

Design, Access, and Heritage Statement

Site address: Hobbs Farmhouse, 36 Sea Lane, Rustington, BN16 2RE

The property is a Grade II listed building comprising of a detached house in Sea Lane, Rustington which lies within the boundary of West Sussex. The property was first listed 22nd October 1971 with the most recent amendment 21st January 1987. The List Entry No. is 1275525

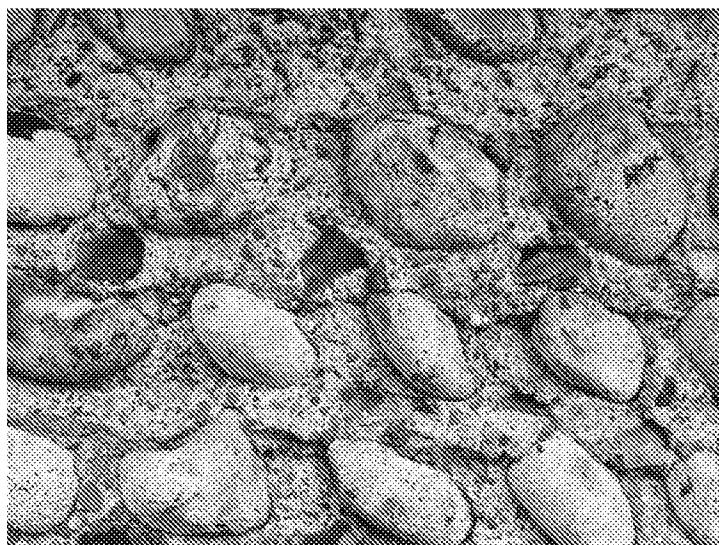
The front of the property faces due East onto Sea Lane and is surrounded by a mixture of modern and older style properties with shop frontages on the opposite side of the road just south of the site. This development cannot be viewed from the front when standing on Sea Lane.

The main property is Circa 1690 and is a two-storey building faced with flint and red brick dressings and quoins. Hipped Tiled roof and casement windows. There is an oval panel on the front elevation with the date 1690 and Initials "B.R.E." there has been a later addition to the property Circa 1900 with an East wing to the southern end of the property.

The proposed works will be a further addition of the property which will see a West wing added to the northern end of the property with a proposed extension of an orangery/sunroom. There is to be a balance of new meets old with the extension being in harmony with the existing structure but also having modern comforts such as sealed frameless double-glazed units.

The impact of this proposal has been discussed with the Principal Conservation Officer, Martyn White on site. Alterations have been made to the original scheme to provide a way forward for this new addition. These include: -

1. Removal of the proposed sky lights in the southern roof slope of the proposed extension.
2. Providing a fenced/gated access to the rear garden to match the existing rear boundary construction of low-level flint wall and ¾ height close boarded fencing.
3. It has been agreed to re-use as much of the existing materials being removed to make way for this new extension. This includes the flintwork and red brick detailing. The new flintwork is to match the existing (with individual flint galletts in the flint coursework) see image below.



A sample panel of flintwork will be agreed by the listed building officer on site before work on the flint wall commences.

4. The new bathroom, is to be formed in studwork partitions which will be plastered and painted with the ability to be removed at a later date. The visible joinery detailing such as the doors is to match existing with an existing doorway being repositioned into the main bedroom. No existing architraves and or skirtings are to be cut to form the the bathroom.
5. Also with respect to the new bathroom works, it has been agreed to remove an exisitng fan unit to an existing bathroom window. Please see images of fan to be removed. The leaded glass window is to be sympathetically repaired. The proposed venterlation will be via a inline fan discharging to a tile vent.



6. With respect to the brick quoin detailing and brick stallriser on the south elevation either side of the new bi-fold doors, these are to match existing typical detailing of bonding. Below is one example of the existing bonding like that of a garden wall bond, although there is a mix of bond details on site together with brick sizes. The existing bricks similar to a “DF DÜNNFORMAT THIN SIZE” are to be reclaimed and reused before the introduction of any new brickwork.



7. All brickwork and flintwork to be in lime mortar to match existing
8. External decorations to be either white to match existing windows or dark wood stain to match boarding on granary barn.
9. Existing gutters, downpipes, and visible foul water goods (modern plastic) to be upgraded to Brett Martin Cast Effect. See below link: -

<https://www.brettmartin.com/~media/Files/Plumbing-and-Drainage/Cast-Iron/Cascade-Brochure.pdf>

The site will have no alterations to the front of the property, so existing access will be retained. New rear access to the site will be reutilising the existing back door and frame of the property.