

Lyminster Cottage
Lyminster
Littlehampton
West Sussex
BN17 7QF

Pre Planning Submission 2019.

We have recently taken ownership of Lyminster Cottage and would very much like to restore/renovate the property keeping and enhancing its original features. At the same time we would like to extend/modernise to help the building last for many years to come.

Aims & Objectives.

- New entrance / Driveway enabling the below works and independent services.
- Restoration of external building at the front of the property.
- Restoration of walled garden, front and rear.
- Adjustment of levels around the property.
- Restoration of all windows and small front porch area.
- Demolition of poorly built and not in keeping addition to the property added by previous owners.
- Addition of 2 storey extension allowing an upstairs bathroom, extra bedroom, kitchen/utility area followed by a full restoration of the roof and internals to the entire property.
- Reinstate all garden planting lawns etc.

Reasoning.

-New Entrance & Driveway.

An addition of a driveway/entrance to the property is paramount to the much needed restoration works required at Lyminster Cottage. Whilst we are aware that the section of flint wall that will require removal is not ideal we believe the restorative gain would far out way its loss. We would allow ample space to ensure any cars/delivery vehicles can be well removed from the road and finish the entrance in such a way that it blends with other local entrances, this will also alleviate parking within Church Road.

There are of course advantages to ourselves but we believe it to be vital to future proofing and restoration of the building allowing security, convenience and safety whilst accessing the property, with a much needed addition of a service duct for independent services installation.

Safety.

Lyminster Road is a busy entity. Whilst crossing alone is a relatively safe undertaking, shepherding children or pets can be tricky and delivery vehicles find it very hard to stop. We tell them to park over in Church Road and then carry from there but generally this is ignored, tasks like emptying the car of the weekly shop require the same level of logistics.

Restorative Gain.

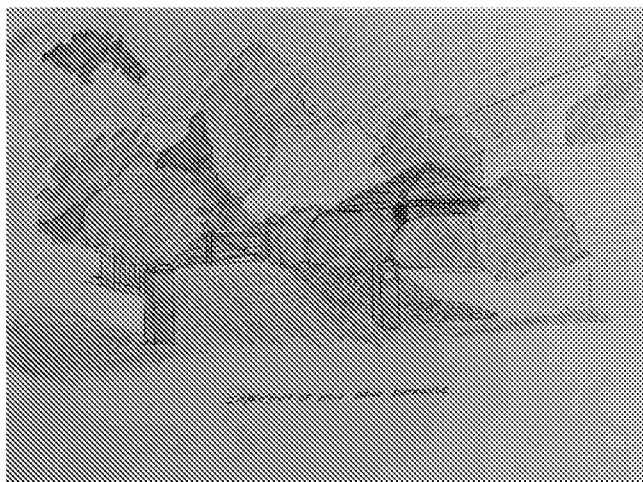
Without appropriate access to the property deliveries or movement of any aggregates, materials, tools and plant is incredibly difficult. Avenues such as access via neighbours properties have been considered and discussed but conventional delivery methods simply mean that it would be a non viable task. Even without the permission to extend the sheer amount of materials needed is considerable for existing basic restoration.

Add any proposed improvements to the property and we then have to consider, roofing slate, sand, concrete, lime, flint and other necessary materials. This also extends to the tasks of basic ongoing maintenance for the whole property.

We plan to retain and restore as much of the existing property as we can and would like to do it properly and where possible use traditional methods, all of this needs space, time and patience to which none of this is possible when an estimated 60% of the labour cost involves carrying materials and aggregates across the road as they would need to be stored of-site.

Aesthetics.

We believe that we can enhance the look of this beautiful building by giving it a frame that would highlight its features. Replant and save as much of the flora and fauna already in situ whilst planting new where renovations to the walls and out building have resulted in complete removal. New plants to be considered that are both indigenous and in keeping with the local area.



Details.

Whilst the loss of the flint wall to the left of the existing gate is not ideal many avenues have been considered before reaching our decision/final proposal idea. As part of our pre application submission and response, it had been suggested that perhaps a space for 2 cars should be created at the road end of the garden.

