



Proposed Re-Construction of Extensions

to

Weavers Cottage · Weavers Hill · Angmering

West Sussex · BN16 4BP

Design & Access Statement

February 2020

Introduction and Context

Weavers Cottage is a Grade II Listed Building located at the bottom of Weavers Hill in the village of Angmering, West Sussex. The property is a detached two-storey cottage bordered on the North side of Water Lane. Although it falls outside of the conservation area - it is recognized as having a significant role in the history of weaving within the village.

The present owner Mrs Susan Holland is keen to enhance the appearance of the cottage through the re-modelling of the more recent extensions to the East and to improve the ground floor accommodation in a manner more conducive to current day living.

Proposals

The proposals include the careful reconstruction of the extension to the North between the two storey building and the rear wall fronting Water Lane as well as the garage wing to the East. Currently these two extensions are roofed in Perspex and asphalt respectively and the intention is to provide more sympathetic roof coverings in traditional wood cored lead rolls and handmade clay tiles. The brick walls are to be reconstructed in flintwork with natural lime mortar and handmade brick quoins to match the original local materials.

The new accommodation will provide a kitchen /dining and new utility room. The existing ground floor shower room will be relocated on the North side of the ground floor; the existing kitchen will be refurbished as a study and a new link formed through the existing window opening in the East external wall where the current shower room is located.

Externally the front paved courtyard area and concrete hardstanding in front of the garage will be repaved in brick paviours and tile slips and the existing pedestrian gateway relocated for ease of access nearer to the public highway.

with foliage. The ground floor bathroom is to be relocated on the First Floor and a small guest suite and study formed within the space currently occupied by the double garage. Externally the double door currently leading onto the terrace from the link will be relocated

Scale and Appearance

As viewed from Weavers Hill the property will present a more cohesive form to the street. A single storey form with a pitched, clay tiled gabled roof will replace the rather incongruous flat roofed garage block and this roof will be linked by a lower pitched roof to the host building. The re-formed chimney stack will form a pleasing element of verticality between the two.

From Water Lane the flat Perspex roof will be replaced by a traditional wood cored lead roof which will be recessed below the line of the boundary wall. The flat roofed view of the of the garage from the North will be replaced with a more sympathetic view of a pitched roof. A traditional glazed roof lantern will provide natural light into the new kitchen.

The two proposed Heritage roof lights on the Eastern slope of the new pitched roof will be largely concealed by the existing foliage on the adjoining Highways land.

In order to improve the overall appearance, the TV aerial is to be removed and wherever possible visible soil vent pipes on the North elevation are to be removed.

Materials

The proposed construction materials have been selected in order to conserve and enhance the character of the property, using flintwork for the walls and the detailing around key openings to be brick quoins of 2" bricks to match the original sections of brickwork which can be seen on the existing dwelling. The roof will be tiled to match the existing as closely as possible, and the chimney will be re-constructed with a similar profile to the main chimney on the house. The section of flat roof will be lead. Both the roof lights and the roof lantern will be black framed and traditional in design. All new timber joinery will be bespoke and painted off white, with glazing bars and profiles to match the existing exactly.

Layout

The plan form has been developed in order to provide a layout more conducive to current living standards and with accessibility carefully considered. Currently the kitchen is very restricted with no space for seated dining. It is also located adjacent to the ground floor shower room /W.C which does not serve as an ideal juxtaposition.

The intention therefore is to provide a layout which offers dining for family and friends within the same space as the kitchen together with a small seating area leading out onto the terrace. The current garage is not particularly accessible for parking and therefore the proposed layout will provide a more efficient use of the existing footprint.

The downstairs shower room /W.C will be located to the rear of the cottage and the utility room will be located adjacent to the new kitchen.

The changes of level on the ground floor are to be levelled in order to match the ground floor level of the original cottage.

Amount

Existing Area

Ground Floor = 76.2m²

First Floor = 38.3m²

Proposed Area

Ground Floor = 87.5m²

First Floor = 38.3m² (no change)

Increase in floor area = **11.3m²**

Landscaping

The existing shrubs bordering the garden wall are to be retained and complemented with additional planting. The terraced area to the front which is currently finished in “crazy paving” will be finished in brickwork paviors with tile slips. The concrete hardstanding in front of the existing garage will be repaved in permeable brick paving and the entrance gate will be relocated in order to provide more accessibility into the property and replaced with a more traditional vertical boarded gate in natural oak. The name plate is to be replaced with a hand carved stone of natural Welsh slate.

Access

The removal of the steps between the existing ground floor and the extensions will provide safer circulation throughout the cottage.

The relocation of the gateway into the property will also mean that the approach for visitors to the front door is more accessible.

Flood Risk

Weavers Cottage is in a Flood Zone 3, situated on land having 1 in 200 or greater probability of sea flooding. Therefore a Flood Risk Assessment has been carried out by Archibald Shaw (please see flood risk assessment report).

Conclusion

Although Weavers Cottage is situated outside of the Conservation Area it is a Listed Grade II building and in terms of its context within the history of weaving within the village forms an important link. The proposal aims to conserve and enhance the existing aesthetic of the cottage, removing the modern extensions and replacing them with a more sympathetic structure as seen from both the front and rear elevations. The proposal seeks to achieve a sensitively designed extension for the benefit of the users, the surrounding village context, and with the highest regard for the history of the property. All building work will be carried out to a high standard as by skilled and qualified crafts people.

Victoria Holland RIBA
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