

Design, Access and Heritage Statement

*Toddington House, Toddington Lane,
Wick, Littlehampton, BN17 7PN*



EXISTING (During Construction Of Planning Permission LU/73/16/HH & LU/74/16/L)



PROPOSED

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Prepared By John Brown Architecture, On Behalf Of Mr Mark Warom

1.0. Design, Access & Heritage Statement

1.1. Introduction

Toddington House is located near the village of Lyminster, to the north of Littlehampton. The house is situated on the eastern side of Toddington Lane, and sits within approximately 0.9 acres of mature gardens. The Grade II listed house, historically set within open countryside, is now surrounded by suburban development, yet it remains sheltered within its plot. The current dwelling is a timber framed property with brick and flint facings, with an imposing cat slide roof to the north and west facades. The house has been gradually extended over time with the latest addition being a small larder extension to the north, superseded by the new kitchen extension as per planning permission LU/73/16/HH & LU/74/16/L.

This application aims to achieve permission for a new vehicular access in place of the existing pedestrian access off Toddington Lane which has been opened up in order to allow access to the site during the construction of the new kitchen extension as per planning permission LU/73/16/HH & LU/74/16/L.

1.2. Architectural Site History

The property is Grade II Listed under the Arun District Authority, and is situated within the Parish of Littlehampton. Below is the List Entry Description for this Property:

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 TO OD 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: TQ004260/3744

Source: English Heritage

Listed building text is © Crown Copyright

Toddington House was given Grade II listed status in 1949, with the description dating the house to the 16th or 17th Century. The listing protection covers all elements of the building, internally and externally, as well as any structure within the curtilage built before 1948, however the listing does specifically include the garden shed to the southeast of the house. 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.

The earliest part of the building, an external chimney and parlour (current living room) to the front west of the property, is believed to date back to medieval times (c1500), and is assumed to be built as part of cross-wing to a building no longer on the site.

It is believed that the northern part of the property, the current kitchen, wc & study, and library, was extended as a lean-to in three parts over time, and were rebuilt during the 20th century, to create what is now the dominant cat slide roof to the north facade. It is understood from the 1837 Tithe Map for the parish

of Lyrnminster, that the house was in its present form, with the exception of the two storey entrance element and the and single storey larder extension to the rear, which was not apparent until the 1972 Ordnance Survey Map, following extensive post-war restoration of the property. It is believed from the listing description that this major restoration was complete by 1949. It is also understood that it was during this period that the Horsham slab roof tiles were introduced at the bottom edge of the roof tiling.

1.3. The Proposal

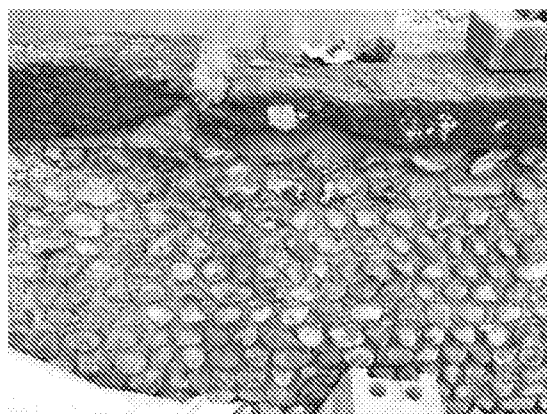
The application proposes to create a new vehicular access in place of the original pedestrian access off Toddington Lane. In order to start building the new kitchen & scullery extension to Toddington House, as per planning permission LU/73/16/HH & LU/74/16/L, the existing pedestrian access had to be opened up to allow access to the site. Within the permission for the new kitchen extension, permission was granted to re-build the existing brick piers to the existing side access with a matching brick to the existing house. It is now proposed to reinstate the side access as a vehicular access, in the form of a traditional Lych Gate arrangement, with sliding gates. The design of the Lych Gate has taken precedent from the front entrance gates to Toddington House, as well as the second pedestrian access, both of which are shown in photographs below. Both these existing entrances incorporate a Lych Gate arrangement, therefore the proposal has been designed to be in keeping with all the existing entrances to the property, both in their form and materials used.

1.4. Materials

The following materials are suggested for the proposed lych gate & side entrance. All photos shown below are images taken off Toddington House's site.

