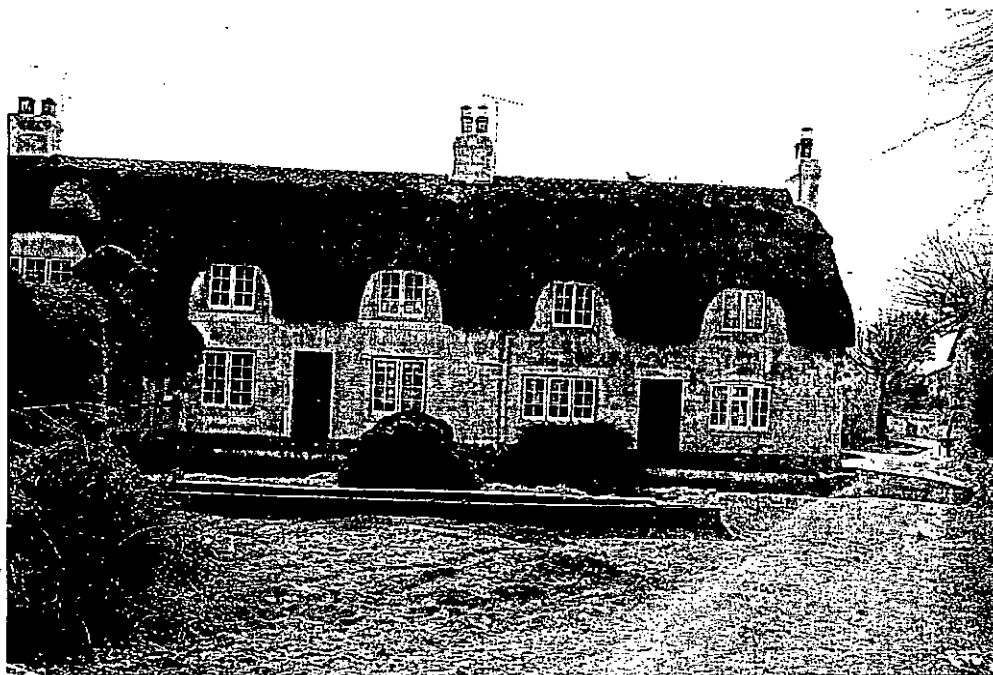


DESIGN & ACCESS STATEMENT
(with appended HERITAGE STATEMENT)

**PROPOSED ALTERATIONS TO ANNEXE AND CONSTRUCTION
OF NEW GLAZED LINK TO MAIN BUILDING**

LITTLE BOX COTTAGE, THE GREEN, WALBERTON BN18 0AT



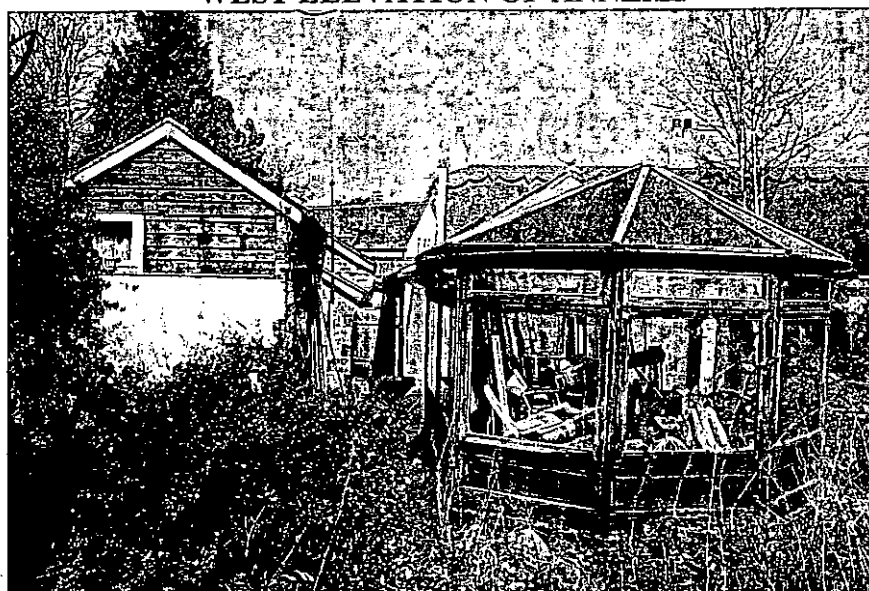
**FRONT VIEW OF LITTLE BOX COTTAGE WITH CORNER OF ANNEXE VISIBLE TO
RIGHT HAND SIDE**



RELATIONSHIP OF SOUTH FACE OF COTTAGE WITH NORTH FACE OF ANNEXE



WEST ELEVATION OF ANNEXE



SOUTH ELEVATION OF ANNEXE
(also illustrating recess between ranges)



EAST ELEVATION OF ANNEXE

CONTEXT

Little Box Cottage (formerly known as Friars Oak Cottage) was listed Grade II in 1984 it is believed. The cottage and annexe are shown on the Walberton Estate Map of 1756. The property occupies a plot of approximately two-thirds of an acre.

