

DESIGN AND ACCESS STATEMENT

INTRODUCTION

St John's cottage is a Grade II listed building (List Entry Number: 1027590) occupying a substantial garden plot to the east side of Poling Street, Poling, West Sussex.

The cottage and its plot is visible from the West along Poling Street and is bounded to the east and south by agricultural landscape. To the north is a collection of dwellings which have occurred in the following centuries - with a number of additions and extensions.

The cottage had been in long term ownership by the previous custodian and has been subject to a number of modifications over the previous century. The current custodians aim to restore as much of the original features, integrity and functions of the listed cottage whilst reconciling the 20th century additions in order to provide suitable accommodation to support the needs of modern living; executed with a high standard of design and consideration.

The design and access statement will aim to demonstrate the design process which has been undertaken, demonstrating how the design response and resolution has carefully considered the listed cottage and its setting.

This design and access statement should be read in conjunction with the Heritage Statement and Planning Statement provided by Manorwood.



Aerial photography obtained from www.google.com showing site location and approximate boundary

ST JOHN'S COTTAGE

St John's cottage has been subject to a number of 20th Century interventions which have ultimately led to the cottage being split into two separate dwellings at some point - this is evidenced by the presence of existing kitchens to both the north and south halves of the plan.

The most prominent alterations are the arrangement of lean-to extensions to the east elevation of the cottage, forming a continuous form at ground floor level. The two lean-to structures to the northern part of the east elevation are of poor quality construction, however the catslide form to the southern part of the east elevation adds value to the existing cottage in terms of it's form but again is constructed poorly. External wall construction tends to be single skin with roof constructions being from modern softwood.

The catslide extension conceals two mullion windows, examples of which are also present to the exposed area of the first floor east elevation. It is understood that these windows are of high historic value. The remaining extensions conceal the existing ground floor timber frame elevation from view.

The existing cottage features a number of internal floor levels, stepping up from the entrance on the west elevation through to the 20th century additions to the rear. The stepped levels do not help with circulation and would not have originally been present. It is understood that the stepped levels have likely been introduced as an easy fix in regards to the external ground levels to the front and rear of the property.

The first floor master bedroom features an ensuite and dressing room which are tucked into the lower eaves area, creating a irregular master bedroom and also requiring the roof structure to be concealed with a plasterboard ceiling.

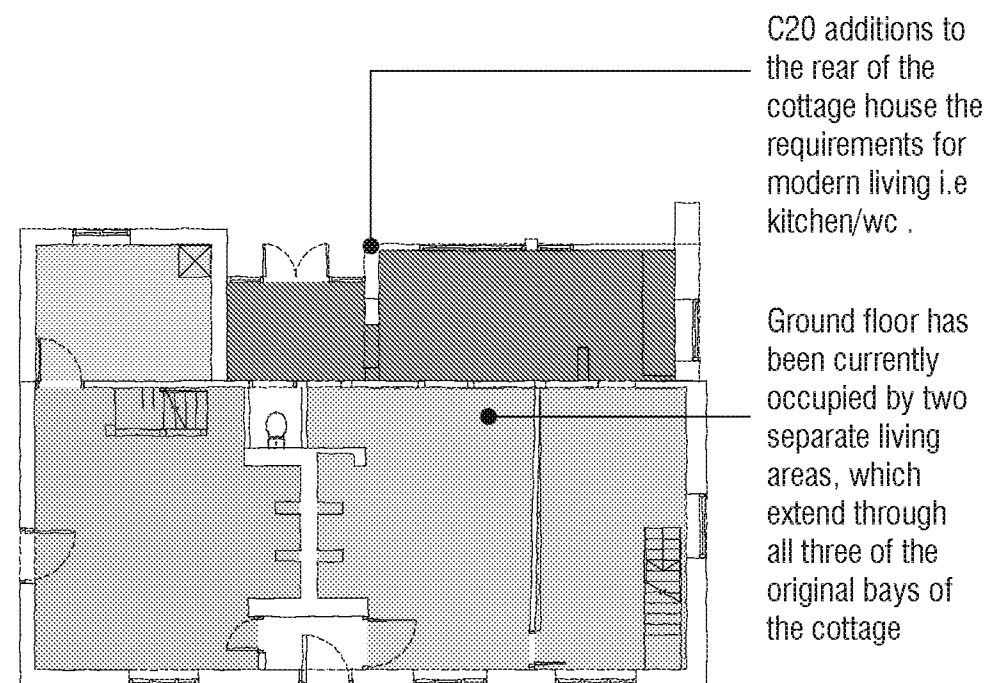
The existing roof structure has been subject to contemporary repairs and as it currently stands would not be aesthetically suitable to expose - in conjunction with revisiting the first floor plan arrangement, the aim would be to allow the existing roof structure to be reinstated and exposed as a vaulted space.

There are a number of design objectives which will affect the existing cottage, all of which are aimed at enhancing or restoring it's original nature.

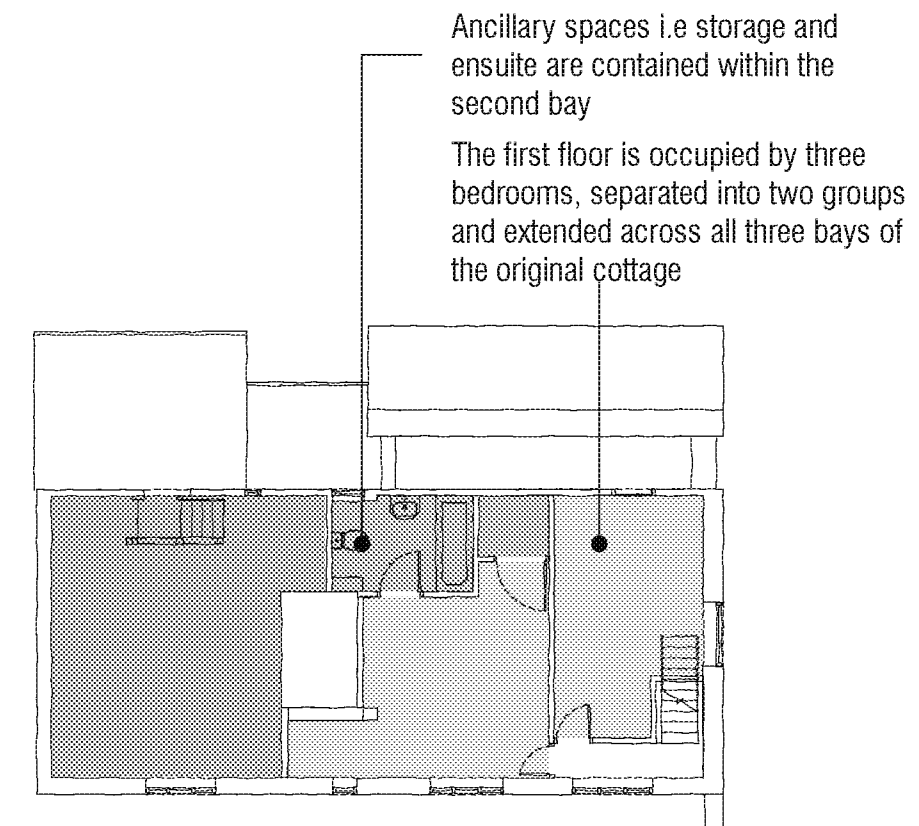
1. Introduction of a common floor level; step up to existing rear garden levels to be dealt with by the landscape design.
2. Removal of the existing 20th century extensions to the east elevation of the cottage and re-provision of a new outshot of considered design.
3. Redistribution of internal spaces so that functions required by modern living are housed with the proposed outshot and the existing cottage is to be restored back to it's original form, this will mainly be achieved by stacking any functional requirements within the third bay (southernmost).
4. In part facilitated by the redistribution of internal spaces, the existing roof structure is to be restored/re-instated and vaulted to the first floor accommodation.



