

Design, Access and Heritage Statement

Woodbine Cottage, 1 Mill Lane, Rustington, West Sussex BN16 3ED

Grade 2 listed building UID 1027591

Woodbine Cottage was constructed in the early 1700s with a later addition around 1910. Other additions have been made (dates unknown) including a conservatory in the 1980s.

House

- It is planned to remove the existing Victorian style conservatory and replace it with a contemporary and energy efficient construction of glass. This existing glass conservatory has no positive architectural features and detracts from pleasant lines of the attached Edwardian building. The conservatory is approximately 8 square metres and its modification will improve the view of the original 1910 section of the building to which it is attached. The other end of the property is an early 18th century flint cottage and the simple lines of the new proposed development will enhance the overall aspect of the property.
- The planned changes are unseen from any view outside of the existing property. The East elevation view is protected by hedges on the south and east. The reduced height of the new section will be even less visible as the roofline is approx 0.5M lower than the existing Victorian roof.
- The East elevation (front) windows will match the design of the existing building - small panes as specified by the Principal Conservation Officer in his mail of 22nd May 2020. These windows will be white to maintain continuity with the existing building.
- The East Elevation (Front) will utilise the existing flint and brick base wall to support 4 or 5 windows/glass panes. The end east section of 0.5M will be squared off and will blend in to the existing building.
- The North Elevation (side) will comprise solely of glass doors/panels and enable the small patio to become part of the house.
- The attached room to the conservatory will have the internal wall removed as stated in the Application Ref R/76/13/L of July 2013. This is one of the last amendments in process.
- The addition of a roof lantern in place of the current ornate glass roof will enable maintenance of the main house wall and access to the roof drainage system.
- The simple and clean lines of the proposed new section will enhance the rear view of the property. It will bring the original storage or sitting room into view and show more of the original roof and chimney lines.