We respect and understand the reasoning around the advice we have spent considerable time looking at the design and measurements alongside considering the safety aspects of the project.

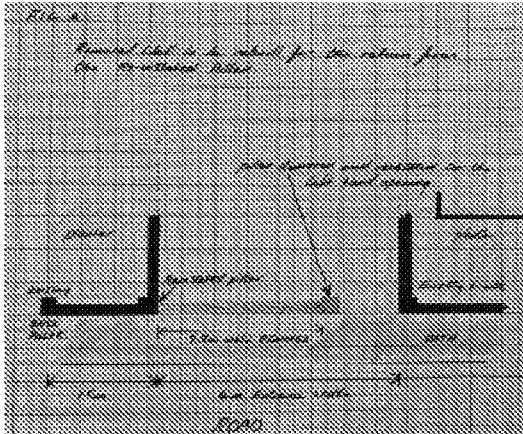
A standard car parking space is 2.4m wide X 4.8m long, space for 2 cars would then therefore require a 4.8m wide opening in the flint wall and removes more of the wall than we would ideally like. As part of this, if there is already a vehicle parked a second vehicle parking up would need to swing into the opposing carriageway. We also understand that wherever practicably possible it is pertinent to avoid reversing into a main road to exit the property which could cause issues with highways.

Our proposal means that we only need to remove 2.8>3m of existing wall to create a 4m opening.



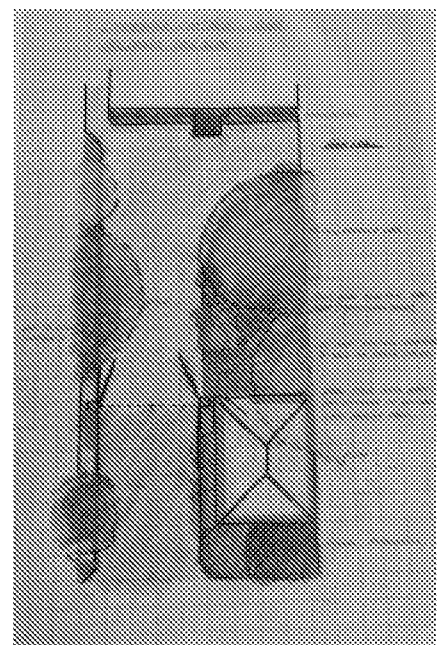
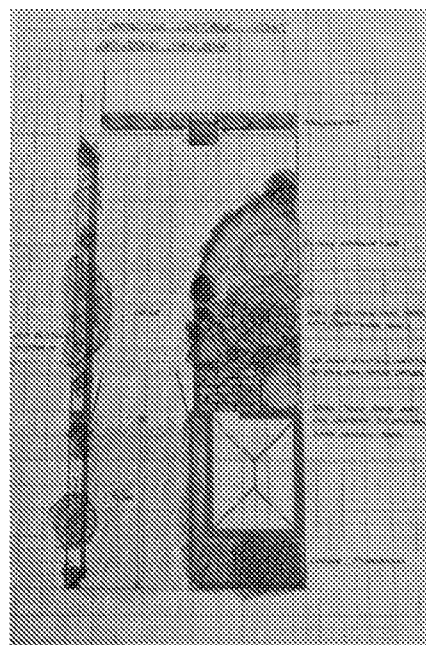
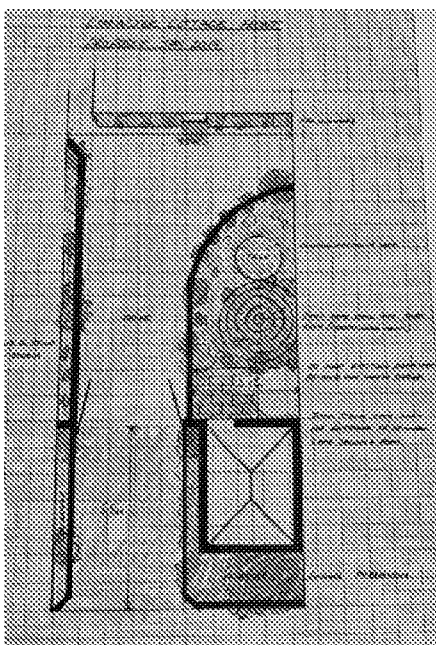
EFFECTIVELY MOVING THE WALL TO THE LEFT OF THE GATE 1.5M FROM BOUNDARY.