Photograph of St John's Cottage showing presence of mortice and tenon connections to existing C17 timber frame, one of three medieval mullion windows



Existing ground floor plan showing current spatial arrangements



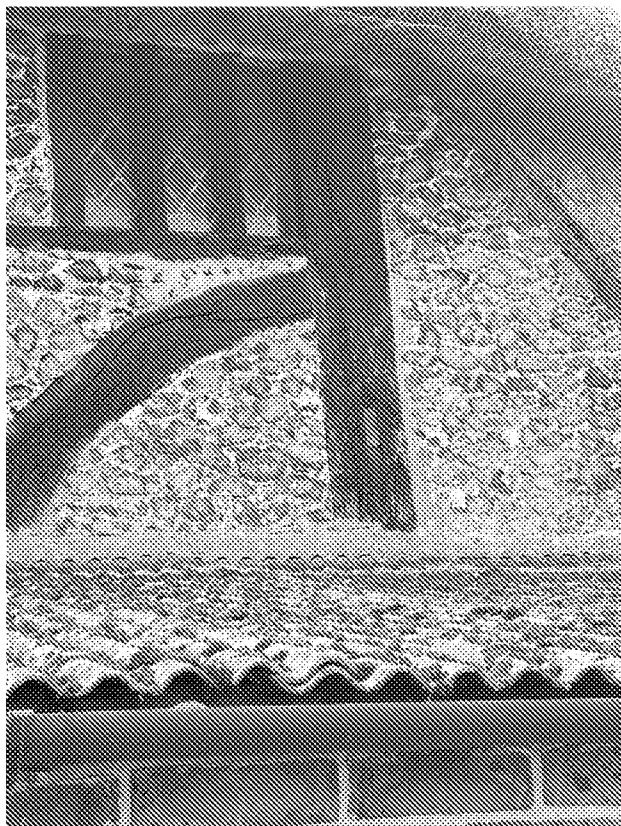
Existing first floor plan showing current spatial arrangements

Pendean Farmhouse is a well documented and studied example of a farmhouse/cottage which bears a strong resemblance to St Johns Cottage. Pendean farmhouse was constructed in the early 1600's and features the same "revolutionary change in house planning" containing a central brick built pair of fireplaces which heat the ground floor rooms and one of the upper chambers. Pendean Farmhouse was dismantled in 1968 and reconstructed in 1976 at the Weald and Downland Living Museum.

Pendean is subject to a number of outshots - it is understood that St John's Cottage also featured an outshot which has subsequently been removed or lost over time, evidenced by the presence of the remnants of the mortice & tenon joints in the external face of the timber frame.

In the case of Pendean, the existing timber frame structure was subject to a number of mid-C17 additions which were sympathetic to the architecture of the original cottage. The most substantial addition is formed by a bake-house which wraps around and returns down the side elevation.

St John's cottage has been subject to a number of C20 additions, which are of poor architectural quality, resulting in an incongruous arrangement of lean-to forms.



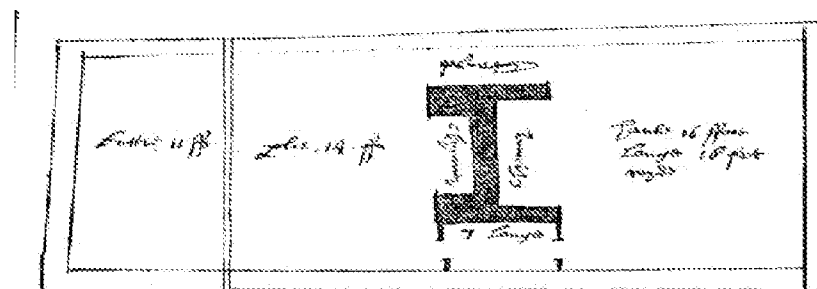
Photograph of St John's Cottage showing presence of mortice and tenon connections to existing C17 timber frame, evidencing the presence of a substantial, full width outshot.



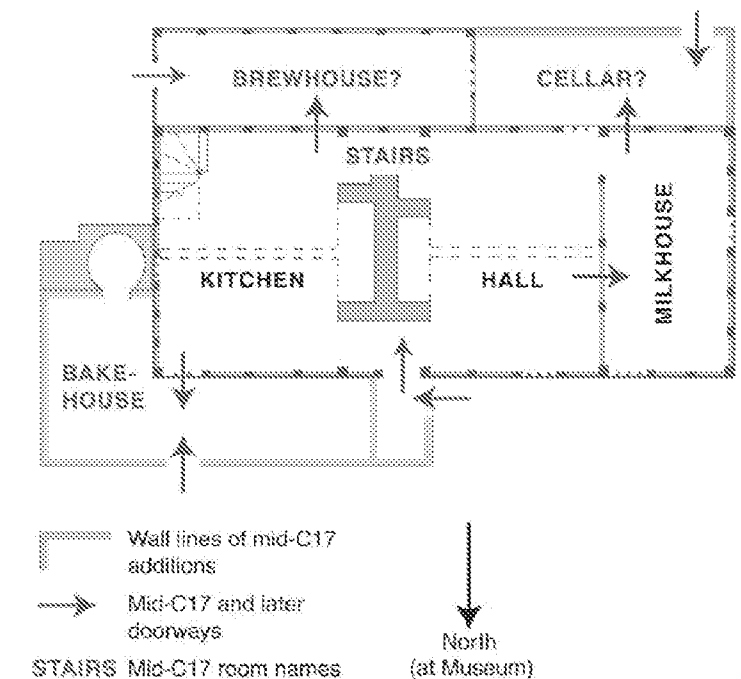
Images of Pendean Farmhouse taken from the Weald and Downland Living Museum Website



