ARUN DISTRICT COUNCIL
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Received

NEIL HOLLAND
ARCHITECTS

Design and Access Statement

for

Extension and Remodelling

at

1 St. Nicholas Cottages, Houghton, West Sussex, BN18 9LW

16th February 2009
Rev. A - 27th April 2009
Rev. B - 7th September 2009

Introduction and Historical Background
1 St. Nicholas Cottages is one of a pair of semi-detached Norfolk Estate properties, built in 1849, overlooking the River Arun flood plain.

Both cottages are Grade II listed and No.1 built originally as the Vicarage to St. Nicholas Church. The date is confirmed by two stone plaques, one on the front of the building above the first floor window, the other on the south elevation of the gable end.

The property is arranged on two floors with a conservatory style lean-to extension to the north and a front porch on the west elevation.

The construction comprises red bricks with blue headers and lime mortar jointing. Stone lintels feature above the window openings on the west elevation with stone quoins to the central window above the porch and stone copings to the gables. The roof comprises natural grey slates and the chimneys are distinctive forms with brick and stone bases, lozenge shape stacks and cream coloured pots.

When Dr and Mrs Shaw purchased the property in 2007 they did so with the intention of improving the property and restoring its original characteristics. The replacement windows and lean-to conservatory/log store in particular have damaged the integrity of the property. They also consulted Arun District Council planning department prior to purchasing the property with regard to the likelihood of achieving an extension of a similar size to that constructed by the owners of No.2 and were assured that, in principle, there would be no objection. Although an earlier application (ref. H/28/07/L) was refused a second proposal (ref. H/3/09/L) addressed the reasons for refusal subsequently gained consent.

Unfortunately, since gaining an approval for the scheme, Dr and Mrs Shaw's neighbour has withdrawn consent for the rebuilding of the section of lean-to within her ownership thus invalidating the proposal. The scheme has therefore necessitated a redesign and the current

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proposal, which again seeks to complement and preserve the nature of the property, is represented as a single storey rather than two storey extension.

Proposal

In order to restore the balance of the original design the intention is to remove the unsympathetic replacement joinery to the windows and insert new timber joinery with moulded sections and glazing bars. The south facing bay window with its modern picture frame window is to be removed and a glazed bay extension with traditional lead roof and wood core rolls is to be added.

In order to improve the internal accommodation, which essentially comprises a 'two-up, two-down' layout with lean-to extension, the latter is to be removed and rebuilt as a single-storey structure comprising a new kitchen and W.C. and utility area at ground floor freeing up the existing kitchen to accommodate a much needed dining room.

The log store is to be re-housed as part of a timber boarded garden store, designed to house the garden tools and garden furniture etc. The area to the north-west of the garden is generally to be reordered. A redundant coal store is to be demolished and the telegraph pole to be relocated. One small conifer is to be removed and the larger two retained.

The original brick built outhouse is to be refurbished to provide a study.

Policy Background

a) Area of Outstanding Natural Beauty Policy - Area 9
The A.N.O.B. seeks to protect the Sussex Downs as an important natural resource. Through a proposal to enhance and restore the original features of the property, the changes in turn will contribute to both the visual quality and characteristics of the A.N.O.B.

b) Conservation Areas Policy - Area 2
The proposal seeks to defer to the listed building status of the property. The proposed extension is single storey. Creation of a sympathetic addition together with the restoration of the original building is intended to both preserve and enhance the character of the locality.

Design Principles

The design principle is to provide much needed additional living accommodation as sensitively as possible and with deference to the listed building. The proposed extension reflects the detailing of the original façade; the stone quoins and lintel pick up on the design of the gable window to the west elevation and the brickwork is intended to match exactly the original building.

Internally the intention is to create a much needed dining area which will replace the existing kitchen and to create a new kitchen in the new extension together with a W.C. and utility area. The overall effect is intended to address the imbalance created by the somewhat overly dominant work carried out to the neighbour's property as well as to improve and enhance the existing building.

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Use
The proposal is for a single private domestic use, i.e. no change from the existing.

Amount

Existing floor area at ground floor	=	63.40m²
Existing floor area at first floor	=	45.00m²
Existing floor area to outhouse	=	14.52m²
Proposed floor area at ground floor	=	84.00m²
Proposed floor area to outhouse	=	14.52m²
Proposed garden store	=	14.00m²

N.B. All areas indicated are external gross m²

Layout
The approach to the property will remain as existing. There will be no change to the parking area. The existing front door and porch will be retained and an alternative entrance provided from the parking area. The garden fence will be reinstated together with a section of new garden wall and a new gate.

Scale
The proposed extension is designed in deference to the existing house but of a scale to balance the recent extension to the neighbouring property.

Landscaping
Work is in progress to restore the garden to a traditional cottage garden. The proposals to reorder the north-west corner of the garden are intended to improve the visual aspect of this area to create a setting for the proposed garden store and allow for appropriate replanting.

Appearance
The proposed extension will be constructed to match the existing building exactly in the choice of bricks and mortar; stone lintels; quoins and copings. The traditional lead work roof will compliment the existing slate roof. The outhouse will be similarly refurbished in materials to match the existing exactly. The window joinery will be replaced with new painted timber units with moulded sections. The garden store will be timber boarded with slate roofing.

Access
The new front door will provide a more direct access to the parking and turning area to the north of the property. Disabled access can also be achieved via the new entrance door on the north elevation.

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