Please refer to figure A. for reference (within the scanned plans/drawings), The removed pillar and wall will be utilised to build the return wall for the drive also drawn in figure A. Any mortar required will be matched from existing by the lime centre and required napped flint sourced for the wider project.



The document titled Lyminster cottage front 2019 and the accompanied impressional drawings you can see the concept, planting and that we have allowed just enough space to be able to turn a vehicle round. The gate placement has also been carefully positioned both for aesthetics and safe removal of a vehicle from the road and pathway.

Tarmac to match the existing public walkway would act as the first part of the drive up to the gate and also tie the look in to Blakedene's drive (the house next door), where a retaining reclaimed brick would aid in the retention of the pea shingle driveway which we hope best suits and respects the look of the front garden and the overall cottage appearance.



The reinstatement of planting will mean wherever possible careful reduction and replanting of much of the existing plant life which is heavily overgrown. For instance on the right hand wall as you look at house there is a substantial wisteria that we are committed to saving. The planter along the same wall is approximately 1.2m wide and extends the full length of the wall up to the cottage.

-Restoration of external outbuilding to front of property.

The small out building to the front of the property is in a state of disrepair. The wall closest to the road is subsiding and leaning towards the road, it has dropped an estimated 8 inches and is clearly visible to the naked eye. At some point in the past work to prevent this has occurred by utilising building tie's bolted to the adjacent/attached wall and the opposite wall to right of the door as you walk in. This is now resulting in the rest of the building being dragged with the wall and clear cracks have formed caused by the stress. This pressure to the building has caused the roof to twist and is no longer water tight, the resulting moisture now within the building is simply adding to the subsidence issues.

After full restoration to the walls and roof we would simply like to preserve the existing flooring, add some simple lighting and power outlets and utilise the building as a studio/storage area ensuring the building is exactly as it was. We have been told that Lyminster cottage and or Lyminster Court Cottage was originally the game keepers dwelling and would like to keep/maintain & pay homage to the outbuilding in its original form.

Safety.

From a safety perspective the building needs under-pinning to ensure its structure and stop it falling into or close to the A284. The roof restored to prevent further damp issues and restoration to the damaged walls to reduce risk to public and residents.

Restorative Gain.

The building would simply be restored back to its original finish and state. We would like to reiterate that works are not viable without proper access. We would like to suggest/propose that if we are able to add a new entrance that flint removed from that wall could be utilised as the materials to make good.

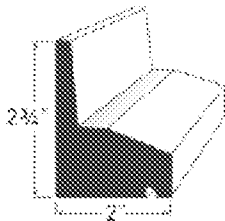
Aesthetics.

The out building has a different finish to the mortar than the cottage itself and we would like to match the existing with mortar matched and provided by a lime specialist.

Methods.

Our proposal is to take up the internal brick floor, clean and store on site for full reinstatement after underpinning the road & garden sides, this will be achieved by careful removal of small sections of flint for needles, then propped by way of ackros. Foundations added in 1m lengths before reinstating and restoring wall back to their original form with matched mortar. The roof timbers can then be fully assessed and repairs made where needed to the joists, we are not sure to what extent this will be as until the walls are level it is difficult to ascertain the exact amount of damaged caused by the sinking building. This followed by restoration of the slate roof which we believe to be complete and just require adjustment.

Electricity added would be executed in galvanised surface mounted conduit and similar back boxes to ensure minimal disruption to the original finishes. The door to the outbuilding simply requires sensitive restoration, where the door has a sizeable gap to floor level we would like to simply add a angled water sill to help with water ingress and painted to match existing and a draft excluder strip.



- Restoration of walled Garden.

The wall to the right of the property (as looked at from the road) requires repair, its not in a terrible state but needs patching and some new flint in various places, we would like to suggest/propose that if we are able to add a new entrance that flint removed from that wall could be utilised as the materials to repair thus in keeping with the existing.