Images of Pendean Farmhouse taken from the Weald and Downland Living Museum Website



16th Century manuscript plan of a house to be built in Suffolk with an identical interior plan to Pendean and St John's cottage. (Taken from the Weald and Downland Living Museum Website)



Plan of Pendean Farmhouse taken from the Weald and Downland Living Museum Website showing the various examples of traditional outshots.

CASE STUDY : PENDEAN FARMHOUSE

CONCEPT DEVELOPMENT

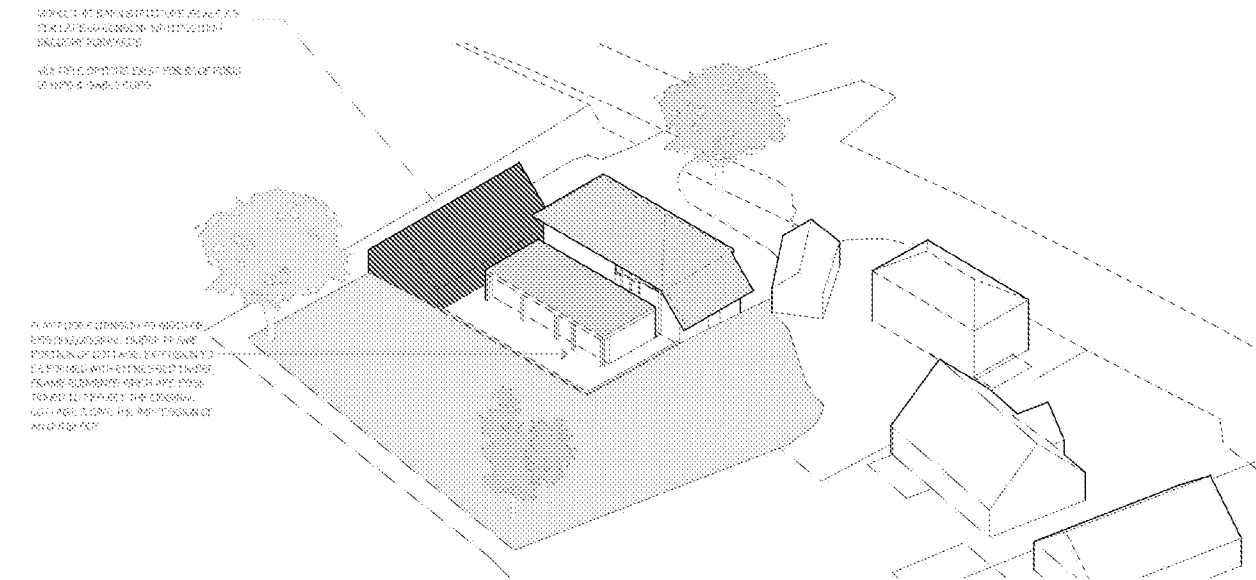
A number of form concepts were explored as a response to the design objectives of the project. The existing catslide feature to the east elevation is poorly constructed yet adds charm and character to the existing cottage. It is also worth noting that this type of catslide form is typical of a traditional outshot. The catslide roof structure currently conceals two existing unglazed mullion openings, which are of important historic value but are concealed within the contemporary softwood roof void.

The design options aim to explore the principle of adding a full-width outshot to the existing cottage, resulting in the loss of the existing catslide, alongside the proposed retention of the existing catslide and the addition of an offset outshot which extends to the north. Both of these concepts are based on inspiration from the Pendean Farmhouse case study, as well as generally being atypical arrangements for outshots to a cottage of this type.

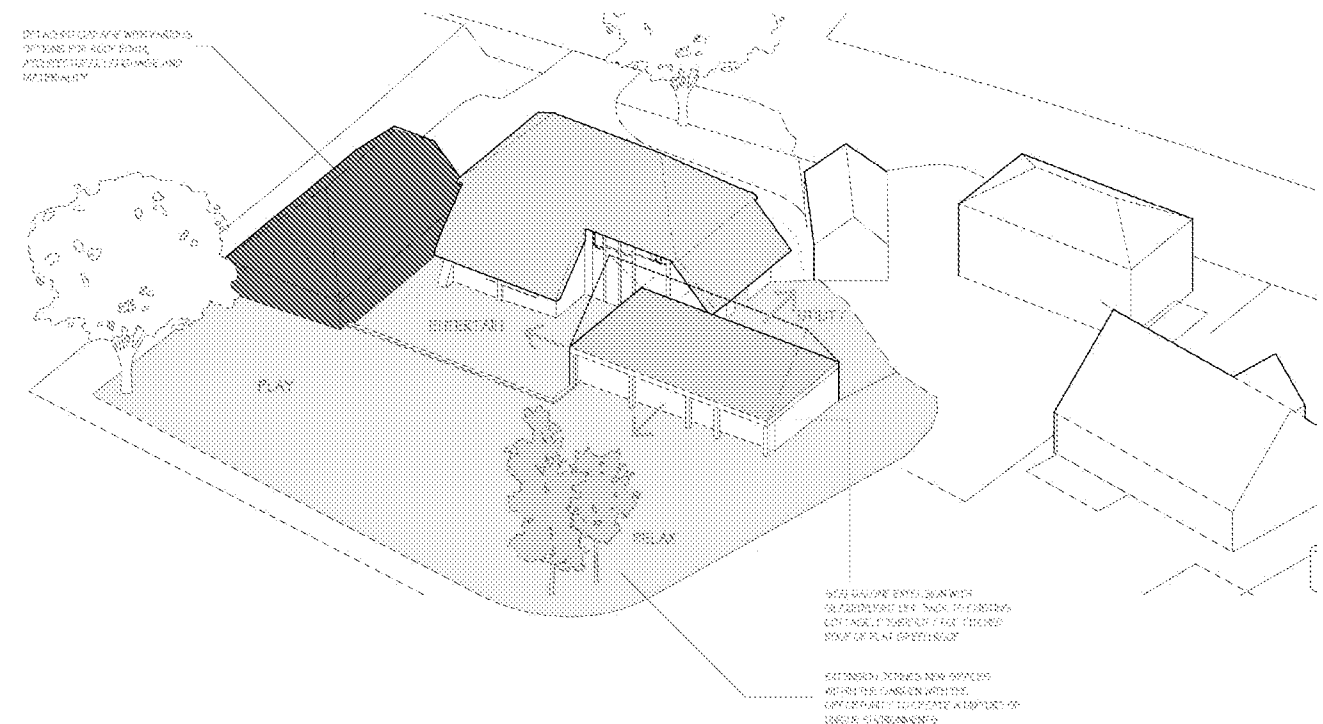
Through careful consideration, it was decided that the catslide is of value to the existing cottage, principally due to the balance it offers against the catslide to the north elevation. The existing catslide is of poor quality construction; it is proposed that this existing form can be rebuilt in an improved way. The design response contains a similar architectural language to the open mullion windows - the low level external wall of the catslide is proposed as being constructed from a series of exposed vertical timber frames with glazed and timber panelled infill. Not only does this provide a continuation of the existing timber frame construction of the cottage, but it provides a strong visual connection back to the open mullion window arrangements to the first floor. By rebuilding the catslide, there is an opportunity to provide a good quality valuted and exposed timber roofspace which will allow the two existing but currently concealed mullion windows to the cottage's east elevation to be exposed as internal features.

