Application for Listed Building and Planning Consent for the Rehabilitation and Enhancements to Days, Days Lane, Fontwell

Design & Access Statement Rev 02

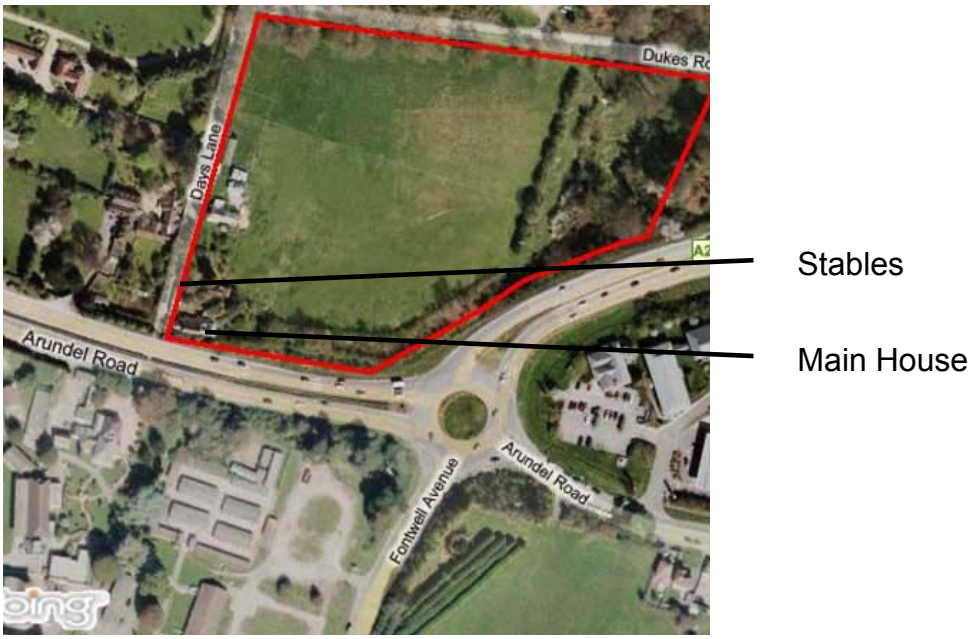
This document is in support of a Planning and Listed Building Application for additions to, and rehabilitation of, Days, Days Lane, Fontwell. The proposed works are documented in the enclosed regulatory forms, design drawings and following Design and Access Statement.

The main proposed works include:

- The demolition of the small modern attached enclosures to the north of the east wing.
- The demolition and re-erection of the existing wash house.
- The addition of new breakfast room.
- The repair of structural elements as outlined in the condition report.
- The repair of stables and conversion into tourist living quarters.
- The reinstatement of original openings.

1.0 Site Analysis

1.1 History & Context



Days is located immediately north of the A27 close to the Fontwell roundabout in the village of Fontwell and in the parish of Walberton east of Chichester city

centre. To the north is Dukes road, the west Days Lane and the A27 to the south.

The property is situated in grounds of approximately 9 acres with the main buildings occupying the south west portion of the property set within a brick and flint walled enclosure. To the front of the main house (south) there is a narrow garden and to the rear a bricked courtyard with stables to the north and west, the former being in ruins.

Days is a historic Grade II listed property consisting of two main phases of development. The first phase of development forming the centre building of the development is stated by the Archaeology Survey as "a textbook example of a typical symmetrically-fronted, terminal-chimney, central-entry cottage with a lean-to outshut running along the full length at the rear." This two storey central block was initially constructed as a cottage in 1778.

The second phase of development in the early 19th century considerably expanded the property with three single storey extensions. Phase 2a is a low single storey building at the north east quadrant of the complex and originally used as the wash/bake house. This pitched roof, flint walled room is orientated north-south and directly connects with the Phase 2b element directly to the south.

Phase 2b is a tall pavilion wing that directly connects to the east wall of Phase 1. The wing has a double pitched roof the central valley of which is closed on the east by a hipped return. This configuration, by its nature, presents potential building defects many of which have occurred and are noted in the enclosed condition survey. The south elevation uses Roman cement marked to simulate ashlar, similar to the south elevation of Phase 1, however it is not known what the building substrate is. The feature windows with arched heads are fitted with internal shutters which fold back into the jambs. The wing is divided into three rooms and retains its original doors and ironmongery.

The east wing is mirrored in form on the west elevation of the main house and believed to have also been built in the early 19th century. This room, designated as Phase 2c, is wrapped in Flemish bond brick with burnt headers with a central French window to the south elevation. The former principle entrance to the wing lies in the western wall with a wide blocked opening linking it to Days Lane. The north wall also has two blocked openings and the space is open to the roof which itself accommodates a central lantern rooflight.

There have been subsequent lean to additions to the property in the 20th century but all are considered to be of poor quality in terms of design and construction. These additions adjoining the north of the main building include the toilet room and two wash room sheds.

The above synopsis has been extracted from the more detailed historical account of the property set out in the archaeology report found in Appendix A at the end of this report.



Main House (Phase 1)



West Wing Coach House (Phase 2c)



Lean to additions



1.2 Size, orientation and topography of the site

The 9 acre site is split into residential in the south west corner and the rest agricultural. The main buildings in the south west corner of the site are orientated north south and sit on ground that slopes down very gently to the east. The main house sits north of the A27 and enjoys a private position within the grounds with no overlooking from adjoining owners. The property is accessed via a five bar gate from Days Lane on the western boundary. All boundaries to the site are trees or timber fence.

