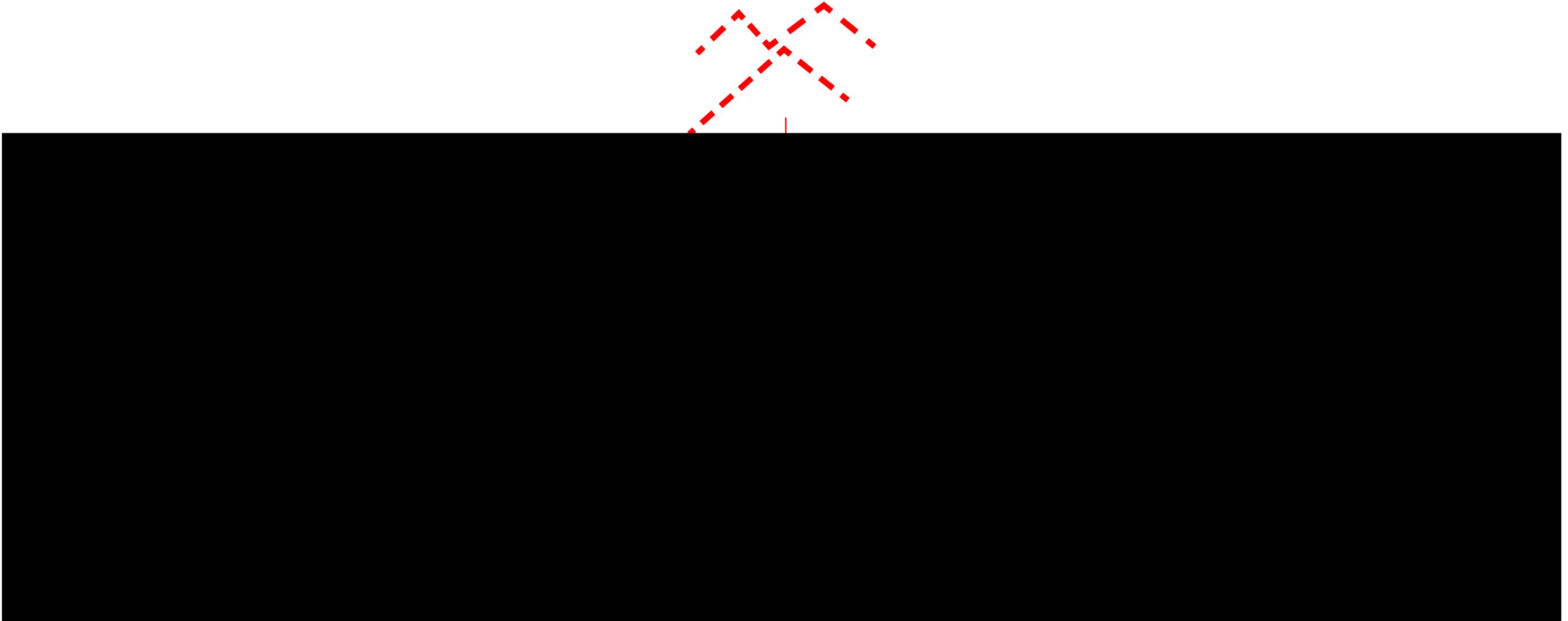
The form can be developed sympathetically with that of the existing house and annex with the garden room 'mediating' between the two. The proposed glazing in the garden room can also be placed directly where it will be of most benefit for views and access to the rear, the remaining solid walls can then be of a very high thermal perofrmance. The garden room also has the advantage of linking both the existing kitchen, dining space and annex. The proposal location will result in no impact to the neighbouring property to the east It is proposed that the exisig oil tank is removed and the dwelling investigate the use of an ASHP as a solution for providing heating (both domestic hot water and space heating).

This revised application seeks to rebuild the annex as well as provide the new garden room. Following the consented application a full tender and specification was undertaken which showed that it was not feasible to retain the existing structure. This application therefore seeks to rebuild the annex and in doing so generate slightly more floor area to enable greater enjoyment of the space created.



1.7 EXISTING FORM

The consistent gables are a feature of the existing form and has informed the response and location of the proposed garden room.