The proposal to offset the new ground floor extension responds to the site curtilage and geometry, which extends out to the north in this area. The offset arrangement allows the potential to explore the idea of exposing the remaining east elevation of the cottage - by way of a glazed or light connection at roof level and offering a high value of transparency as part of the proposed outshot design.

The additional benefit to the offset arrangement is the ability to create a number of new external spaces. The creation of external areas will provide a ore successful transition between the cottage, private garden and rural/agricultural landscape.



Axonometric diagram exploring the idea of a full-width addition

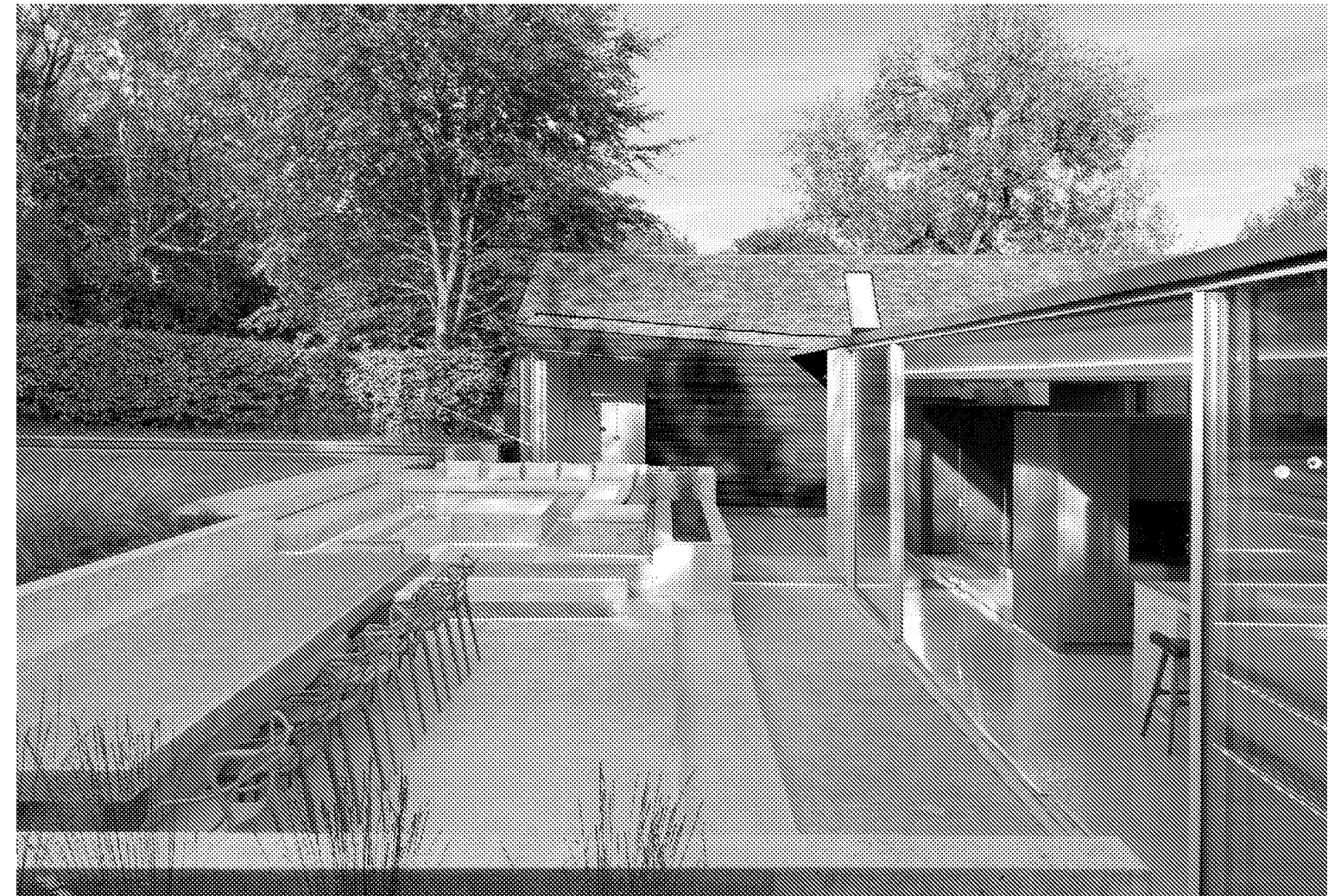


Axonometric diagram exploring the idea of an offset addition



GARAGE MATERIALITY & LANGUAGE

ST JOHNS COTTAGE, POLING BN189PS



EXTENSION MATERIALITY & LANGUAGE

Proposed layout provides visual connections between the internal accommodation and the wider landscape beyond