The wall to the left of the property is an unknown entity, until a time where direction is clear we are avoiding removal of ivy and plant life just incase sections are being held up by the aforementioned greenery.

Safety.

There is really only one section of the wall on the right that causes concern and as stated the wall on the left is unknown.

Restorative Gain.

Simple repair and restoration of any damaged sections of wall or parts that require some TLC.

Aesthetics.

The mortar finish on the right hand visible wall and what we can see matches the finish on the adjoining house and Lyminster Cottage and unless advised otherwise would endeavour to keep it that way. Likewise matching all other sections of wall if they should differ, much like all sections of this project/ restoration mortar specialists will be consulted for the mix and finished carefully considered to retain existing appearance.

- Adjust levels around the property.

The levels adjacent to the building whether they be planting sections or pathways have been added too over the years resulting in places where the external level is higher than the internal or at least very close. It is in these places where we noticed damper sections of wall whilst carrying out minor decoration to the internals.

Safety.

From a safety point of view we would simply like to lower the exterior levels to reduce the risk of damp and mould resulting in air born spores and poor air quality.

Restorative Gain.

Lowering ground levels around the property will allow the cottage to breathe properly and dry, water can be diverted from the building ensuring the life of foundations and integrity to the damp proof course.

Aesthetics.

The finish of levels and pathways would match the drive finish to a small gate, where a natural stone flagstone pathway would be created down the side of the property leading to the rear.

- Restoration of all windows and small front porch area.

Two of the front windows are in need of mild restoration, simple lower sections cut out and rotten wood removed. Appropriate wood added and windows restored, the other windows at the property simply require stripping, treating and fresh paint before reinstatement. The Small porch needs restoration/replacement, it has dropped forward and is no longer properly attached to the building. The lower levels are rotten and previous

owners have replaced what we suspect was wooden lattice work with PVC. We would like to re-build the porch to its original state.

There are no real safety issues, Restorative gain is a like for like replacement and aesthetics remain the same unless advice is given.

- Demolition of poorly built extension.

At differing points previous owners have added two extensions to the building. A small add on to the side of the build (this is tied to both the building and one of the garden walls) which houses a gas meter and the electrical distribution board.

A larger extension to the back of the property with a pitched roof contains a downstairs family bathroom and a small utility area with a back door to the garden.

Both of these extensions are brick and block by construction obstructing any access to the rear of the property for both works and maintenance.

The larger extension pitched roof is causing damp in one of the existing bedrooms. Without incredibly intrusive investigation it is hard to tell why this is as the pitched roof has no access.

As part of a more in keeping rear extension to the property we would like to demolish this part of the build allowing access to the rear garden via a restored wall down the side of the property.

As part of a previous planning submission this was granted alongside a two storey extension and a new rear wall, the demolition and extension build were not undertaken but the new rear wall was constructed.

Safety.

Reduce the risk of damp and mould resulting in air born spores and poor air quality.

Restorative Gain.

Very careful demolition of the existing extension to ensure none of the original cottage is damaged paired with the building of the proposed new addition will create a better in keeping look of the build, proper construction, allow the exterior walls to breathe and prolong the life of the rear wall of the property, alongside access for ongoing maintenance. We will also keep a detailed photographic record so that the history of the building and alterations can be monitored.

Aesthetics.

As mentioned above removal of this section and the building of a new extension will allow consistency in materials and build throughout giving the property a better all round look and feel.

- Addition of 2 storey extension allowing an upstairs bathroom, extra bedroom, kitchen/utility area followed by a full restoration of the roof and internals to the entire property.

A planning application was granted to a previous owner to extend the property in 2004 (LY/46/03/). We have reviewed these plans and don't believe them to be the best design for the building. The addition of extra walls to the ground floor level to create a hall, kitchen and WC would seem like a waste of space and massively alter the interior of the existing build. We would like to submit the attached revised drawings that better retain the original make up of the property and further reinstate original features such as an original fire place to the north elevation.

The revised plans would retain as much of the original rear wall of the property as possible and we feel be a better fit.

The demolition of existing developments results in a floor area loss of approximately 14m².

The proposed extension adds approximately 38m² of floor space excluding exterior and internal walls meaning an overall approximate gain of 24m².

