

# Design & Access Statement

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



**Introduction:**

6 Longback Cottages is located in Arundel Road, to the north of Angmering Village shops.

The Cottage is a Grade II Listed Building. It is an end of terrace two storey dwelling being one in a terrace of 6 cottages which is believed to have been built in the early 18th Century (1728).

The house 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.

This application aims to achieve permission for a two storey side extension, to form a new family size kitchen / dining room on the ground floor and relocate the main bathroom from the ground floor to the first floor.

**Site History:**

6 Longback Cottages was given Grade II listed status in 1975. The site is located on the northern edge of the conservation area which was designated in December 1974.

The property was extended in 1969, a planning application was made for a single storey extension to form a new bathroom and entrance hall. This application was granted planning approval. Ref: A/103/69

A another application was made in 1995 for listed building consent for replacement of ceiling and removal of fireplace in main bedroom. Installation of gas fired boiler/radiator central heating system and a Cowl for main chimney, and Hood for lounge fireplace. This application was granted planning approval. Ref: A/116/95/L

**The Proposals:**

This application aims to achieve permission for a two storey side extension, to form a new family size kitchen / dining room on the ground floor and relocate the main bathroom from the ground floor to the first floor. A new stair case will provide access to the new element of first floor, whilst still retaining the existing stairs. A WC would also be retained on the ground floor along with a new home office space.

Many of the existing windows are rotten so it is proposed to replace all existing windows with like for like replacements.

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 layout creates a more spacious family kitchen and dining room. The proposed new gross internal floor area of for the GF is 16m<sup>2</sup> and the proposed new gross internal floor area of for the FF is 11m<sup>2</sup>.

### 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 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.

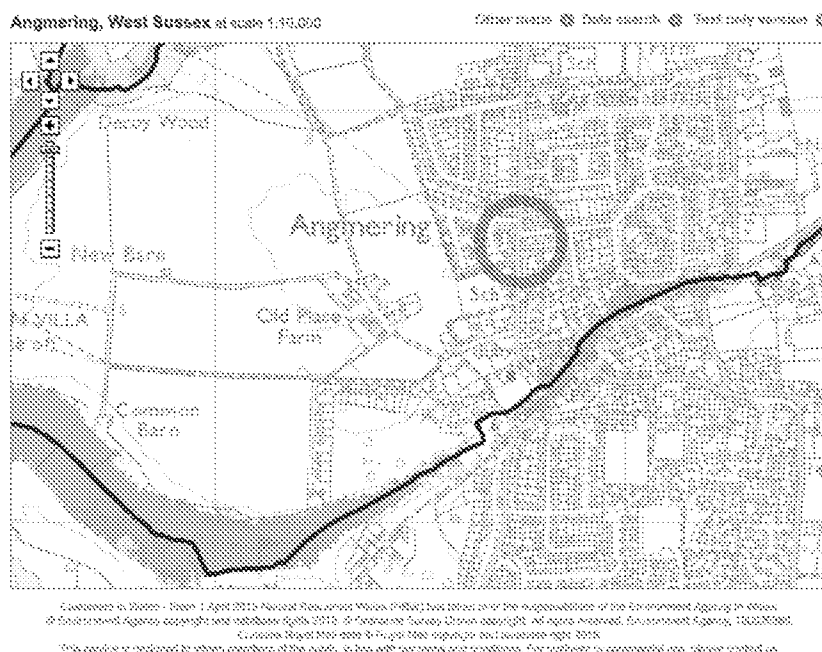
Doors: Hardwood painted timber frame doors to match existing.

Rainwater Goods: All new rainwater goods to match existing.

Driveway: Relaid with re-claimed bricks.

### Flood Risk:

According the Environment Agency Flood Risk Map, the property does not fall within the areas at risk from coastal or river flooding and therefore does not require a flood risk assessment.



**Environment Agency's Flood Map, highlighting 6 Longback Cottage location:**

**Summary:**

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 proposed works will be carried out with due care and diligence and will at all times remain sympathetic to the site and its existing structures. The proposed works create a more efficient and functional family home and will help to ensure the longevity of the building, whilst preserving its historic appearance for the future.