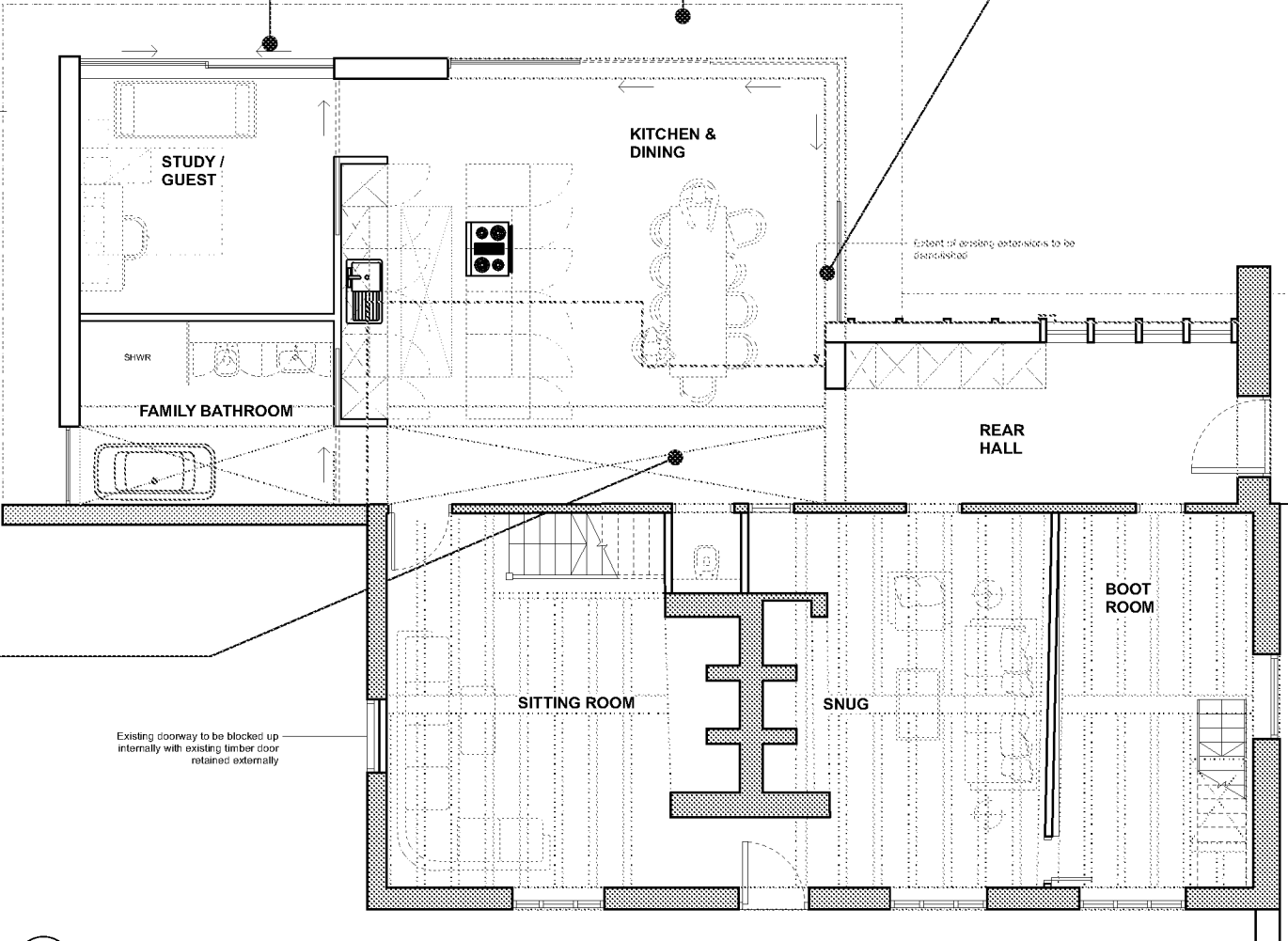
Configuration of proposed extension will allow for the existing east elevation of the cottage to be exposed and expressed. A high level of transparency will be offered by the proposed “open corner”

Proposed outshot is designed to provide the necessary functions of modern living, allowing the existing cottage to be retained as originally intended

Glazed link connection back to existing cottage will ensure that the existing east elevation is fully exposed and reinstated

Existing 20th century catslide to be removed (butress to be retained) and rebuilt as a vaulted space with exposed timber roof structure. Exterior elevation to be constructed using a framework of vertical mullions with timber panelled infill & glazed infill

Existing cottage to be retained with new common ground floor level introduced. Existing rooms to be utilised to reflect historic usages of “hall” “parlour” and “buttery”

