

NEIL HOLLAND
ARCHITECTS

A Basement Extension

to

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

HERITAGE STATEMENT

31st March 2014

Historical 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:

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.

The original building is considered to be of considerable archaeological and historical significance having once been a high status building with early masonry chimney assumed to be from around 1500.

The earliest part of the building probably consisted of a two storey late medieval parlour range of heavy timber framing construction with a crownpost roof, probably as a crosswing to another building. This was rebuilt in brick and flint in the 17th century. Probably in the 19th century, the crosswing was refaced in brick and an extension added.

The building was significantly and sympathetically restored and modernised in the 20th century. The restoration maintained the form of the previous lean-to and hipped roof extension and added a similar design in the form of the larder. Trouble was taken to use matching materials and adopt similar window designs.

A two storey hipped roof extension was also added and brickwork replaced with flint, with brick dressings.

The historical significance of the building was compromised by this very work with restoration and further additions including insertion, removal and re-insertion of the first floor in the hall and services area and nearly all of the replacement of the internal doors and windows. Other works in this area include roof strengthening, insertion of steel beams and blocking up of windows.

The building and its associated listed outbuildings are considered important in their setting, the area having been much changed by recent development. The farm buildings and landscaped garden are not considered to contribute to the same degree.

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.

Appearance and Proposal

Our recently permitted scheme, (Planning Permit Refs: LU/320/13 & LU/322/13/L), to which this basement proposal relates, sought 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.

That scheme, therefore, removed a relatively new extension which housed a small larder and replaced it with a new sensibly sized kitchen/breakfast room. The new kitchen will enjoy 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.

This proposal for a basement, to act as a larder/pantry/storage and general utility space will, by the same token, therefore, be well sited, not only to be linked directly to the new kitchen but also, to take advantage of the private external courtyard, gated access to the road and external bin storage, but without being visible or impinging upon the external spaces in any way.

When we designed the new kitchen, we were careful to locate it away from the house in a way which, in conjunction with removing the modern extension, meant that the house would still retain its original profile and identity. With this proposal to locate the basement directly below the kitchen, this happy situation will be maintained.