

Heritage Statement

Mt G Cotton
14 Scott Street
Bognor Regis
PO21 1UH

Ref No: BR/47/11/L

6th February 2011

Schedule of works to a listed building and new extension

- ☒ Sympathetically demolish single storey extension and part of wall saving brick and slate materials for use on proposed new extension
- ☒ Dig footings ensuring no structural implications - standard 1 metre dig assumed.
- ☒ Fit block and beam sub-structure for new proposed extension
- ☒ Erect new structural timber framed shell complying with all building regulations
- ☒ Tile new roof with slate
- ☒ Fit new wooden double glazed casement windows at rear. (see p.6 Timber Windows brochure, enclosed with application)
- ☒ Complete block and render cladding
- ☒ Fit eternite shiplap board cladding at first floor level
- ☒ Complete first fix to new extension
- ☒ Knock through existing rear elevation wall at first floor to create opening and access to new first floor
- ☒ Complete second fix to extension

History and character of the building/structure

14 Scott Street (Grade II listed building) is an end terrace, residential dwelling (in a plot of six and thought to be formerly fisherman's cottages) of early C19 consisting of 2 storeys and attics. Stucco fronted. Two sash windows. Front door to right hand side at front of elevation, with moulded frame, has cornice above. Solid walls without cavities and slate tiled roof. Small dormer in attic room. No. 14 retains glazing bars in the main windows. Garden walls at rear, of flint.

Existing single storey extension to rear was an addition at some point and appears to have been built in the 20th Century as half of the roof was previously a flat roof.

The principles of and the justification for the proposed work and the impact on the special character of the listed building

The proposed works are to create further living space to accommodate a family of four whilst maintaining the character of the main house. The new construction will add an attractive and subtle distinction between old and new.

The impact will be minimal to the existing structure to the main house, as the works intended are for the new extension.

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The existing path (parallel to the existing extension) to rear garden, provides little use. It is a dead space, without sunlight and only offers access to rear garden. We feel building on this area will be a much more efficient use of space because it will form part of the proposed kitchen/diner.

The proposed access to the garden, will be in the rear elevation, in turn, offering light and functionality as well as providing a wonderful vista of the flint walled garden, better connecting the garden to the home.

Extending across the rear of the house on the ground floor will improve energy efficiency. This will alleviate much condensation and cold bridging to rear solid wall elevation. Part of the garden wall will be removed here in order for the new build to completely span rear elevation. This will ensure a practical detail with regard to adjacent property (no. 15) ground floor extension - a simple box gutter can be used to close off void between the 2 buildings. If a large void remains it could provide a place for water to get trapped and penetrate the external walls of number of 14 and 15.

The first floor bedroom will be classed as a single bedroom this will ensure the integrity of the cottage remains intact. The house will essentially be three bedroomed with two double rooms and one single.

It must be emphasised that all works to accommodate the new extension will be done with the best intentions of the original existing listed building:

- ☒ Sympathetic demolition of single storey extension will not effect main house.
- ☒ The only work to main house will be to create a new doorway opening in rear wall in order to provide access to new first floor bedroom
- ☒ Existing rear doorway opening will not be disturbed.
- ☒ Once new extension is built and original rear wall becomes internal wall, this wall will remain as it is and will only be painted.
- ☒ Full span extension at rear on ground floor and part first floor will provide protection to the original building and essentially prolong the life of the building providing a key role in English heritage.
- ☒ New blockwork and render cladding to tie in with existing flint walls - flints walls to be repaired by specialist bricklayer.

14 Scott street is a heritage asset and our proposal is to improve our standard of living in the house we cherish, especially as both our children were born here. We wish to stay in the house and care for the house, as it does and will continue to require general maintenance. The new space will have a positive cultural, environmental, economic and social impact on our lives.

Its setting and the setting of adjacent listed buildings

This is a end terrace property in a block of six listed cottages, of which four out of six have full spanning extensions at rear. One of these houses has a two storey extension which greatly improves it's size and use in the 21st century. Looking from the south elevation there is a new development on the right, called Frankalan Mews, this is a terrace of 6 houses similar in design to 14 Scott Street but obviously a new build. The rear elevation of Frankalan Mews projects approx 4 metres beyond the rear upper eaves of 14 Scott Street, the proposed extension would essentially nestle into this corner and with the ground floor only projecting project approx 1.5m. The first floor will not project nd

further than the adjacent eastside building. Number 15 Scott street (adjacent west) has a new single storey flat roofed extension that spans the width of the rear elevation and projects approx 5.5m the new proposed extension will not project any further than the end of this building.

At the rear of all six houses the architectural landscape has developed and changed over time, it seems this will continue to a certain extent. The proposed extension will be a positive addition to the evolving landscape with regard to the simple design, maintaining the pitch slated roof on two levels and maintaining a cottage look. It will be clear and distinguish that the property is now larger and in good condition whilst the main original building's integrity is kept intact and protected.