This space will be utilised to house a ground level kitchen, utility room and WC, upstairs a family bathroom and bedroom.

Very careful consideration has been made to the position of windows to best ensure that no body is overlooked and we have reduced the number of windows in the extended area so that the overall look of the build ties in with the original.

As part of the works a section of the roof to the rear of the property would need to be adjusted, at this point it would be sensible to renovate/restore the existing roof with the introduction of a vapour barrier and minor chimney restoration.

- Finishes.

All works to windows and doors will be restored and then finished to the same colour and new windows to match the existing.

We would like to propose that the extension matches the finish of the old extension that will be demolished, this is painted brick but as an addition match the details of the existing property with white brick dressings, quoins and cornice to match. Thus creating a build that is in keeping with the original but clearly sets itself apart from the original cottage.

The construction of the build would be of block and brick construction with matched pitch of roof and sourced slate.

As mentioned above we will then undertake restoration of the internals of the original building, reinstatement of the second fire place (at the moment it is blocked of in the kitchen) creating an entrance/dining room which then leads to the newly built kitchen and utility space.

The living room has had a UPVC door installed by the previous owners and this will be removed and a window to match the existing put back where it should be.

At the entrance by the front door we also found a herring bone brick floor that we hope extends under the kitchen floor, we would also like to restore for the new dining/entrance area.

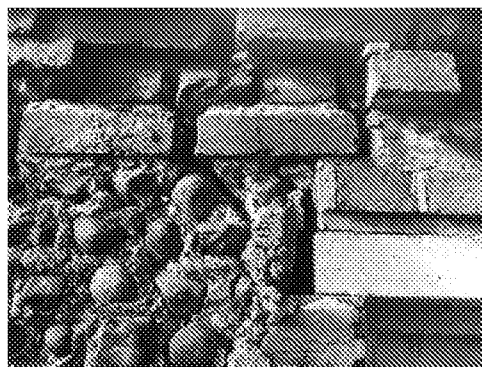
Below are annotated pictures that correspond with some of the above.

Please see PDF titled 'Lyminster Complete Scans' for new plans and layouts, old plans with conditional consent and existing layout drawings.

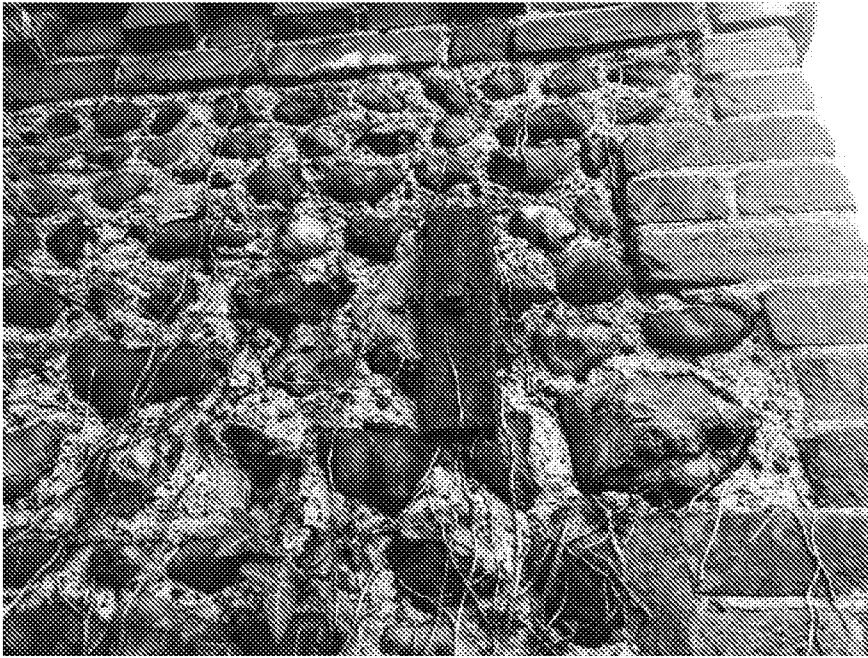
This is the external building situated next to the road & front gate to the property.



Separation of supporting wall to the top left of the door due to the building tie pulling the top half and roof towards the road side.



