



A/31/20/L

Weavers Cottage Weavers Hill Angmering BN16 4BP

Listed building consent for new east extension & reconstruction of garage & utility room to form new kitchen/dining area.

Weavers Cottage is a grade II Listed Building which is located between Weavers Hill and Water Lane. It is two storey, faced with red brick dressings and quoins, all painted with a hipped roof, which was probably thatched originally, but is now tiled with two “eyebrow dormers”. There are casement windows as well as a stone with the date 1724 and the initials “W.M”. This is an indication that the building has been refurbished and alterations made to it. There is also a later wing to north west, as well as a later extension which has enclosed the space against the rear wall of the cottage and the boundary wall to provide storage and a utility room. A single storey garage has also been built which forms the East wall of the utility room.

The plan form of the cottage is indicative of the layout of a typical post -medieval house of two storeys with a two-room ground plan. In this instance the entrance leads directly into a lobby against the side of the chimney.

The heritage statement also refers to associations of the cottage with the weaving industry. The property is therefore of historic, architectural and aesthetic significance.

Proposed works

The proposal includes a variety of works, which can be summarised as

- Re-use of internal door
- Replacement of the modern utility and flat roof extensions with more sympathetic building forms.
- Replacement garage and associated extension
- Landscaping works including replacement hardstanding and alterations to a garden wall
- Mitigation Works

Re-use of internal doors

The presence of older doors within the property helps to provide character to the interior of the building. It is positive to see that original features are to remain and be re-used within the existing space.

Replacement of the modern utility and flat roof extensions with more sympathetic building forms

The Perspex roof to the existing rear extension is to be removed and the outside face of the brick wall facing Water Lane is, if possible, to be restored to the original finish. The existing Perspex roof is inappropriate for a listed building and causes harm to it. The removal of such a material and associated structure will be supported, especially as the proposed replacement design/materials are an enhancement.

Any paintwork etc to the rear wall will have to be carefully removed so as not to cause harm.

A horizontal glass roof light is to be installed in order to provide natural light to the new spaces. This is considered to be acceptable, subject to details regarding the materials etc.

Replacement garage and associated extension

The existing flat roofed garage building is not considered to be appropriate for a listed building and its loss will not result in the loss of any historic fabric. Whilst, it will be extended in order to infill the small external courtyard to the South, it will be set back from the front line of the original house and therefore subservient. It is noted that the intention is to use high quality and traditional materials which will have a positive impact.

The success of such a proposal will ultimately be dependent upon the quality of the materials and craftsmanship used. you may wish to request details of the materials if minded to approve the application.

Landscaping works including replacement hardstanding and alterations to a garden wall

The removal of the existing concrete hardstanding, and its replacement with paviers will have a positive impact upon the grounds of the building. The success of such a proposal will ultimately depend upon the paviers to be used. Details of which could be supplied to the LPA if you are minded to approve the application.

The relocation of the garden gate will result in the loss of a stretch of the existing flint wall. The loss of flint walling is always unfortunate. However, on balance, it is considered that any harm caused by this element of the proposal is balanced out by other mitigatory and improvement works. All of the existing materials should be saved and re-used on site as part of the proposed works.

Mitigation works

The proposed mitigation strategy which includes the re-instatement of a truncated chimney, the use of more appropriate materials for the reconstruction work, upgrading external hard landscaping surfaces in more appropriate materials as well as the removal of unsympathetic internal surface treatments TV aerial and visible vent pipes is supported as it will have a positive impact upon the appearance of the listed building.

Conclusion

The current property has been extended and altered using a mixture of materials and methods which have not had a positive impact upon the significance of the listed building. It is positive to see that the current owner wishes to undertake works in a sensitive manner which will have a positive impact upon it.

Having had the opportunity to review the submitted plans and statements, it is considered that the proposal will not cause harm to the significance of the heritage asset or its setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments.

You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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