

**NEIL HOLLAND
ARCHITECTS**

A Basement Extension

to

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

DESIGN AND ACCESS STATEMENT

31st March 2014

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 30th January, 2014, by way of a sketch submitted to Mrs. Anita Gardner which was to be passed to Dr. Ian Wightman for assessment. On 17th March, 2014, the response from Mrs. Garner was that Dr. Wightman's response had been that he had no objection to this idea in principle, and she further added that it would require a fresh planning application.

This application follows the very recently permitted application, Refs: LU/240/13, LU/241/13/L, which are pertinent as this basement proposal sits directly below the kitchen approved therein.

Proposal

Our scheme seeks to provide the extra ancillary space which our client has been extremely anxious to have but had been unable to obtain previously. Having lost a larder and pantry, and never having had an appropriate secluded place for ironing and folding laundered clothes and linen etc., our client was keen to have a dedicated space for these things and, since the approval of the kitchen extension, a basement under the kitchen was seen as the perfect answer to the problem.

Design Principles

The principle of extending the building by way of providing a basement does, of course, have many benefits from a planning point of view. There are no issues with regard to bulk and massing, no elevations and materials to be considered and no intrusion into the built environment. As the proposed basement is for ancillary purposes, it does not have a need for natural light or ventilation as both these things can be provided artificially. The basement, therefore, is a near perfect solution to the brief.

Use

The requirement and use of the basement is to provide a much needed pantry and larder space, ancillary to the use of the kitchen, and to provide a 'non-public' space where clothes and linen can be ironed and folded, something that the house presently lacks and is much-needed by the client.

Amount

The size of the basement reflects the size of the kitchen above, partly for reasons of constructional simplicity and, therefore, economy. The internal floor, therefore, matches that of the kitchen, being 6.8 by 5.5 metres. This gives a Gross Internal Floor Area of 37.4 square metres.

Layout

As previously mentioned, the basement will sit directly beneath the new kitchen, perfectly positioned as an ancillary space allied to the kitchen and for other utilitarian requirements.

Scale

In the sense that it will be totally below ground, the issue of scale does not strictly apply to this structure.

Landscaping

As above, there will be no landscaping associated with the basement.

Appearance

The construction of this basement will have no effect upon the look and feel of the whole building when complete. When completed, the external appearance of the house will be as that depicted in the recently approved application for the kitchen extension to the house.

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 basement will be by way of a new staircase from the kitchen, as indicated on the drawings.

Conclusion

In conclusion we feel that essentially this is a good way of providing a much needed back-up facility area for the new kitchen and house as a whole and, given the positive aspects of providing a structure with no visual intrusiveness, 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.