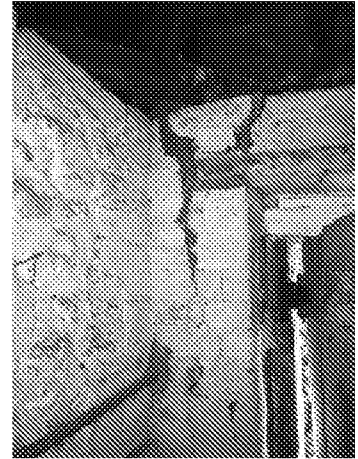
One of the two building ties.



Low level crack/separation below the above pictured tie.



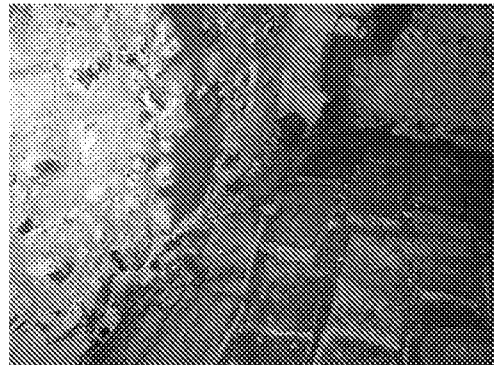
Internal picture of poorly repaired separation to the top right of the door, also pictured the second building tie at mid level.



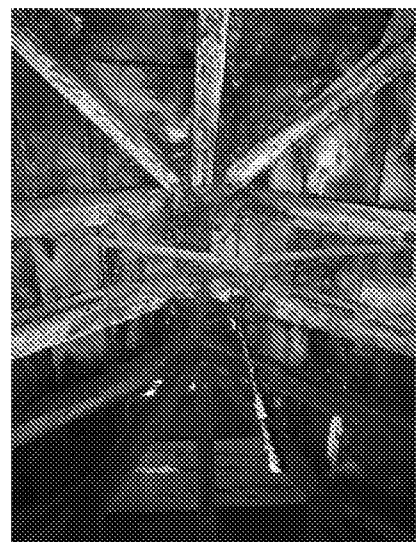
Internal repair work by previous occupants to the road side wall that is subsiding, also pictured the first building tie. This damage is mirrored on the opposite wall.



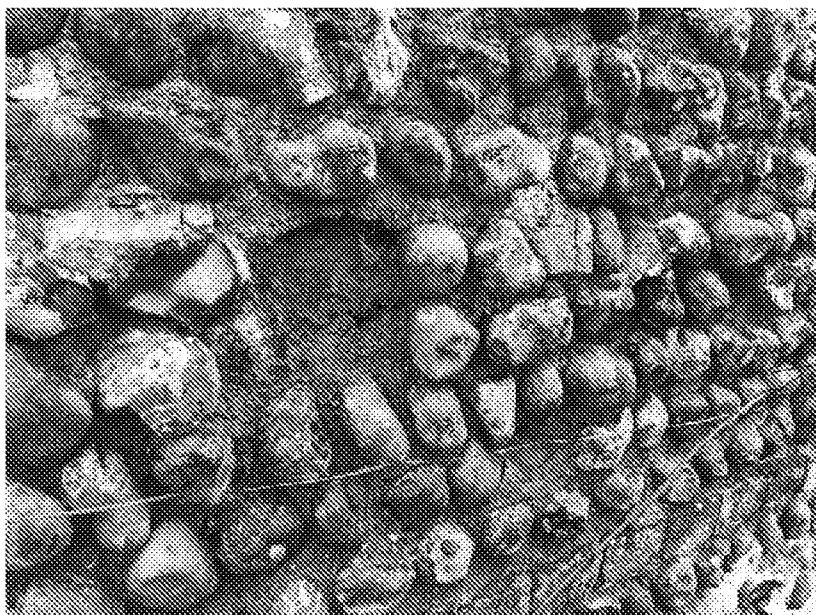
Evidence of the subsiding wall and damage to the existing floor. Again repair work to the wall as mentioned in the picture above.



Roof to be restored after remedial work undertaken to underpin and restore the brick/flint structure.

