

**NEIL HOLLAND
ARCHITECTS**

An Extension

to

**Toddington House
Toddington Lane · Wick · West Sussex · BN17 6JX**

DESIGN AND ACCESS STATEMENT

14th October 2013

Introduction and Context

Toddington House is located on the northern outskirts of Littlehampton on the eastern side of Toddington Lane.

It was once timber framed farmhouse from the 16th or early 17th century and is now a Grade II listed dwelling bound with a walled garden and associated barns. Listing NGR: TQ0342603744.

The single storey barn was converted to B1 office accommodation in 2000 and the main barn was relatively recently granted approval and converted to business use for the same company.

This application relates to the house only.

The house was originally amongst a hamlet surrounded by countryside but now is found within a suburban context amongst modern houses and commercial businesses. Despite this the property has retained its characteristics partly due to the protection offered by its walled garden.

Pre-application advice was sought on 31st January 2013 and was responded to by Arun District Council on 5th March 2013, Ref: PAA/12/13. Based upon the advice obtained, design aesthetic discussions took place with Ian Smalley of Neil Holland Architects and the Case Officer, Mrs Anita Gardner, specifically in relation to comments raised from the Historic Buildings Adviser, Dr Ian Wightman.

We subsequently lodged a planning and listed building consent application (LU/240/13, LU/241/13/L). Dr. Wightman suggested that we needed to reduce the scheme by 2.5m in length. We withdrew the applications on the 3rd October.

This planning application shows the building reduced by 2.5m in length in line with Dr. Wightmans comments.

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Proposal

Our scheme seeks to sympathetically extend the house to create a new kitchen/dining extension, connected to the house by means of a link passage from the existing kitchen which is too small and narrow for the owners.

In consultation with Ian Wightman we have achieved this by way of continuing the roof ridge line from a Sussex gablet, northwards away from the existing catslide roof. This presents a simple, honest uncluttered form. This has been further simplified by removing a previously proposed raised glazed entrance canopy which broke the eaves line on the east elevation.

We are proposing to remove a relatively new extension which houses a small larder and back door. The new kitchen provides access to an existing private external courtyard area with gated access to the road. This provides a good area for bin storage and private access to the house and 'rear' garden. The previous kitchen will become a walk-through utility area.

We have taken care to locate the new kitchen block away from the house in a way which, in conjunction with removing the modern extension, means that the house still retains its original profile and identity.

By the same token we have been careful not to make a slavish copy of the existing house and while not competing visually with the main house it will command its own external garden space which can be visually enriched with suitable soft landscaping. The view from the roadside is completely screened from view by the existing tree and hedge line.

Design Principles

The principle of extending the building to the north off the westerly protrusion to form a simple rectangular addition was suggested in the pre-application advice Ref: PAA/12/13. Also, as suggested, the depth of the extension was achieved by springing the proposed roof from the gablet onwards to the north.

We have subsequently, at Dr. Wightmans suggestion, also reduced the extension by 2.5m in length.

Combined with the removal of the later universally disliked extensions, this desirably preserves the listed building in its setting with its architectural features and maintains the historic interest which it possesses. This also creates an elegant form which provides a desirable and workable kitchen space in transient with modern living standards.

The proposed palette of materials is also commensurate with the existing, being a plain clay tiled roof with a combination of flint and brick walls and painted timber joinery.

Use

The requirement and use of the extension is to provide a much needed more useable kitchen/dining space which is currently cramped and confined. The position of the extension also provides a buffer to the main road creating a more sheltered desirable outside patio terrace-style garden area.

Amount

The accommodation is arranged on a single storey.

Ground Floor	45m ²
Removal of later extensions	12m ²
Net total increase	33m²

N.B. All areas indicated are external gross m²

Layout

The position and orientation of the kitchen extension in relation to the house offers a considered and proportionate addition in keeping with listed building.

The position of the proposed back door will offer a new and improved way of accessing the 'rear' of the property from Toddington Lane and also provides a buffer to the main road creating a more sheltered, eastern terrace-style garden area.

The internal spaces created are simple forms with exposed roof trusses and the main glazing concentrated on views into the patio terrace.

Scale

The kitchen extension shape and form was derived from utilising the ridge and shape of the small gabled roof to the south of the extension. This shape and pitch provided the springing point which in turn generated the roof shape and also the depth of the footprint.

This method combined with the Sussex hipped roof on the northern end allowed the proposed building scale and form to be an understated element as suggested in the pre-application advice letter.

This has created a simple, honest and uncluttered form in keeping and proportionate with the existing building.

Landscaping

Proposed alterations to the landscaping are minimal with modifications focussed around the enhanced terrace to the north of the existing building created by the buffer offered by the extension.

This will be a simple level area with gentle borders and pots.

Existing paths to the north and hedges will be retained. The reminder of the grounds are already extensively landscaped and kept immaculate by the current owners.

Appearance

The look and feel of the whole building when complete, with the simple form of the roof of the proposed kitchen extension, is considered to be a well balanced ensemble of forms appropriate to the Sussex vernacular.

Borrowing cues from existing house, the palette of materials will be a mixture of flint and brick walls beneath the plain clay tiled roof with windows and door joinery painted in a sympathetic heritage colour.

Access

Access to the site remains unchanged, with a gated access onto Toddington Lane with the proposed utility room providing an improved way of accessing the 'rear' of the property from the Lane.

Access internally to the new spaces is directly from the main house.

Conclusion

In conclusion we feel that essentially this is a good way of providing a much needed kitchen area with utility facilities which is increasingly becoming the focal 'hub' of many old and new homes in today's world.

We believe this scheme is sensitively conceived and will greatly improve the usage and enjoyment of this listed building which our clients are guardians of.