

January 2022

DOVE COTTAGE
76 North Bersted Street
Bognor Regis
West Sussex
PO22 9AQ



Design, Access and Heritage Statements

History and context

The earliest evidence of the existence of the cottage is from a map dated 1762, so it is likely to be more than 260 years old.

The building is listed (grade 2) and the listing states:

"Early C19. Two storeys. Two windows. Faced with flints with red brick dressings and quoins. Hipped thatched roof with pentice to north east. Casement windows."



The building was originally a pair of farm worker's cottages, with flint and brick walls and thatched roof, and is mentioned in the 1840 census, where it is described as a '*pair of tenements*' belonging to a Mr Edmond Peachey. Each house was "two up, two down", with open fires in the living room and bedroom and a range in the kitchen with flue connected through to the main chimney. At one end of the building, there is a single storey extension, which was almost certainly built at the same time as the original building, as the walls of the house and extension are of identical construction and materials. Its roof may well have originally been thatched, but if so, it was later changed to tiles. The present tiles are early hand made clay tiles, probably at least one hundred years old. It was originally divided into two sections with a partition wall along the middle, so presumably each of the two cottages had one half to use as an 'outhouse'.

There are three later additions: firstly a separate small building, about five metres from the house, with walls of brick and pitched roof of slate. This appears to be a pair of outside toilets, intended for the use of the inhabitants of the two cottages. It was probably built in the 19th century, and is now used as a tool store; secondly a porch attached to the southernmost of the two houses on the west elevation. This was probably added in the first half of the 20th century, as the wall construction is different from the main house. It uses beach flints laid more uniformly, rather than knapped field flints, and the mortar is modern, cement-based rather than lime-based mortar used in the main building. The roof of the porch has modern machine-made red tiles. At the same time as the porch was added, a new modern stairway was built (since removed) which started in the new porch and went up to the bedroom. To accommodate the porch, they had to remove the living room window of the south cottage, which they replaced with a full height window a few feet to the side; thirdly a small, flat-roofed extension at the back of the house which was probably done at the same time as the porch, and is currently used as a very small utility room.

**Porch, probably added
in mid 20th century**

**Early extension - a pair of
'outhouses' for the cottages**



The building has been added to over the last two centuries, as the needs of its inhabitants changed, and this is also a characteristic of the area. The plot is roughly square, with four boundaries. On the south boundary, there are two houses which were once cowsheds, but were converted probably early in the 20th century and in their garden, adjacent to our boundary, is a modern detached 'granny flat', built in the 1990s; on the west boundary there are two modern, high value houses, probably built in the early 1980s, and on the east boundary, there is a house which was probably built at around the same time as the cottage, but is of much higher quality. It is surrounded by a 3 metre high flint wall, giving complete privacy, and was originally owned by the local vicar. The records show that 200 years ago, the vicar let his house whilst he presumably lived at the vicarage - perhaps an early example of 'buy to let'. Across the road there are some 1960s bungalows alongside 1950s former council houses.

The area is very diverse, and seems to have been so for several centuries, so the addition of a conservatory, in traditional style but using contemporary materials, is simply a continuation of what this mixed community has been doing for at least two centuries.

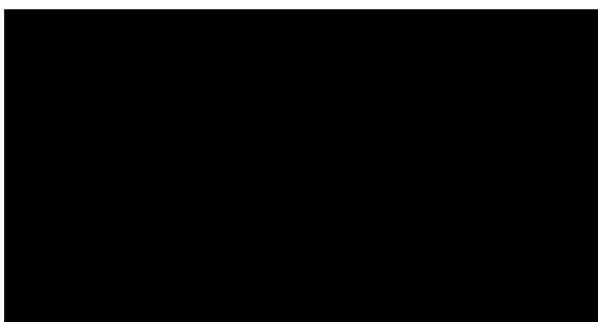
[Note that a slightly different version of this conservatory (with a flat, glass roof) has already gained Listed Building consent, and this application is basically about the proposed amendment, which is to substitute a pitched, tiled roof for the flat, glass roof of the original design.]

Design

The proposed conservatory is intended to complement and reflect the appearance of the main house, whilst using modern materials in an energy efficient way. It is set back slightly, and is of modest floor area, so it allows the original front of the house (the subject of the listing) to be seen as it was, and does not in any way conflict with the wording of the original listing. The conservatory consists of three parts: a dwarf wall, about 66 cm in height, which will be almost identical in appearance to the walls of the main house, having knapped flints in mortar with red brick quoins; above this are windows, which although meeting modern insulation standards, will be of timber construction in the same style as the house windows, with a horizontal bar and painted white; finally the pitched and tiled roof with clay tiles matching those of the adjoining roof. Both roofs will shed water to a box gutter, with all gutters in the same rectangular black style as those currently used.

Access

It is not proposed to change any of the current access arrangements to the property.



P. Mullans 30 January, 2022