

COMBINED DESIGN & ACCESS STATEMENT AND HERITAGE STATEMENT

**NEW OAK FRAMED ORANGERY AND POOL BUILDING
EXTENSION FOLLOWING DEMOLITION OF EXISTING
GARDEN ROOM AND OUTBUILDINGS**

**AVENALS FARM, WATER LANE, LITTLEHAMPTON, WEST
SUSSEX**



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Introduction

This combined Design & Access Statement and Heritage Statement has been prepared by Prime Oak Ltd to accompany a planning and listed building consent application for a proposed oak framed orangery and swimming pool extension at Avenals Farm, a large detached dwelling located in a rural location just to the north-east of the built up area of Angmering. The proposal would replace an existing garden room and outbuildings

The property is a listed building.

This statement should be read in conjunction with the drawings enclosed with the accompanying applications, including:

- Location Plan (drg. 37931/01);
- Existing Block Plan (37931/02);
- Proposed Block Plan (drg. 37931/03);
- Existing Ground Floor Plan & Elevations (drg. 37931/04);
- Existing North Elevation (drg. 37931/05);
- Proposed Ground Floor Plan & Elevations (drg. 37931/06);
- Proposed North Elevation (drg. 37931/07).

Prime Oak Ltd will be designing and constructing the proposal on behalf of the applicant. Prime Oak are specialists in the design and construction of oak framed buildings for all kinds of domestic and other uses, utilising traditional mortise and tenon pegged joint construction techniques.

The Proposal

The proposal is to provide a domestic single storey oak framed orangery extension linking through from the main house to a new single storey oak framed swimming pool building. The new orangery would directly replace an existing garden room to the south side of the existing house, whilst the new swimming pool building would replace existing outbuildings and a covered area that already extend out to the east in front of the main house.

The proposed extension would be oak framed, with the orangery part having full height glazing (including French doors) to its main south facing elevation. The swimming pool building would also have a predominantly glazed south facing elevation (including bi-folding sectional doors), whilst its north facing elevation and east facing gable elevation walls would be finished in cobbles with brick detailing to match the existing house.

The proposed orangery would have a mansard-style section of tiled roof with a pitched glazed roof lantern over. The swimming pool building would have a dual pitched gable-ended roof. Roofs would be finished in plain tiles to match the existing house.

Heritage Statement

Avenals Farm is a Grade II listed early C19 former farmhouse. It lies just beyond the built up area of Angmering village to the south and west, amongst a small grouping of other buildings and outbuildings set well back from Water Lane from which access is gained to the north.

The building has quite an early listing, the date of first listing being the 12th October 1954. The listing description is brief and reads as follows:

Early C19. Two storeys. Three windows. Faced with cobbles with red brick dressings, quoins and modillion eaves cornice. Tiled roof. Casement windows. Stuccoed porch of solid type.

Although dating from the early C19 the building has subsequently been extended and adapted, particularly in the C20 and noticeably to the east and north. It is also understood that a serious fire in 2009 caused widespread damage to the roof structure and upper floors of the building, which resulted in a large amount of repair work being undertaken.

The existing garden room and outbuildings to be demolished appear to be modern additions, incorporating sections of modern brickwork and modern windows/doors, along with a modern pergola structure. These existing extensions therefore have little historic or architectural value in themselves and it is not considered that their demolition would cause any undue harm to the value of the listed building.

Being located well back from Water Lane to the north, and with intervening buildings including the neighbouring Avenals Barn obstructing views from the north, Avenals Farm cannot be readily seen from the public highway or from any other public viewpoints, particularly as there are only open fields to the south. The new extension would be constructed off the southern end of the existing house across an area where there is already an existing extension and outbuildings. The proposal would not therefore be particularly prominently sited in comparison to the existing situation and would not unduly harm the existing setting of this listed building.

Having regard to the above, the proposal is assessed in further detail in the following sections of this statement below.

Use

The use proposed is wholly domestic. This is an extension to provide new and replacement high quality living space and facilities ancillary to the main dwelling. As such the proposed use is entirely appropriate in principle for this existing residential property and would not in itself have any impact on the appearance or setting of the listed building.

Amount

The proposed orangery would be of a similar overall footprint and height to the existing garden room it would replace, so would have no real additional impact in terms of the amount of development proposed.

The proposed swimming pool would not be significantly greater in width than the existing outbuilding structures to be replaced, taking into account the areas already covered by existing roof and pergola structures, although it would be greater in overall length by approximately 3.75m. However the increase in length results from the extension's functional requirement to house an adequate sized swimming pool with associated plant room and changing facilities. The proposal would be no larger than required for its intended function and it would still be contained within the same part of the site as the existing outbuildings, projecting off the south-east corner of the existing house whilst remaining some 7m away from the nearest curtilage boundary. Views of the main east facing front elevation of the existing house would remain clear.

The new swimming pool building would be taller overall to the apex of its roof than the existing outbuildings to be replaced, but only by just over 1m along the majority of its length and only by

0.5m above the highest point of the existing outbuildings. The new extensions would still remain wholly single storey and well below the much greater two storey height of the main house.