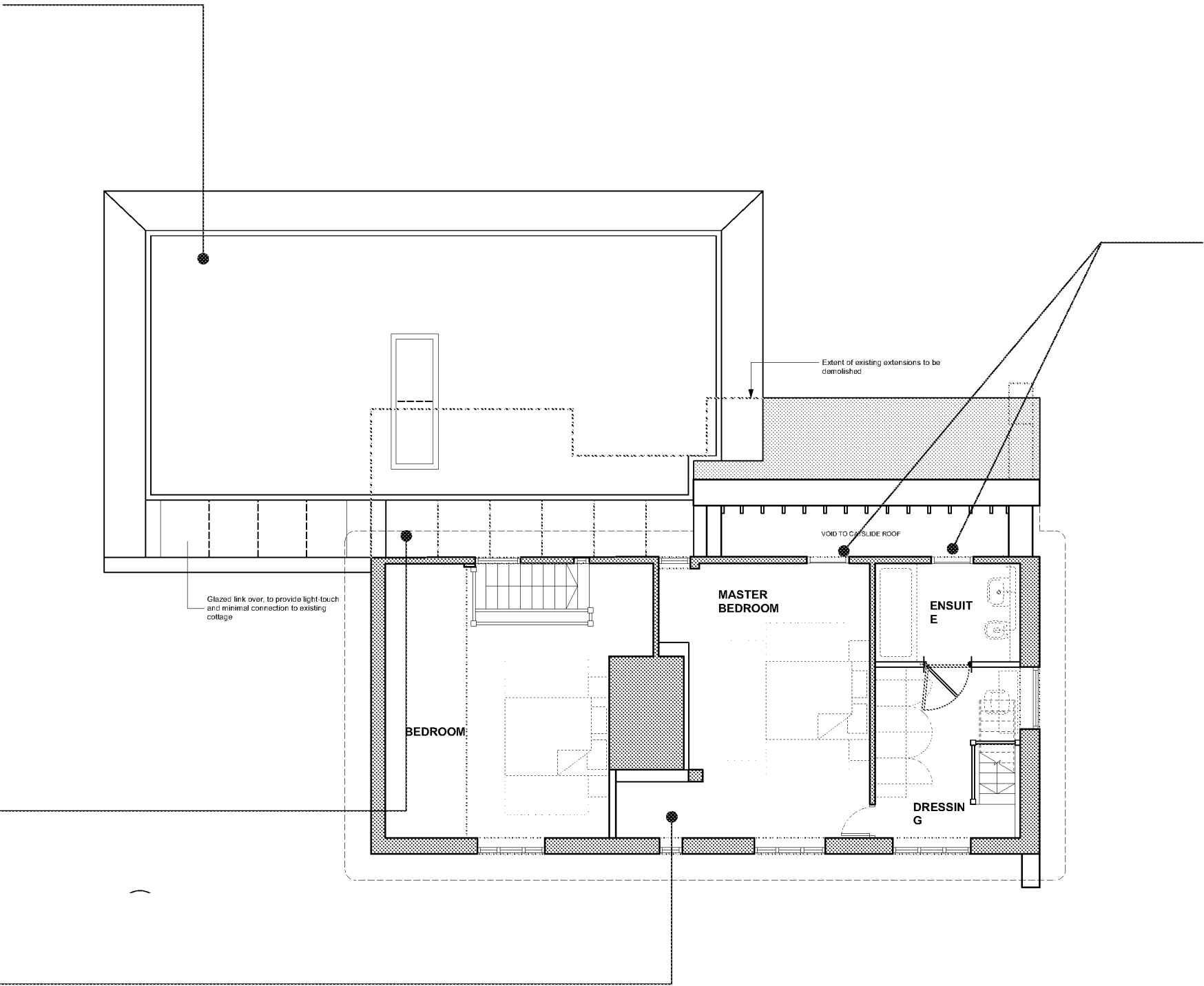


GROUND FLOOR PLAN

Green living roof provides a modern iteration of the thatched roof to the existing cottage.

Glazed link connection back to existing cottage will ensure that the existing east elevation is fully exposed and reinstated

Ensuite and dressing room to be relocated to third room, over “buttery/pantry”. This will help to reinstate the original usage of the cottage, moving storage/functional areas into the correct areas



Existing unglazed mullion windows, currently concealed by 20th century additions, are proposed to be uncovered and exposed as internal features

FIRST FLOOR PLAN

ACCESS

The existing cottage is accessed by a small lobby to the west entrance; this is unsuitable for the homeowners and the rear entrance to the lean-to accommodation on the east elevation is used as the principal entrance.

A new principal entrance is proposed, which has been formed within a modified opening on the southern wall of the existing catslide extension to the south east corner of the cottage. The proposed entrance allows the homeowners to enter directly into the catslide area, which is currently exists as a compromised kitchen space. With the new internal configuration, this entrance area will be a vaulted space and a view of the existing east facade of the cottage will be provided, including the exposed original mullion windows to the first floor. This entrance will be used on a day-to-day basis and is more accessible than the existing entrance to the west elevation. The existing entrance to the cottage's west elevation will be retained as a formal entrance for visitors.

Internally, the existing layout and circulation within the cottage is retained as existing. An existing blocked up opening between the living room and catslide to the east elevation is to be reinstated; this will improve connectivity and flow of circulation between the existing cottage and proposed extension.

A new staircase is proposed to the northern bay of the existing cottage, which will replace the existing contemporary staircase within this space. Not only will this improve circulation but it will allow better use of the ground floor accommodation.

The revised arrangement of internal spaces will provide the following benefits

- The existing ground floor accommodation to the cottage will be retained as is - comprising of two reception rooms and a third ancillary space which will be an extension of the functional areas of the master bedroom suite from the first floor.
- The existing first floor accommodation to the cottage will generally be retained as is - comprising of a reconfigured first floor arrangement which allows for the roofspace to be vaulted to all but the southern bay of the frame.
- The proposed ground floor accommodation contained within the existing low-quality contemporary lean-to extensions will be redistributed into the proposed outshot, alongside the provision of a family bathroom and office/guest bedroom. This is essential in order to provide a modern standard of living, with no residual impact to the existing cottage.

The revised internal layout and spacial functions have been carefully considered in order to preserve and enhance the historic functions and original intention of the cottage.

LAYOUT

The existing cottage is to be retained and the existing contemporary lean-to additions to the east elevation are to be removed - these elements are of little architectural quality and detract from the quality of the existing cottage.

The proposed garage is to sit to the south of the existing cottage and is to occupy a position which is currently occupied by a poor quality flat roof single garage and a dilapidated shed. The proposed garage is to be set-back from the principle elevation of the cottage, ensuring that the existing ground floor window to the southern elevation of the cottage is exposed. The relationship to the existing building line ensures that there is a considerable degree of articulation between the cottage and the garage; combined with a subservient approach to materials, scale, language and detailing, the garage is designed to be a subservient element in all aspects.

The proposed extension is to sit to the northeast of the existing cottage and is to be articulated from the existing cottage by way of a light, glazed link.

As an overall configuration, the grouping aims to create a number of interesting external spaces within the immediate landscape - formed by considered articulation and interplay between existing and new elements.

