

HERITAGE STATEMENT

Ref: 15264
The Old Cottage
Station Road
Angmering
West Sussex
BN16 4HY



Caldotec
Architectural
design

2nd May 2017

THE BUILDING

The Old Cottage and neighbouring attached property of The Old Mill House were designated as Grade II Listed in September 1984.

As the property is Grade II Listed, it has been subject to a number of Planning Applications:

- ✦ **A/43/13** – Oak framed garden treatment room and new garden shed (Approved)
- ✦ **A/44/13/L** – Oak framed garden treatment room and new garden shed (Approved)
- ✦ **A/127/95** – Demolish existing garage and erect replacement garage in different position. Demolish and rebuild hard landscaping at rear of house (Approved)
- ✦ **A/125/95/L** – Application for Listed Building Consent to demolish existing garage and erect replacement in different position. Demolish and rebuild hard landscaping at rear of house (Approved)
- ✦ **A/33/82** – Change roof covering from tiles to thatch & raise height of existing 2 chimneys (Approved)
- ✦ **A/26/62** – Garage (Approved)
- ✦ **A/89/61** – Garage (Refused)
- ✦ **A/70/61** – Garage (Approved)

CURRENT CONDITION AND USE

The building is currently used as a single semi-detached two storey dwellinghouse.

The majority of the property is in good working condition for a flint walled property of its age. The structure of the roof, floors and walls show no significant signs of bowing or structural defects. The main, original building shows no signs of water penetration.

The existing rear single storey extension is not constructed in the same quality as the main building and is currently suffering for severe moisture penetration through the retaining wall, a slope in roof structure, and misaligned floor levels which impact on the use of the room as a kitchen space.



THE PROPOSED WORKS

It is proposed to extend to the rear of the original dwellinghouse, encompassing the already existing rear flat roof extension. The extension will protrude 7.86m from the rear wall of the original building, which is 4.2m further into the rear garden than the existing rear flat roof extension. The width of the extension is designed to be 3.19m which is the same as the existing width. The extension is designed with a feature pitched roof, hipped at all ends with tiles to match the main building.

The existing first floor bathroom is currently served by one rear-facing window which is noticeably different to the other first floor windows in the property. It is intended to replace this window to further match the other first floor windows.

CONCLUSION

It is proposed to extend to the rear of the existing two storey dwellinghouse in a single storey, hipped pitched roof extension to accommodate for a more substantial and technically sound kitchen area.

Russell McCourty ACIAT
Acting as Agent on behalf of
Mr & Mrs Hinds