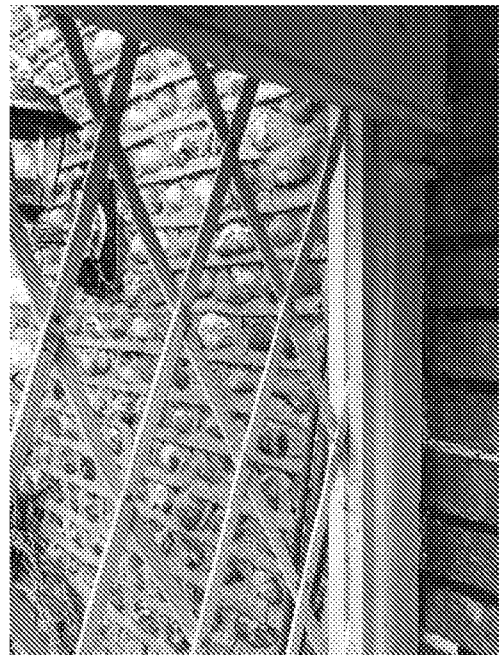


Example of the typical restoration requirements to the walled garden, front and back.





Separation of the front porch from the main building, rotten wood at the base, example of plastic lattice work added to replace damaged wooden features by previous owners and an example of typical damage to windows to be restored.



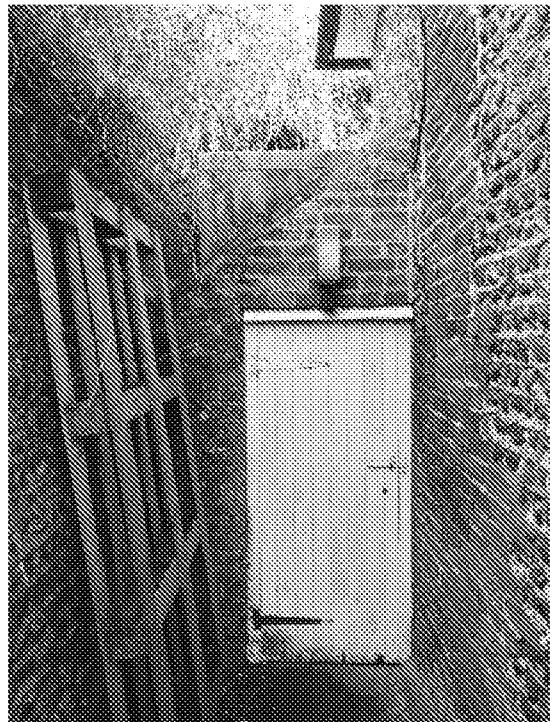
Existing extension housing a family bathroom and utility space, to the right of the picture you can see they have poorly attached the build to the wall although further investigation shows that this is infill, the separation gap can be seen from above and a better understanding of the build seen via the next picture.



The rear of the pictured extension.



Small services cupboard to the side of the property attached to the above extension and brick tied to the wall.



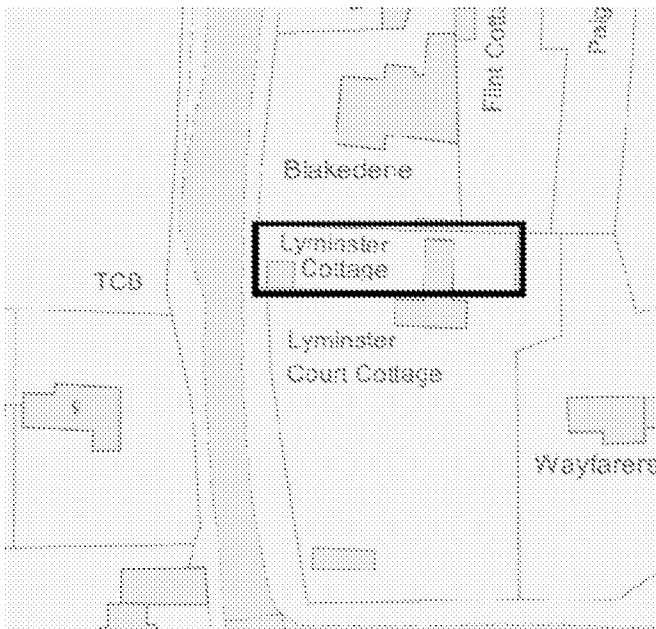
Lyminster Cottage Front elevation.



