

DESIGN AND ACCESS STATEMENT

**PREPARED BY SUSSEX BUILDING CONSULTANCY
LIMITED ON BEHALF OF MR AND MRS HIGHWOOD**

**NEW LIME RENDER WALL COATING
TO FLANK WALL TO PREVENT DAMP
INGRESS.**



**SITE AT
SADDLERS, HIGH STREET, ANGMERING.**

1.0 Introduction

1.1 The property in question is a Grade II Listed Building (20 September 1984) that sits on the Southern side of High Street at the junction of The Cottrells within the Angmering Conservation Area.

1.2 The accommodation is set across three floors with the top floor set within the roof space. The front elevation is an attractive frontage with painted brick and flint walls and a mixture of casement and sliding sash timber windows. To the side fronting The Cottrells, the wall finish is similar and to the rear the walls have been rendered at some point and painted in the same colour. The pitched roofs are plain clay tile covered.

1.3 The buildings either side of 'Saddlers' are of a similar style with 'Cottrell House' to the west having sliding sash windows with a painted smooth render finish to the walls and slate covered pitched roof. To the East, 'Russetts' has a painted brick façade and timber casement windows.



Photo – Side elevation fronting The Cottrells.

1.4 First available records of the property date back to 1575 when the plot was owned by Sir Thomas Palmer, a dwelling was under the ownership of Thomas Palmer Esq. called 'Saddlers' registered in 1667.

1.5 The building has had a number of uses over the years including a small shop, an art gallery and even a brewery. During the war the 1st Battalion of the Grenadier Guards moved to Littlehampton and set up their headquarters at the Norfolk Hotel in Arundel with some of its soldiers billeted at 'Saddlers'.

2.0 Location

2.1 High Street is a mostly residential use road to the east of the Angmering village centre in the heart of the Angmering Conservation Area.

3.0 Proposal

3.1 The property has been suffering with damp ingress for a while now and the applicants need to provide measures to prevent this as internal decoration, furniture and clothes have suffered accordingly.



Photo – Damp ingress stains to internal wall (taken July 2015).

3.2 The walls are solid construction and the external paint has been ineffectual in preventing the passage of damp party due to the fact that parts of the wall are chalk blockwork which has acted as a sponge and exhibits damp even in the dry summer season.



Photo – More damp staining on the inside of the wall.

2.3 The applicants seek to provide a lime rendered coating to the flank wall to match with the rear wall rendered covering, this will provide a weatherproof envelope whilst still allowing the building to breathe and move.



Photo – Rear elevation of 'Saddlers' showing the rendered wall finish.

4.0 Design

4.1 Many of the walls of other buildings in the local area have similar painted rendered finish. The rear elevation of 'Saddlers' has been treated in the past presumably because of similar weathering reasons and this wall exhibits no damp issues.

4.2 It is proposed to apply a minimum of a two coat lime render system, a 9 - 16 mm (2 part lime, 5 parts coarse sand) for the first coat and a 6 - 10 mm (1 part lime 3 parts sand) for the finishing coat. The existing finishing paint on the flank wall of the building will be fully removed before applying the render.

4.3 It is anticipated to have an experienced contractor undertake the work taken from the list held by The Society for the Protection of Ancient Buildings. No attempt will be made provide a completely smooth finish, as with the rear elevation the render will follow the undulations of the existing wall.

5.0 Layout

5.1 Not affected by the proposal.

6.0 Scale

6.1 The scale of the dwelling remains unchanged.

7.0 Landscaping

7.1 Not affected by this proposal.

8.0 Appearance

8.1 The new render will be applied in such a way as to appear uneven and vaguely following the undulations of the wall beneath.

8.2 The render will be painted in a cream coloured paint to match existing.

9.0 Access

9.1 Not affected by this proposal.

10.0 Conclusion

10.1 As will be evident from a site visit, the proposed development seeks provide adequate and needed weather protection to the dwelling whilst providing an external finish to the wall in-keeping with the surrounding area and other vernacular architecture.

8.2 The proposed lime based render finish to the side elevation will not only provide a weather resistant coating but will also allow the building to breathe – as opposed to a cement based system.

8.3 The applicants are keen to use suitable materials and design for the building and are willing to work with planning officers should amendment of the scheme be deemed suitable.