

Design, Access and Heritage Statement

Temple Spa, Toddington House, Toddington Lane, Littlehampton, BN17 7PN

Introduction:

This application is for a single storey lean-to extension against an existing barn structure, which falls within the curtilage of the Grade II listed Toddington House. The proposal aims to create a timber frame lean-to storage building, in keeping with the surrounding barn vernacular, for use by the applicants business which is run from offices located within the barns.

Below is the listing for the property, which makes limited reference to the barn:

1. 5401 TODDINGTON LANE (East Side) ----- 11.5.49. Toddington House [Formerly listed as No 257 (including stables or barn at south end of south wing)] - Stables and Barn - Garden Shed immediately south-east of house TQ 00 SW 3/29

II

2. C16 or early C17 timber framed house now faced with brick and flints. 2 storeys, 'L' plan. West front: 1 window facing South and 3 facing West. South end single storey under catslide roof except for 2 storey projection with hipped gable over recessed entrance. Tall chimney at West end with stone quoins and octagonal stack. 1 storey shed joined to this, tiled with original Horsham slabs at base. Main house has tiled roof with later Horsham slabs at base Casement windows. East front is 2 storeys, 6 windows. 2 brick flying buttresses (modern) Casement windows, 3 retaining brick mullions. Some panelling inside. North side has catslide roof. Garden shed immediately South-East of house. Skew plan, Cobbled walls with thatched roof. Stables to South of house, single storey timber with slate roof form 3 sides of a rectangle, the East side being a barn. Latter is weatherboarded, lower parts of cobble.

Listing NGR: TQ0342603744

Source: English Heritage

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Building History:

Toddington House was given Grade II listed status in 1949, with the description dating the house to the 16th or 17th Century. The building is considered to have significant archeological and historic interest, and although it has been gradually extended over time, the original part of the building dates back to c1500.

There is an extensive planning history associated with Toddington House, which has been adapted over time. The associated single storey barns were converted in to office accommodation in around 2000, and the large barn was converted in around 2011, to accommodate the applicants local business, Temple Spa Ltd.

The barn itself is a typical Sussex timber frame barn, equivalent to two storeys in height. Although curtilage listed due to the proximity to the Grade II listed house, the barn has little historic value in its own right. It does not display any particular value in design, construction, or age. There are many examples of similar buildings locally, and it is considered that without it's relationship to Toddington House, the barn is unlikely to be listed in its own right for its architectural or historic interest.

Proposal:

The proposal is for a single storey timber frame lean-to structure to act as storage accommodation for the business located in the adjoining barns.

The proposal has been carefully considered in terms of appearance and position to have minimal impact on the existing barns or the Grade II listed house, which is located over 20m away. Below are some different roof options that were considered.



The proposed storage lean-to will be an oak frame building with reclaimed clay roof tiles, to match the surrounding buildings. The reason that a mono-pitch roof was decided upon, was due to the fact that this style of roof is often seen as a typical evolution of this type of barn structure and as such, is in keeping with the existing building.

The proposal will not affect access to the site or the number of people using or visiting the building.

2.5. Summary:

The proposed works will be carried out with due care and diligence and will at all times remain sympathetic to the site and its existing structures. The proposal is in keeping with the existing building vernacular and has been carefully designed so that it is not visible from the Grade II Listed house. The proposal will benefit the existing successful business and will help to ensure its longevity in the area.