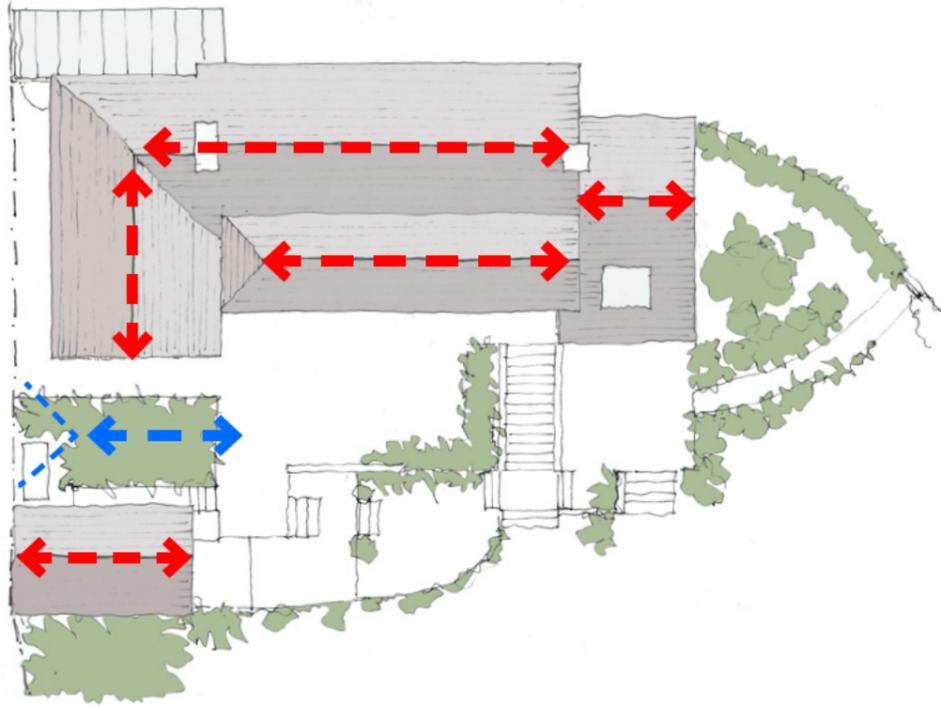
Existing west elevation showing the consistent gables.

2.0 PROPOSED FORM

The proposed location of the garden room continues the pitched gable form to create a complementary addition to the existing dwelling. The existing gables are highlighted as red dashed lines on the adjacent images with the proposed gable indicated in blue.

The preliminary proposal was for a relatively low pitch in keeping with the annex. However, it was encouraged that the steepness should be increased at the meeting on site with officers. The proposed solution therefore mediates between the low pitch of the annex and the steeper ones on the original dwelling, whilst maintaining views from the upper floor.

In acknowledgement of the proposed placement of the extension adjacent to the boundary it is proposed that the roof form here is hipped as indicated on the attached diagram. In addition to this there is a significant level difference between the ground level of the adjacent dwelling and that of the application site. This allows the proposed form to sit at a much lower level meaning there will be no adverse impact on the neighbouring property.



Artists impression of the existing dwelling and the consistent gable roof forms

2.1 PROPOSED PLAN

The proposed plan makes use of the space between the kitchen and rebuilt annex.

The existing rear gable would be opened up to create an open plan area comprising the existing kitchen/ dining, the garden room and the annex. Each space remains clearly defined with the garden room and annex having the advantage of opening up into a vaulted ceiling.

The proposed solution allows a direct relationship with the adjacent terrace and views over Amberley Wild Brooks. These are through the proposed glazing fronting the garden terraces (A) and through a large picture frame window within the annex (B). All new windows would have internal blinds/ curtains to reduce the impact of artificial light in relation to the dark skies policy. This revised application looks to remove the rooflight as previously proposed which would benefit the dark skies policy.