ACCESS & LAYOUT



ACCESS & LAYOUT DIAGRAM

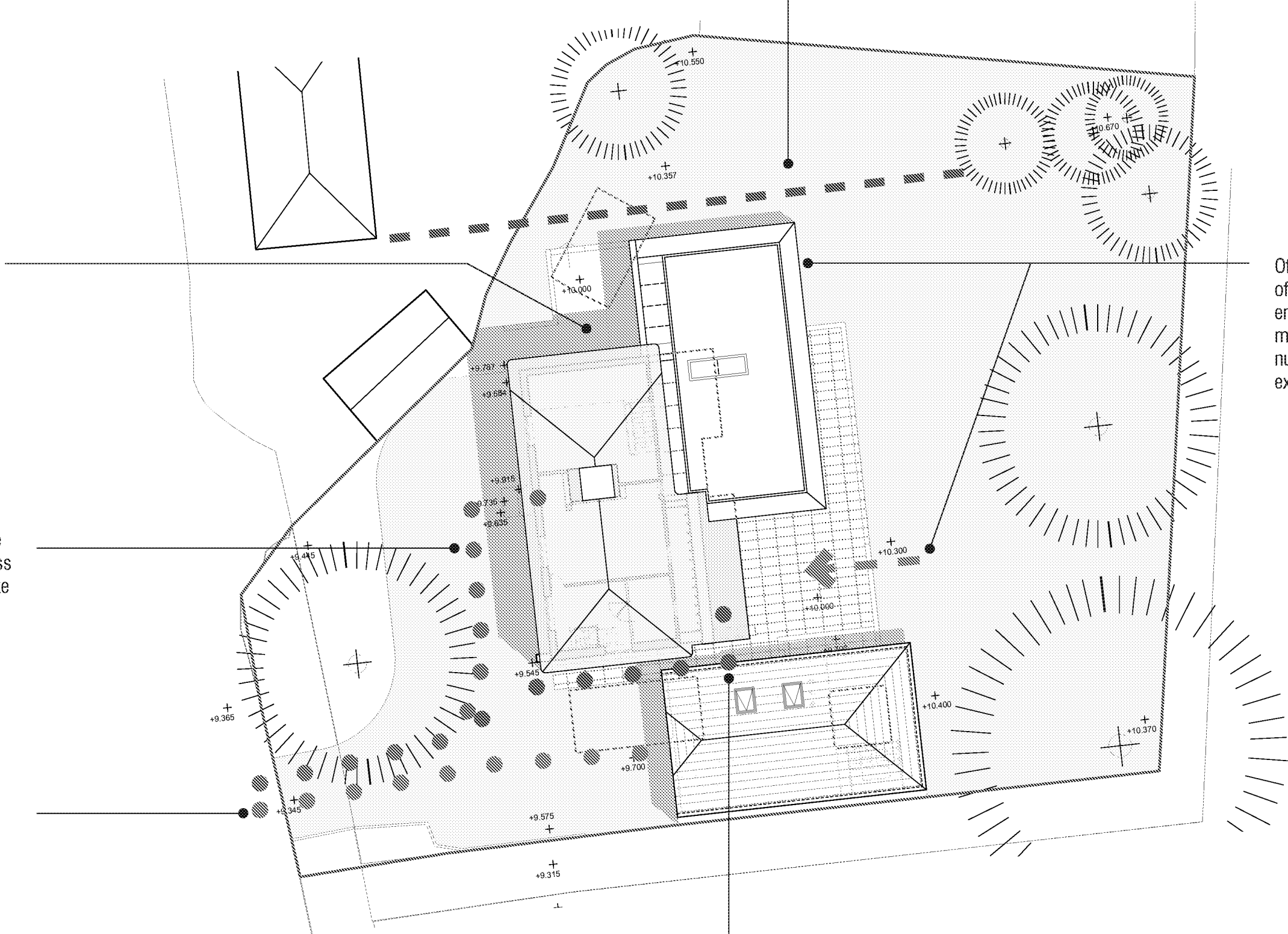
Offset arrangement of proposed extension does not exceed position of neighbouring building line - it is important to note that the proposed extension is partially buried into the ground to ensure minimal presence against existing built-form

Offset and non-uniform arrangement of cottage, extension and outbuilding ensure that the overall footprint and mass is broken down, forming a number of interesting and functional external spaces.

Existing pedestrian access , to be retained as principal formal access for deliveries, guests and such like

Existing vehicular access to be retained

Proposed alternative access route with improved accessibility to ground floor accommodation



SCALE + APPEARANCE

GEOMETRY

The proposed extension to the existing cottage comprises of a 11.0m x 6.0m floor plan with a flat green roof which projects 0.8m to the south, east and north elevations. The proposed extension is separated from the existing cottage by a 1m glazed link along the existing east elevation. The proposed eaves level of the projecting roof is 2.55m; due to the sunken/retaining nature of the proposed design, this is generally around 2.25m in relation to the existing garden levels.

The proposed detached garage is 11.0m x 6.5m externally. The roof is pitched at 45deg and is hipped to the east elevation and features a clipped gable to the west elevation. The eaves height is 2.35m and the ridge height is 5.6m. The eaves, ridge and clipped gable to the west elevation have been carefully considered so as to be subservient to the existing cottage when viewed from the street. Due to the levels of the garden, the eaves height is reduced to 1.75m to the east elevation. Due to the levels of the adjacent agricultural land, the visible eaves height to the southern elevation is further reduced to 1.45m.

The footprint, roof form and all relevant eaves and ridge heights have been developed in conjunction with the existing site topography; generally the additions have been consciously set into the existing ground which limits the extent of scale and mass.

MATERIALS

The existing cottage contains a rich natural material palette, a base concept which has been applied to the proposed additions.

The garage walls are to be finished in vertical timber rainscreen i.e Scottish Larch in a natural finish, which is to be combined with a reclaimed brick plinth below DPC level. The roof is to be finished in handmade clay plain tiles. Natural materials are proposed and are intended to be detailed in a simple and straightforward manner. Roof drainage will be detailed into the form of the garage by way of concealed eaves gutters and concealed downpipes.

The extension walls are to be finished in vertical timber rainscreen in a charred or dark-stained finish, with a reclaimed brick plinth below DPC level. The projecting roof is to be finished in a hard metal i.e zinc and the flat roof is to be finished with a sedum mat. Windows and doors are to be in a PPC aluminium or steel and are to be a proprietary, high quality fine-line system. Natural materials are proposed and are intended to be detailed in a simple and straightforward manner; alongside a considered shift in the tone of finishes which will visually distinguish the existing cottage from the proposed additions.

The naturalist of the materials will ensure a harmonious integration with the existing cottage but a considered reduction in detail and tonal variation has been proposed in order to ensure that the material palette is subdued in comparison to the cottage.

DETAILED DESIGN

Every element of the garage design, from materials through to architectural detailing has been considered to ensure that the garage demonstrates the principles of an ancillary out-building and contains limited to no domestic references. The architectural language and detailing does not compete with the existing cottage but stands alone in its own right. The form is traditional but the response is contemporary. All of these mechanisms provide a much needed out-building which does not compete or detract from the existing cottage, works harmoniously and demonstrates a high quality design response and addition to the existing.

The proposed extension provides additional floor space which is in considered proportion to the geometry of the site and the site boundaries. The geometry, scale, form and appearance has been considered so that there is little to no visible impact from the street. The transparent nature of the proposed extension will allow the existing 16th century ground floor timber frame and walls to be exposed to the internal accommodation and will also remain exposed to views from within the garden. The extension's overall scale also allows the existing portion of the first floor 16th century east elevation to remain exposed as existing. The proposed extension is a considered departure from the architectural language of the existing cottage; the intention is that the extension is readable as a high-quality contemporary addition to the existing cottage and is executed in a considered yet complimentary design.