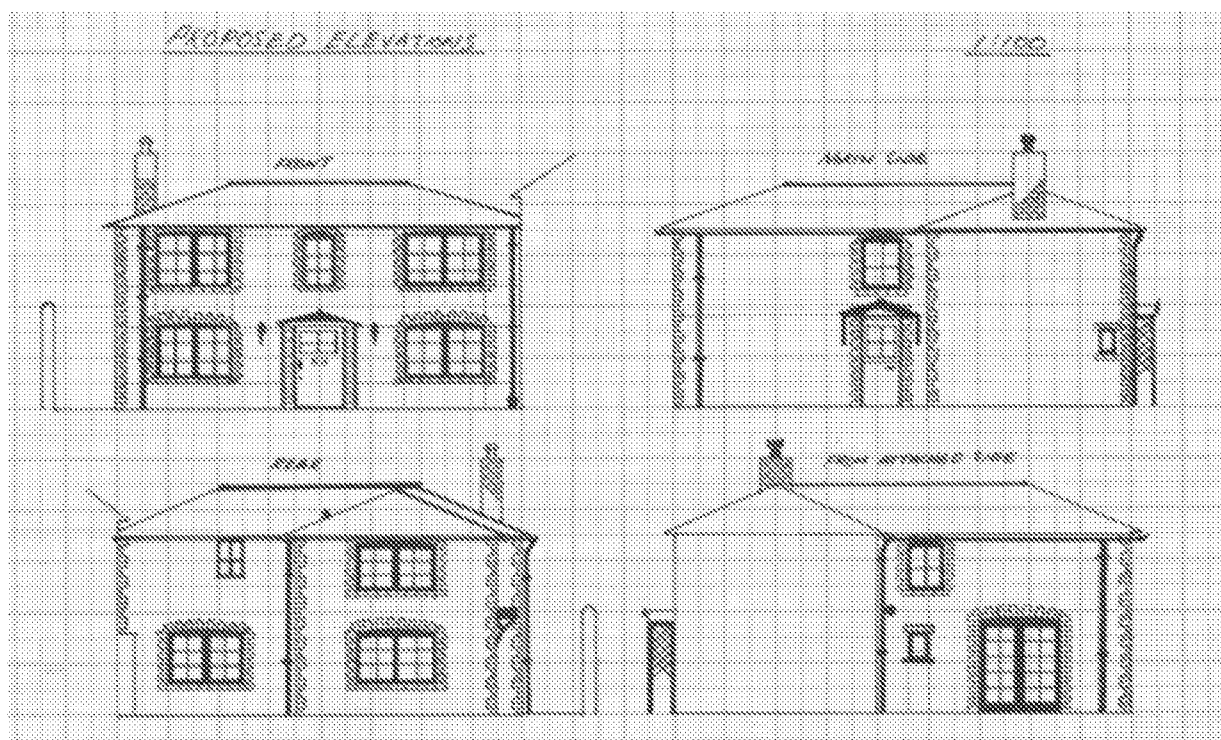
Lyminster Cottage Rear elevation.



Lyminster Cottage position.



Lyminster Cottage proposed elevations.



Top Left: The front elevation would remain unchanged with sensitive restoration where needed.

Top Right: The North elevation is obscured by an approximate 9ft wall, demolition of the extension and stepping in the proposed extension would allow air to flow around the building and permit much needed access to the rear of the property.

Bottom Left: The rear elevation shows the biggest change, the original permitted extension had 4 windows, we would like to match the size of the front elevation windows to compliment the building. On the left of the diagram you will also notice an additional window, this was part of the planning also but at some point previous owners have added a UPVC door in its place.

Bottom Right: Elevation as seen from the attached side of the property. A simple hard wood set off doors to match the style of existing windows at the property would lead out from the kitchen area.

We hope that all provided information is enough to fully aid with the decision process and invite any questions/queries.

Thank you for your time.