The cottage is of cream-painted brick with a thatched roof and occupies two-thirds of a terrace of three. On the existing plan of the cottage, the single skin walling housing the wc. is a later addition. There is a gap of approx. 1800 between the cottage and the annexe.

The annexe is constructed of a mixture of brick and flint-pebble walling under a slate roof and consists of two parallel adjoining, gabled, single storey buildings, the eastern range pre-dating the western. Only the north west corner of the annexe is visible from the road and the proposed works will not affect any neighbour nor impact upon existing trees.

Relevant planning and building regulation history

Prior to listing, and under previous ownership, building regulation approval was granted for removal of the first floor within the cottage thus forming a double height reception room but reducing the accommodation to two bedrooms.

In June 1985 planning permission (WA/16/85) was granted '*for reconstruction of existing derelict garage into ancillary accommodation*'. This work was also put in hand and the entire annexe is dilapidated but habitable apart from garaging in the north west corner.

In 2007 planning permission (WA/50/07) was granted for *an oak-framed garage/barn* this work has recently been completed.

The habitable accommodation within the annexe is in need of upgrading and the 'A' frame roofing is causing the west wall to lean outward. In the south the annexe ranges are separated by a recess which is a source of maintenance and other problems.

To obtain access to the existing bedroom accommodation within the annexe it is necessary to cross the open space separating the main cottage and the annexe.

AMOUNT

The aim of the proposals is three-fold:

1. To attend to the structural problems of the annexe and improve the building to current regulation standards.
2. To redefine the habitable accommodation including infilling of the recessed portion to the south.
3. To form a glazed link with the cottage thus avoiding crossing an open space whilst consolidating the *ancillary accommodation* aspect of the earlier planning permission.

LAYOUT

As the building elements already exist the layout is already given, it is only the link which is new and this can arguably only occupy the position shown on the proposals.



LOCATION OF THE LINK – LOOKING SE & NW respect

SCALE

Work to the annexe.

Essentially the annexe will simply be re-roofed to obviate the structural problems and upgrade the fabric in accordance with current building regulations. The opportunity to omit the slight step in the roof above the garage will be taken (to improve head room) as will the opportunity to replace the felt slates to the SW part of the roof (to return to a homogenous roof cladding).

It is proposed also, as stated above, to incorporate the recess to the south within the building footprint and the opportunity will be taken to return the south roof not only for aesthetic reasons, but to improve roof drainage and to allow the possibility of solar panels to be added.

Essentially, therefore, there is no change to the scale of the annexe.

It should be noted that the existing conservatory to the south of the annexe will be demolished.

The link.

The proportions and scale of the link arise from that of the existing annexe. The link roof is a projection of the annexe roof that also includes, at right angles, a slightly lower roof too, in order to facilitate coverage of the small, irregular space which occurs between the cottage and annexe and to accommodate the thatched roof which it abuts.

APPEARANCE

The annexe.

The proposals bring as little change as possible to the principal east and west elevations.

The north and south elevations as existing detract visually from the building being of poor quality and of alien materials that are now cement-rendered or otherwise lost under modern materials. It is intended that both north and south walls will be rebuilt in cavity walling with handmade facing brick laid in Flemish bond in a hydraulic lime mortar. It is felt that this is an appropriate choice in keeping with the western range (but not copying) which is essentially higgledy-piggledy brick arising from endless alterations, but presenting a respectable front face that will work well with the new fenestration.

The link.

Because of the small distance separating the cottage and annexe together with the awkward angle at which the two buildings are disposed plus the need to accommodate an abutment with the low thatched eaves it is impractical to achieve an entirely glazed link. A large amount of glazed walling has been achieved but the roof is seen as an extension of the annexe roof and is clad in slates.

It will be noted that the very low thatched eaves necessitates that the new roof is in part lower still in order to receive the thatch. The wall beneath this portion of roof is not glazed.

LANDSCAPING

There is only a minor landscaping element to the proposals which essentially amounts to reinstating as existing.

ACCESS

This aspect remains unchanged except that the new link now provides pedestrian access to both buildings.

HERITAGE STATEMENT

(to be read in conjunction with Design & Access Statement)

OVERVIEW

The proposals are to link the existing cottage to the existing annexe which will be upgraded and altered to ensure that the building has a useful future and provides the desired accommodation.

To achieve these aims the intention is:

- To provide a highly glazed link which allows the historical disposition of the two existing elements to be appreciated whilst observing the practicalities of construction.
- To minimise alterations to the historical fabric of the cottage and annexe.

ANALYSIS OF RELEVANT PARTS OF EXISTING BUILDINGS AND TREATMENT

THE COTTAGE

The rear (southern) projecting gabled wing to the cottage has been extended on the west side, probably in the early 20th.C, in single skin brickwork to house a wc. The thatched eaves at this point are lower than elsewhere. It is at this point that the link enters the cottage and thus impacts only upon the more recent work.



THE ANNEXE

The east wall.

Probably rebuilt sometime in the early 20th.C this is pebble-faced with brick dressings, of solid construction with a projecting eaves course. It is in good condition and is to be retained with openings all as existing. Only the addition of a small spandrel of brickwork (as other proposed below) will be added infilling at higher level where the open porch roof runs into the main roof of the annexe.