GROUPING

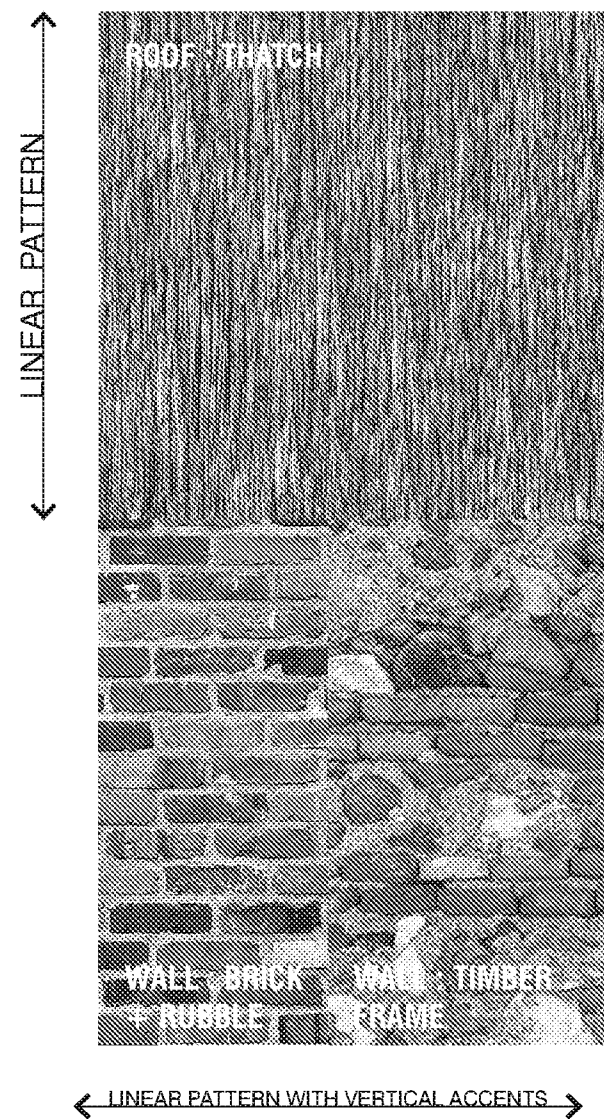
The proposed extension, garage and the existing cottage have been considered as a collection of elements; a key requirement of the design process was to ensure that the sum of the parts was equally as successful as any individual part.

The proposals create a number of outdoor spaces, feature considered articulation and aim to work to create a number of views and aspects.

- The new accessible entrance provides much needed level access and will provide initial views of the existing eastern elevation of the cottage (internal), including the mullion openings to the first floor.
- The configuration of forms creates a small entrance courtyard to the north of the existing cottage; serving as a modern day functional entrance for day-to-day use. The grouping also provides a sunken terrace to the east elevation; looking out across the garden.
- The existing 16th century wall is visible through its full length in an uninterrupted arrangement - both from within the accommodation and from the garden.



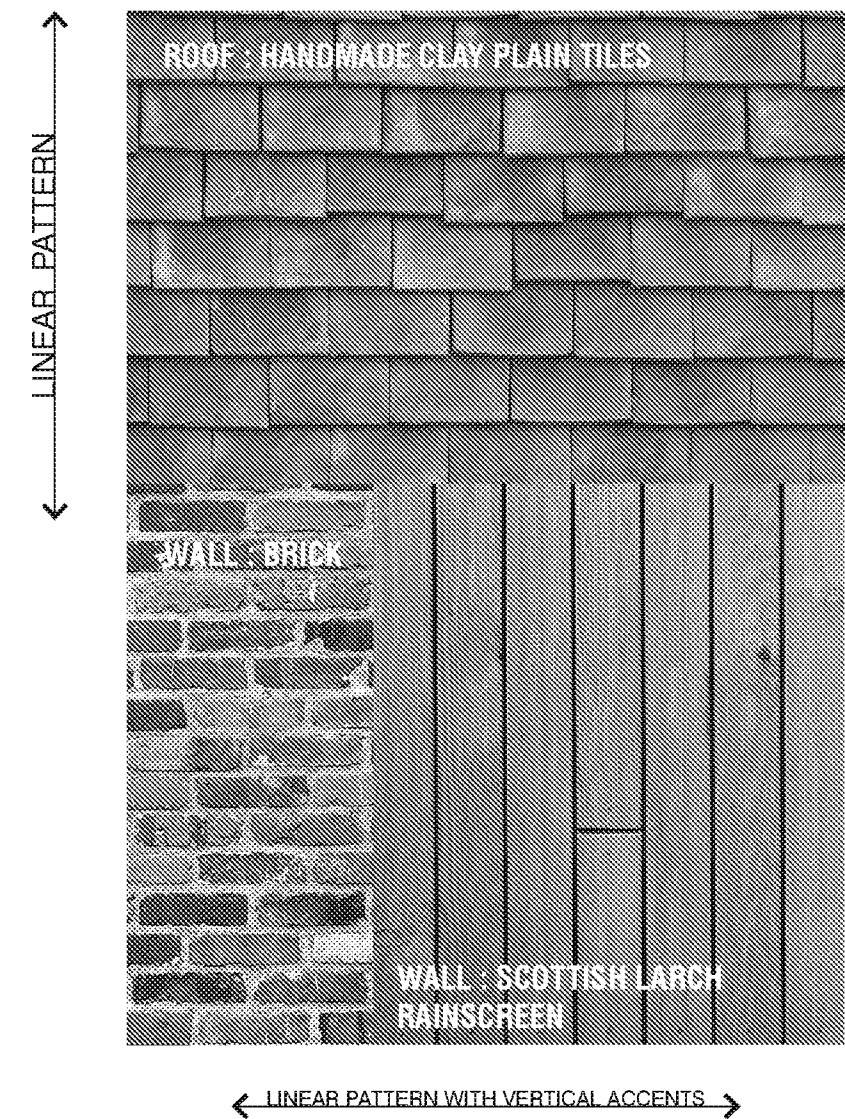
COTTAGE MATERIAL PALETTE



EXTENSION MATERIAL PALETTE



GARAGE MATERIAL PALETTE



MATERIAL PALETTES