

## Design and Access Statement

Christmas Cottage, Poling Street, Poling, BN18 9PU

Owners: Stephanie Keay and Alexander Rose

Owned since: 26<sup>th</sup> January 2022

Grade II listed building consent

### Listing information

Listing entry number: 1217134

Date first listed: 1984



*1Photo of Christmas Cottage, taken May 2003*

### Overview

Christmas Cottage is an end of terrace house situated in the village of Poling, West Sussex. The house comprises of a kitchen and living room on the ground floor and two bedrooms and one bathroom on the first floor. There is a narrow, long garden and a separate garage to the rear.

It is understood that the cottage was empty for a while (approximately 18<sup>th</sup> months) therefore it has been left without any maintenance or upgrade.

### About the owners

Stephanie and Alexander purchased this property in January 2022 with the view to give it the care and attention it needs, bringing up to a comfortable standard of living, while preserving the character and uniqueness of the property.

Stephanie and Alexander are the perfect pair to restore this property. Alexander is a furniture maker and designer, and Stephanie works in construction. Local products are very important, and many of the materials will be sourced from local suppliers. This is to keep the character of the property and for the environmental benefits.

Stephanie and Alexander's design vision for the cottage is to preserve as much as possible and only replace what is in needed, due to wear, tear and damage, or for safety. The unique character of the property will be maintained or enhanced but being sympathetic to its history and surroundings.

#### Summary of work

The cottage appears to have had work done in the 1970's where it has had some features installed that aren't in keeping with the age and character of the property or need replacement due to no longer being fit for purpose. These are being sought permission to replace with a more fitting solution. To summarise these are:

- **Replacement of fireplace.** The fireplace appears to be modern 1970's fireplace. We propose to replace with a traditional brick fireplace and small log burner.
- **Removal of Artex from ceilings and walls** – Artex is flaking and coming away from the walls and ceilings and needs removal
- **Replacement of damaged windows** – several windows are beyond repair and in need of replacement
- **Removal and replacement of external paint work on all three elevations** – it is suspected that an impermeable paint has been used on the cottage, resulting in cracks and damp.

#### Current photos of Christmas Cottage and proposals

##### Fireplace



*2 fireplace in living room*

The fireplace is not in keeping with the character of the cottage. We propose to reduce the size and have a simple brick fireplace with small log burner. Similar the photo below:



*3proposal for new fireplace*

#### Artex on ceilings and walls

Artex has been used throughout the property and is cracking, flaking and damp in many places. Due to the time the artex was put in the property it is likely to contain asbestos. Therefore, we would like to remove due the damage.



*4Artex on walls and ceiling. Flaking and cracking shown near radiator*

*5Artex around window, damp and damaged*

## Windows

Several windows are in need of replacement as they are damaged and sealed shut. The upstairs windows are a like for like window but double glazed in some rooms, therefore we propose to replace with the same windows.



*6kitchen window - sealed shut, frame beyond repair*



*7master bedroom window - double glazed*



*8Upstairs window - similar window but double glazed*

#### Elevations

The external walls require removal of the paintwork and replacement with a micro porous white paint, to restore the walls to a white finish but allowing the property to breath and prevent damp entering due to the cracks.



*Elevations showing damp*

### Access

Access to the property of from Poling Street. There is a track the right of the property and parking along on the road. The works to the fireplace, walls ceilings and windows can be undertaken safely from inside the property. The removal of the paint will require scaffolding on all three sides of the property but will not prevent others from accessing their properties of the track to the right.

### Programme

We propose to start these works once the consent has been received. The removal of the paint needs to be done when the weather is slightly warmer, likely April. The repaint will happen a few months later, to allow the property to dry and breath.