Garden Boundary Walls:

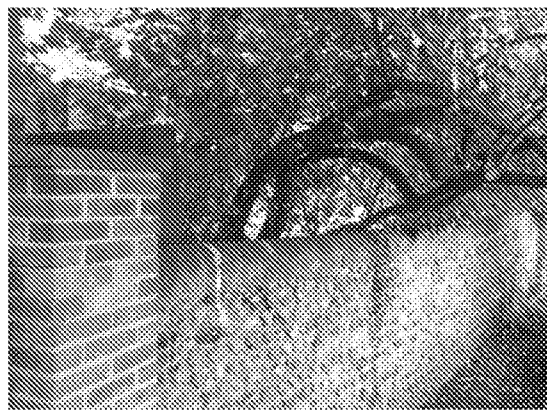
Combination Of Local Flint Stone And Red Brick Detailing To Match Existing



(Existing Brick & Flint Garden Boundary Walls)

Brick Piers:

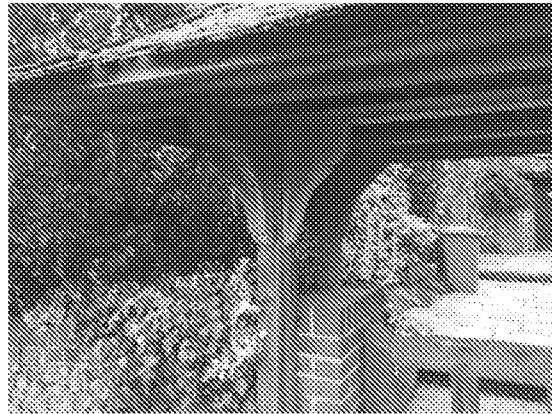
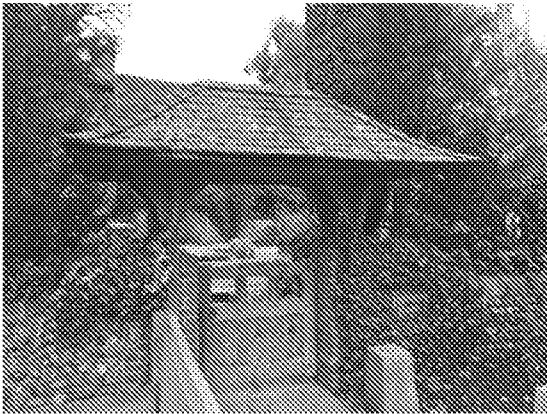
Re-Built As Per Planning Permission LU/73/16/HH & LU/74/16/L



(Existing Brick Piers To Be Re-Built)

Lych Gate Structure:

Green Oak Timber Structure



(Existing Pedestrian Lych Gate To Toddington House)

Lych Gate Roof:

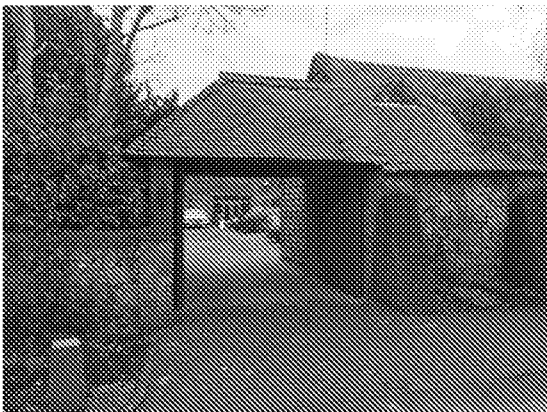
Cedar Shingles



(Existing Cedar Shingles Roof On Existing Lych Gate)

Sliding Gates:

Painted Timber To Match Existing Front Entrance Gates



(Existing Painted Timber Gates To Front Entrance)



Drive & Crossover

Cobbles To Match Existing Front Entrance



(Existing Cobbles To Front Entrance)

1.5. Flood Risk

According the Environment Agency Flood Risk Map, the property does not fall within the areas at risk from coastal or river flooding and therefore does not require a flood risk assessment.



Environment Agency's Flood Map, Highlighting Toddington House Location

1.6. Highway Consultant's Statement

Please see the attached statement from A.Rollings, Highways Consultant, that has been submitted in support of this application.

1.7. Summary

In summary the proposed access & Lych Gate have been considered & designed to minimise impacts on the listed property, their scale and material choice is informed by existing elements on the site and the proposals will afford an immediate enhancement to the house's setting