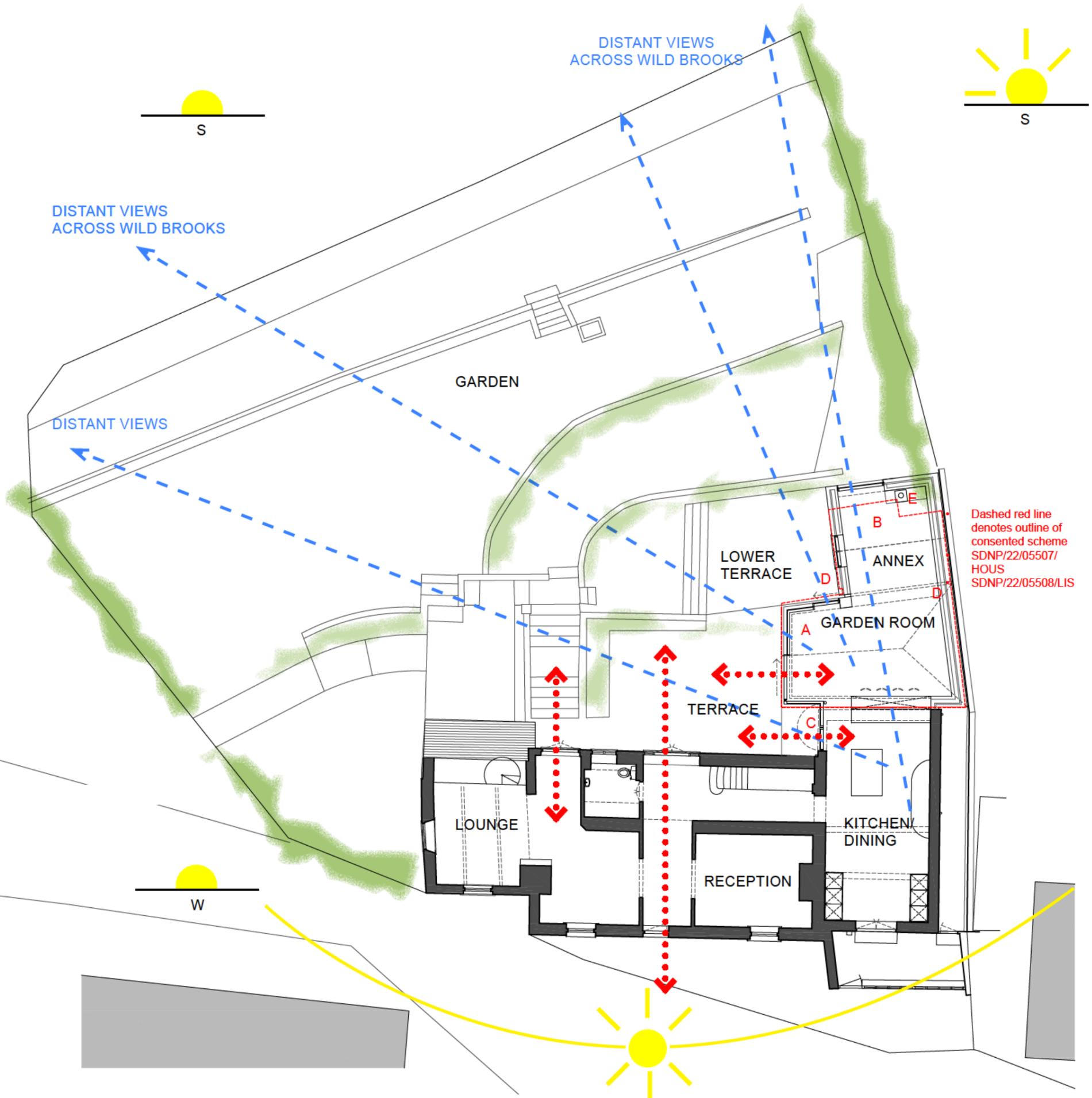
Level access will be maintained across the whole ground floor and upper rear terrace.

The boundary wall to the east is proposed as a solid wall and due to the difference in levels will not present an overbearing blank facade. Furthermore the form of the garden room roof is pitched away from the boundary.

Externally the main terrace remains with access through a large sliding door to the garden room. There is also access through a new glazed rear door (C) allowing light into the kitchen and dining area. Further access from the garden room can be gained to a new lower terrace through an additional door in the north facade (D)

It can be seen that the annex is slightly larger than that shown within the previous submission. This increase in size is not considered to have any impact on neighbouring amenity and the slight increase in size is marginal.

The thermal performance will be optimised as the form has glazing concentrated where it is needed most in combination with a good wall to floor ratio.



Dashed red line denotes outline of consented scheme SDNP/22/05507/ HOUS SDNP/22/05508/LIS

2.2 PROPOSED REAR VIEW

The adjacent image shows how the proposed extension responds to the existing pitched roofs to create a complementary but modern addition to Willow Cottage.

The proposed materials used in the extension are naturally weathered timber cladding to the gable end and sides with slate tiles to match those elsewhere on the dwelling.

The annex will be rebuilt to look exactly as it does currently.



CLADDING:
FSC certified timber left to weather naturally.
Aligned vertically.

Species proposed as Western Red Cedar due to longevity.
Location: Gable wall to extension



ROOF:
Slate tiles to match existing

Location: New roofs

Artists impression of the proposed extension and its relationship to the dwelling

3.0 REVISIONS TO APPLICATION

This application follows the successful application for the provision of a new garden room and conversion of existing annex at Willow Cottage (SDNP/22/05507/ HOUS & SDNP/22/05508/LIS).

As discussed earlier in this document the detailed work following planning permission has highlighted the necessity to rebuild the annex. In doing so there is the opportunity to slightly enlarge the annex to enhance the accommodation. This increase in area has resulted in the necessity to re-seek planning consent. In doing so a number of other minor changes have been proposed. A schedule of the changes to the previously consented scheme are given as follows:

- The annex is to be rebuilt to retain the same form, detailing and look of the existing annex. The north wall is pushed out by an additional 1m and run straight to the boundary. This increases the floor area by 4.7m²
- The window in the west elevation (as seen in the elevation below) is increased in width
- The rooflight on the garden room is to be removed in its entirety
- The timber glazing to the garden room is to be orientated vertically rather than horizontally
- The roof finish on the garden room is to be slate tiles rather than zinc to tie in better with the existing dwelling
- The necessary excavation work gives the opportunity to create a garden store/ plant room under the annex. This will be a non habitable space and will prevent a garden shed being built elsewhere in the garden.

