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5 LONG BACK COTTAGES
ARUNDEL ROAD
ANGMERING

Heritage Statement

This property is a mid-terraced unit of two storeys. The legacy record for this shows the terrace (1-6 Long Back Cottages) to be Grade ii listed. The detail is as follows:

One building early C-19. Two storeys. 7 windows. Faced with flints with brick dressings and quoins, all now painted. Tiled roof. Casement windows, those on the first floor being dormers with scalloped gables.

Listing NGR TQ0672604698.

It would appear that the original building, Long Back Cottages, forms the front section, in this instance the living room and bedroom.

The cottages have all been extended at the rear, the date is unknown but we suspect late 19th Century, but possibly somewhat later than that. The extension areas do not we think have any architectural merit of note.

At the rear we are therefore left with a small area of flintwork, south of the main extension.

The arrangement of the current property is quite poor, with the kitchen being accessed via a non-standard rear lobby, there being one bedroom which restricts general use and the bathroom being accessed via the main bedroom.

There is we believe a further toilet on the ground floor in an outside building, but which is not suitable for use.

The living room (and kitchen) are both of insufficient size for a dining table other than a lean-to against the wall.



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The proposal provides for a kitchen /dining room having a minimum affect on the existing building, but generally taking the space of the small rear courtyard and outside toilet. The roof at first floor level is however also pushed out to facilitate converting the bathroom into a second bedroom, whilst the new bathroom has been installed at the front, allowing direct access from the landing.

In order to achieve this, the staircase has been resited to reduce the affect on the existing building.

The works necessitate removal of a small area of flintwork to the original building at the rear, together with replacement of the staircase. The staircase is not, we think, original.

The extension works would effectively match the main building and look substantially the same as the existing rear elevation, with clay peg plain tile roof and white finished wood float rendered walls.

We have introduced an area of flat roof but which will not be seen. We have noted this as bitumen felt, but which could be undertaken in lead if required.

In conclusion, the alterations will have minimal affect on the existing building, whilst prolonging its useful life and turning it into a family dwelling.

SWB/aa/9814.043

12 April 2013