Therefore the proposed extensions, although larger than the existing to be replaced, would not be excessively so overall bearing in mind the intended use, and they have still been designed to appear as subservient additions to the existing building in terms of the amount of development proposed. The new extensions would not dominate the appearance of the existing building and their partly glazed appearance would also visually reduce their perceived mass against the solid form of the existing building when viewed from the south.

The existing property sits within a large plot and the proposal would not take up any significant amount of garden or amenity space in this context. The low density character of the property within its wider rural edge of village setting would not materially alter.

Therefore in terms of the amount of development proposed, the extensions would not unduly harm the appearance or setting of this listed building.

Layout

The proposal would directly replace the existing garden room and outbuildings in the same location within the site and extending off the same part of the main house. In this respect the layout of the house and land would not alter. The existing garden room and outbuildings have no particular architectural or historic value in themselves, so their loss would not harm the significance or heritage value of the listed building.

By replacing existing structures in the same part of the site, no significant areas of garden or amenity land would be taken up in comparison to the existing situation. As described above, Avenals Farm is set well back from Water Lane (some 90m or so), and so is not readily visible in any public views.

By extending off the position of the existing garden room, the proposal would require minimum intervention into the historic fabric of the building. Access to the new orangery would be gained via existing structural openings.

In terms of layout, therefore, the proposal would have minimal impact on the appearance, character or setting of the listed building.

Access

There would be no alterations to the existing access arrangements to the property. Level access would be provided between the new extensions and the existing house. Both the orangery and swimming pool buildings would be large enough to be adapted for future wheelchair access if required, particularly as they incorporate wide opening French or bi-folding doors.

Scale

As described above, the new extensions would replace existing structures and would not be excessively greater in overall footprint or height. The new extensions would remain single storey and lower in height than the greater two storey height of the main house. The proposal would clearly appear as an extension to the original house and a wholly subservient addition against the much greater bulk and scale of the main building, particularly as it would project off the south-east corner.

Furthermore, the perceived bulk and scale of the new structures would be reduced by their oak framed and partly glazed construction, particularly when viewed from the south. This would give the new extensions a more lightweight appearance than, say, extensions finished wholly in brickwork. As such, the scale of the proposal would be wholly appropriate to its setting replacing existing structures and would not dominate the appearance or character of the much larger listed main house.

Appearance

The existing garden room and outbuildings to be replaced are not particularly high quality structures in terms of their build, materials or appearance. In places these structures are falling into disrepair and becoming increasingly in need of replacement. The proposed extensions would provide a high quality traditional structure, being constructed from English oak using traditional construction methods which would be far superior in terms of build quality, materials, appearance and sustainability credentials. As such the proposal would enhance the setting of this listed building in comparison to the existing structures.

The oak framed and partly glazed design of the new extensions means that they would clearly appear as subservient visually lightweight additions to the property. The form of construction and the nature of their design/materials, including walls finished in cobbles with brick dressings to reflect the existing house, would allow the proposed extensions to be visually sympathetic to but differentiated from the original house, enabling successive phases of the historic evolution of the building to remain easily read and the integrity of the setting of the original C19 building to remain.

The appearance of the proposal is therefore wholly appropriate to this setting and would not unduly harm the special architectural or historic quality of the existing building. In fact, by replacing the existing poor quality structures with a significantly higher quality development the proposal would enhance the appearance and setting of the listed building.

Landscape

No new landscaping is specifically proposed as part of this relatively minor householder application. The grounds to the property are already attractively landscaped and well maintained. No trees or visually significant areas of landscaping would have to be removed to accommodate the proposal. The landscape setting of the existing building would not be materially affected.

Sustainable Development

The proposal would be constructed of oak sourced from well managed sustainable/renewable forests, whilst the traditional construction methods to be employed would rely less on the use of modern power tools in comparison to more modern methods of construction. So the construction method of the extension in itself is highly sustainable.

Surface water drainage would employ sustainable methods, such as the installation of water butts for recycling rainwater, or soakaways should ground conditions allow.

Furthermore, the provision of this extension will improve the practicality, adaptability and longevity of the main house, providing improved and modernised accommodation/facilities for the present and future occupiers. This will help to maintain the appeal of this listed building as practical accommodation into the future.

Conclusions

The above demonstrates that the nature of the design, layout, construction and appearance of the proposed orangery and swimming pool building extensions would not unduly harm the character, appearance or setting of this listed building. The proposal would directly replace existing poor quality structures and would not be significantly larger overall or take up any significant additional areas of garden land. The proposal would appear as a subservient structure, not prominent within the plot and not visible from Water Lane. No structural alterations would be required to the historic fabric of the existing building. In terms of appearance the proposal would be a visually lightweight structure, sympathetic to but differentiated from the original building, allowing its historic evolution to remain legible. The replacement of the existing poor quality garden room and outbuildings with this significantly higher quality structure would positively enhance the appearance and setting of the listed building.