

Heritage Statement

6 Longback Cottages,
Arundel Road,
Angmering,
BN16 4JT

Context & Site History

6 Longback Cottages is a Grade II Listed Building. It is an end of terrace two storey dwelling forming one of 6 terrace cottages which is believed to have been built in the early 18th Century (1728). It is located in Angmering Village, fronting onto Arundel Road. The site is located on the northern edge of the conservation area which was designated in December 1974.

The house itself is built in traditional materials, these include flint work with brick dressings and quoins which have been painted white, casement windows, first floor dormers with scalloped gables, and clay roof tiles.

The Listing for this property is as follows: (*source from Historic England*) Date first listed: 15th January 1975

LONGBACK COTTAGES

List Entry Number: 1027711

Heritage Category: Listing

Grade: II

Location:

LONGBACK COTTAGES, 1-6, ARUNDEL ROAD, ANGMERING, Angmering, Arun, West Sussex

Details

TQ 0604 ANGMERING ARUNDEL ROAD 25/62 (west side) 15.1.75 Nos 1 to 6 (consec)
Longback Cottages

II

One building. Early C19. Two storeys. Seven windows. Faced with flints with brick dressings and quoins, all now painted. Tiled roof. Casement windows, those on first floor being dormers with scalloped gables.

Listing NGR: TQ0672604698

Archaeology

There is no significant archaeological history connected to this site or the proposals.

The Proposals:

This application aims to achieve permission for a modest rear extension, to form a new lounge on the ground floor with doors that open onto the garden, and relocate the main bathroom from the ground floor to the first floor within the roof space of the rear extension. A WC would also be retained on the ground floor.

It is proposed that there will be minimal impact on the existing structure and where there are structural elements these will be treated with the highest priority to retain and protect the existing members.

The proposal has been developed in relation to the Arun District Local Plan 2003, in particular Policy DEV10, to ensure that the proposal responds positively to the quality and character of the area. The key design consideration has been to ensure the appearance of the existing is retained, and that the proposed extension reflects the materiality of the existing property, by mirroring the existing materials, by using local flint stone with brick quoining detailing.

Policy DEV10 of the Arun District Local Plan states that:

"Alterations and additions to Listed Buildings should be sensitively designed and constructed of appropriate materials to retain or emphasise the qualities of the original building." It further asserts that "Consent will not be granted for extensions or alterations to Listed Buildings which detract from their special architectural or historic character or appearance, or for alterations which compromise the historic floor plans and important external and internal features of buildings"

In respect of the Policy DEV10 guidance, the proposed extension has been made subservient to the main building. The careful consideration of the detailed design also ensures that the special character of the building's appearance and layout is preserved.

Layout and Scale:

The proposed layout has been carefully considered to maximise the usable floor space internally whilst having minimal visual impacts externally.

The existing gross internal ground floor area is 27m² and the existing gross internal first floor area is 18m².

The proposed new gross internal ground floor area is 11m² and the proposed new gross internal floor area of for the first floor is 5m².

So overall the existing floor area is 45m², and the proposed will be 15m², which is a 35% increase in floor area.

The proposed extension has been kept to the same width as the existing property which reduces the scale and impact on the street scene.

When comparing the proposal for No.6 with the extensions that have been carried out overtime to the terrace, No.1 Longback Cottages has had a significant extension and therefore No.1 would still remain the largest cottage in the terrace.

It should also be noted that No.6 has a larger plot than No.1 or any other cottages in the terrace, so adequate amenity and garden space will be retained even after the extension as proposed has been carried out.

Although it is a two storey design the proposal provides for first floor accommodation in the roof space, therefore the ridge height of the new extension will be kept much lower than the existing ridge height of the cottage, giving it a subservient appearance.

Materials:

The materials of the proposed extension have been carefully developed to mirror the character of the existing house, for example, the use of scalloped details to gables and dormer. The proposal also seeks to mirror the traditional flint stone walls with quoining details to ensure that seamless links between new and old can be achieved.

The new small rear dormer will be of a scalloped gable design to match the existing gable. The gable will be positioned above the proposed new ground floor casement windows to continue the balance and symmetry of the west elevation.

The following materials are suggested for the proposed rear extension:

- Walls: Combination of brickwork with local flint stone infill with brick dressings and quoins painted white to match existing.
- Roof: Clay roof tiles above to match existing. Scalloped detailed to gables & dormer to match existing, dormer cheeks to be tile hung.
- Windows: Hardwood timber casement windows to match existing.
- Doors: Hardwood painted timber frame doors to match existing
- Rainwater Goods: New rainwater goods to match existing.

The overall appearance of the terrace has changed over the years, particularly with the extensions to No. 1 at the opposite end of the terrace. It is considered that this proposal provides a well integrated and cohesive design that will harmonise well with the existing cottages whilst being subservient in appearance to the host cottage.

Landscaping

There will be little impact to the landscaping to this site with regards to this application, the existing gravel driveway is proposed to be relaid with re-claimed bricks.

Accessibility

All existing accesses will be maintained.

Conclusion

The proposed extension is in keeping with the existing building vernacular and has been carefully designed to be subservient to and respectful of the sensitive nature of the existing Grade II listed house. The proposal will have minimal visual impacts on the surrounded area, reinforced by the fact that the proposed extension mirrors the characteristics of the existing building fabric.

The historic significance of the building has been kept in constant consideration through out all the design elements of this application and it is proposed that the structure and fabric will be treated with due care and attention through out the process, using natural and traditional materials wherever possible.