Doors and windows will be renewed to the same patterns throughout.



The south walls and recess.

The conservatory is to be demolished. The walls remaining have no historical merit being modern materials which have been rendered or otherwise overclad, with a recent boarded gable added including a poor quality window addition. The recess too adds nothing of interest and merely presents an ongoing maintenance problem. It is proposed that this southern face is rebuilt in handmade facing brick cavity walling in Flemish bond and natural hydraulic lime mortar. This will look well and allows the new fenestration to be properly accommodated.



The west wall.

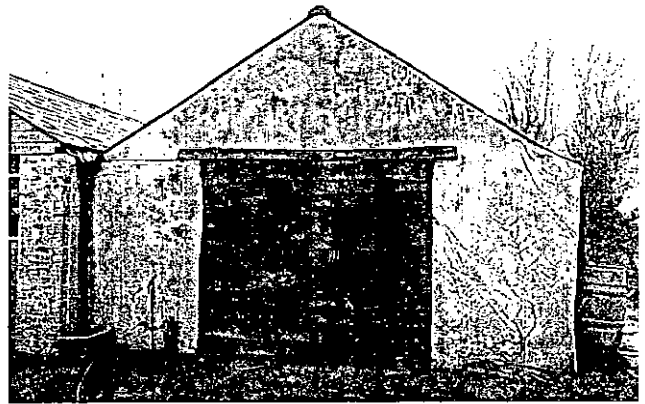
This wall is leaning out badly but illustrates the many alterations of openings that have occurred over time and presenting a haphazard, jigsaw of dubious brickwork that is impossible to replicate. It is a delight and is to be retained and supported both by the new walls at each end and by strapping or other measures from the internal structure.

The existing openings are essentially to be retained but with some minor changes. One small window is to be added to the central bedroom to provide secure ventilation, and the window to the south bedroom will match the height of the other sashes (enabling removal of a particularly poor piece of brick infill to what once may have been a doorway). Also, a pitched roof and glazed gable is introduced above the French doors.



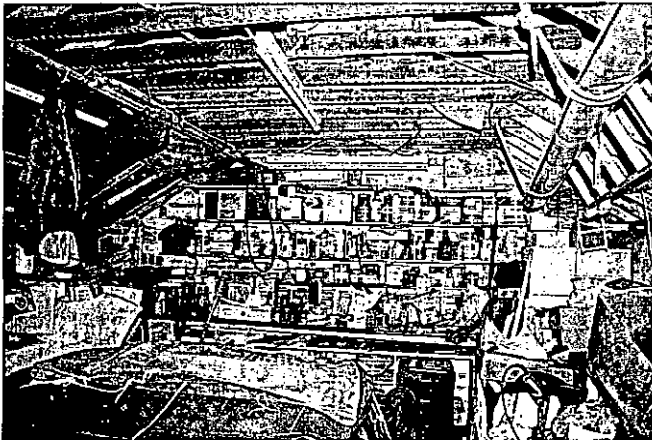
The north walls.

These walls again have no historical value having been heavily modernised and are to be demolished. That portion of wall which forms the north gable to the west range will be rebuilt in the same manner as the proposed south wall and will again look well whilst accommodating the new sash and casement windows.



The roof.

The roof structure has no historical merit. There are no trusses, it is a simple cut roof generally in 4"x 2" timbers forming 'A' frames that are exerting thrust on the west wall causing it to lean outward. It is intended that the roof will be renewed above plate level with some modifications as mentioned above. The new roof will again be a cut roof with the introduction of simple trusses to the south bedroom.



The cladding will be in both salvaged and second hand slate, and the tapered valley gutter in lead. The existing rw goods are in upvc but it is intended that this should be replaced with cast iron or aluminium to a half-round pattern.

Wall treatment internally.

As shown on the drawings there will be a mix of approaches. Existing linings will be removed and some replaced with modern linings, elsewhere when the new structure is required to work, new internal stud walls will be erected. Where it is possible to retain the existing internal walls whilst achieving the aims of the project then such walls will be kept.

New joinery to the annexe.

All doors and windows will be new, in white-painted softwood, and the patterns will generally replicate the existing joinery. The joinery will be ovolo-moulded and where glazing bars are to be replicated they will be 18mm wide (or perhaps 22) applied externally and internally with a spacer bar within the insulated glazing units.

The link joinery.

Again, in white-painted softwood, with ex.100 x 100 mullion sections which will be ovolo-moulded and will take insulated glazing units.

IN SUMMARY

When the project is complete the future of the old annexe building will be assured for many years to come. The glazed link will bond it to the cottage with the lightest touch whilst expressing a permanent ancillary relationship.

The treatment of the annexe elevations retains that which is historically worthwhile and seeks only to modify that which has already been corrupted. Whilst what replacement work there is we feel is authentic and well chosen.

A study of these proposals must bring one to conclude that here is an old building which will now further withstand the test of time, standing confidently in the 21st. C, enjoying modern standards of comfort, discreetly expressing renewable technology, and with elevations that have lost none of the building's history or pleasing charm that only age can bestow.