2.0 Design

2.1 Collaboration

The proposed development has been carried out in close collaboration with ADC Principle Planner, Susan Leeson and indirectly with Michael Rowan Historic

Building Consultant for WSCC. An on site meeting was carried out to review context together with sketch proposals of the extension and repairs to the existing building. The evolution of the design is based on the clients brief in line with comments and advice from the afore mentioned ADC advisors.

The design was developed in accordance with the guidance provided in relevant PPS's, PPG's, the Local Plan and West Sussex Structure Plan, the Archeology Report, and the full condition survey.

2.2 Use and Layout

The development proposal is for additional, repaired and enhanced spaces to the main house and the re-use of the stable block as tourist accommodation.

2.2.1 Stable Block and Link



The stable block to the west of the courtyard has not been used for housing animals in many years and its condition is very poor. The proposal is to repair the building and concert into holiday lets. The design intent is to re-establish the form and rhythm of fenestration as a gesture the historic use of the site. The existing stable building consists of a flat corregated sheet roof. It is proposed to reinstate the original pitched roof form with clay tiles. The adjacent photograph shows the original roof form in the bottom right hand corner. The unused gate between stables and main coach house shall be filled with matching facing brick that is lower than the eaves height of the both the Coach House and Stables ensuring that the two be 'read' as two separate buildings. The intended use of the stable block is for tourist accommodation likely to be used for outward bound courses.

2.2.2 The Coach House

The coach house (circa early C18th western wing to the main house) shall accommodate the master suite for the property. The plan reflects the intent to re-instate the original openings to the north wall of the coach house facing into the courtyard. (ref Appendix A and B) The interior of the Coach House wing shall remain as an open vaulted ceiling and the lantern rooflight replaced, however structurally the fabric of the space requires substantial work. This repair work is articulated in detail in the enclosed supporting documents.

2.2.3 Main House

The ground floor to the main house (1778) requires repair and maintenance but as typical for this project the design intent will be to save and re-finish all salvageable materials wherever possible and reinstate the original architectural

features where possible. The existing main stair is quite unsafe, impractical and believed to be a later revision to the main house thus is proposed to be removed and a new stair located in the north eastern space of the main house.

The front porch erected in recent years will be removed and a simple Georgian porch roof added.

2.2.4 Eastern Wing

The eastern wing (circa C18th) again requires structural repair again with the focus on save, re-finish and re-instate where appropriate. It is proposed to remove the bathroom in this wing together with adjoining walls to allow a large dining room with proportions appropriate to its era. The plan adds a door to the north wall of the dining room through to what is now the existing wash house. This move was made based on the condition survey discovering an existing opening in this location.

2.2.5 Northern Additions

There are a number of existing C20th additions on the north side of the east wing that are in poor condition and do not contribute to the architectural value of the property and thus are proposed to be removed. The washhouse on the north east quadrant of the building is in very poor condition and it is proposed to rebuild this element using as many of the existing materials as feasible to its original form. The washhouse will be used as the kitchen and a new vaulted breakfast room added to its west to replace the newer ramshackle buildings mentioned above. The exterior materials chosen for this addition will be natural oak and glass allowing a soft and light transparent element that reveals the buildings original form and materials beyond.

The existing washhouse was noted in the archeology report as having an access point through the east wall that is now covered. The design intent is to reinstate this access point in the new kitchen and add and entrance vestibule to its east. A soft and light aesthetic is repeated to ensure the courtyard wall appears continuous as viewed from the east.

2.3 Appearance

2.3.1 Form

The property viewed from the southern elevation appears as a central two storey original house with two symmetrical single storey wings to the east and west. The general arrangement of the property is set out in section 1 above.

The design intent for the new extensions is to appear as light, soft and transparent to ensure the original form is read as dominant and original.

2.3.2 Materials

The main facades of phase 1 and 2 consist of differing materials. The north elevation consist of flint walls and brick accent detailing. The east elevation is mainly flint and the south elevation uses Roman cement marked to simulate ashlar. All windows are painted softwood windows. The roof materials are a mixture of slate and handmade clay tile.

The proposal is to clean, repair and repoint existing materials and renew where appropriate on all existing facades. The roof requires removal and replacement due to damage. The existing roof finishes shall be repaired and restored existing materials where possible. All new extensions are to be a mix of glass and natural oak as described in section 2.2 above. The materials are intended complement the existing building and not to mimic the original aesthetic.

3.0 Access & Sustainability

3.1 Parking

The intention is maintain the existing vehicular entrance and parking on the site.

3.2 Sustainability

A Sustainable approach to the works is a core element to the design intent of this proposed application. Sustainable design will be achieved through a 'whole building design approach' integrating environmental performance, accessibility, cost effectiveness, function, historic preservation, security and aesthetics.

3.3 Access

All floor finishes shall be further designed in accordance with all applicable accessibility standards and regulations.

3.4 Transport

Links to public buses are located within 10 minute walking distance on the other side of the A27 at Fontwell racecourse. Vehicular and pedestrian traffic accesses the site from its western boundary onto Days Lane.

End of Section

This supporting statement was formulated in accordance with: CABE's Guide to *'Design and Access Statements How to write, read and use them.'* EHTF Built Environment Working Group; '*Making Better Planning Applications' report no.54.* Arun District Local Plan 2003, Supplementary Planning Guidance, PPG's, PPS's and in particular Planning Policy Statement 5: Planning for the Historic Environment