

**Design & Access Statement
(including Heritage Statement)**

**Restoration, repair & alteration work to an
18th century 'at risk' grade II listed cottage.**

**Wayside Cottage, Burndell Road, Yapton,
West Sussex BN18 0HP.**

INTRODUCTION

1. This heritage, design and access statement has been prepared in support of an application for listed consent to refurbish Wayside Cottage, both interior and exterior. The property is a detached Grade II listed cottage with 3 bedrooms and 2 reception rooms, lying towards the south-east edge of Yapton, West Sussex (see Figure B1 below for location map). The property is 'at severe risk', having been neglected for many years and having laid empty for over 5 years.
2. Guidance for heritage, design and access statements emphasises the need for the documents to be appropriate in length. The nature of the property, which encompasses a number of distinct elements with different features, and the extent of the proposed works determines the length of this document.

HERITAGE

CONTEXT

3. Historical Context
Whilst the village of Yapton is now dominated by 20th & 21st Century housing, there are 32 listed properties in the Parish. The nearby Ford Airfield was an important part of the area's defences in WW1 & 2. To the south-west are the remains of the disused Portsmouth & Arundel Canal including the old canal bridge which is grade II listed.

Wayside Cottage is a grade II listed, 18th/19th Century flint cottage with full hipped thatch roof. The layout, along with the presence of two bread ovens on a back-to-back central chimney suggests that the building was originally two workers' cottages. It was listed as grade II on 20th September 1984 according to Historic England as: **'C18 cottage. Two storeys. Two windows. Faced with flints with brick dressings, quoins and modillion eaves cornice, all now painted. Hipped thatched roof. Casement windows'.**

<https://historicengland.org.uk/listing/the-list/list-entry/1237759>

4. Aesthetic Context
Wayside Cottage is located on the southern side of Burndell Road. It is built of flint with brick dressings, has been painted, has modern single glazed casement windows, a thatched roof with block patterned ridge design. The property is adjacent to a new development of 4 homes (Meadowsweet View) and beyond this, lies a large development of 108 new homes (Yapton View). There is a modern housing development on the north side of Burndell Road probably built in the 1990's (Goodhew Close). Wayside Cottage is the only listed building on Burndell Road, although there are Victorian buildings in the vicinity including a Victorian terrace of houses and several detached Victorian properties.
5. Communal Context
The property makes a poor contribution to its setting. Having laid empty for over, certainly 5 years and probably longer, there has been much degradation of the property from lack of maintenance and repair and much damage from water ingress over this period. As well as the natural deterioration of the property, there has been a human factor involved, from vandalism, repeated break-ins and the property being inhabited by squatters & drug-users for a period. It is understood the property has become a cause of concern for the residents of Yapton and a nuisance to the local authorities.

THE PROPERTY

6. History & Development

The main part of the property which is situated directly on the south roadside on Burndell Road is believed to have been built in the mid-18th century, probably as two worker's cottages. In the past the property appears to have been altered on several occasions, evidenced externally on the walls by masonry arches for former doors and windows, no longer in existence. The most recent addition to the cottage is a single storey, flat roofed extension built in the mid 1980's, with the addition at this time of two wooden clad dormer windows with double-glazed units.

The property is in a very poor state of repair and requires urgent attention to salvage the cottage and restore it as a comfortable character home. The property and its large plot were owned from 1953 by The Yapton Metal Company. The plot was subsequently sold for development in around 2016 and was then separated into two parts. Wayside Cottage now lies adjacent to 4 new build homes (Meadowsweet View) built on the other portion of the plot.

Both the thatch and the tiled portion of the roof are in poor condition due to lack of maintenance and are no longer watertight. The dormers leak due to rotten timbers and the lead flashings having been stolen. Many of the plasterboard ceilings have collapsed and are covered with mould. Most of the single glazed windows have been smashed and the wooden frames broken and/or rotten. The windows and doors are all now boarded up for security reasons. The property has decayed rapidly over the past 2 years as evidenced by the difference in its condition now compared to how it was presented in the estate agent's sales particulars from 2019.

7. External Features

The description of the listing (Grade II) notes the features of interest as: **'C18 cottage. Two storeys. Two windows. Faced with flints with brick dressings, quoins and modillion eaves cornice, all now painted. Hipped thatched roof. Casement windows'**.

The property consists of the original part of the building and a later flat-roofed single storey extension to the side of the property. The original part of the cottage is in flint and brick with a thatched roof of Norfolk Reed with ridge in block patterned design with clay tile section and brick chimney. The walls have been painted in various colours in modern exterior paint over the years.

It is understood that the extension was built in the 1980's. This addition not been sympathetically designed. Flints & brick have been used for decoration to the outside walls, probably to appear in keeping with the original building. Two wooden-clad dormer windows were added to the two smaller first floor bedrooms at this time probably to provide increased ceiling height to the first-floor accommodation. The windows are softwood single glazed modern casement windows with thick frames, some with fanlight windows, in a mixture of designs.

8. Interior Features

- There are 2 inglenook fireplaces with bread ovens on a back-to-back central chimney. There are also smaller fireplaces to two of the first-floor bedrooms.
- There is an original looking brick slip floor to the sitting room, probably laid directly on mud. It is not known the extent of this flooring as it has been covered over in modern screed.
- There are exposed beams to the ground floor of the original part of the cottage.
- In the roof, rafters are split pole type (in larch or similar). Attempts have been made to strengthen the roof structure by the introduction of purlins and collars, most likely carried out when the roof was last re-thatched. The dimensions and conversion of new timbers points towards a 20th Century repair, no later than circa 1990.
- There are exposed ceiling joists.
- There are some internal lime-plastered masonry walls, although there is much evidence of both modern Gyproc plaster and sand and cement repairs. All plastered walls have been painted with modern emulsion paints.
- Stud work walls, all modern in construction with Gyproc plasterboard finishes.
- The front door is of oak with leaded diamond-shaped glass pane.
- There are cottage style solid plank doors throughout, although many of these are modern.
- There is evidence of vandalism throughout the property; graffiti/paint splashed on walls.

9. Pictorial Review:

This section shows interior shots of Wayside.



Fig A1 - Inglenook fireplace to proposed kitchen.



Fig A2 – Inglenook fireplace to sitting room with wood-burning grate.



Fig A3 – Hall, showing beams.



Fig A4 - Hall



Fig A5 – Oak front door.



Fig A6 – Dormer to bedroom 3.

This section provides photos of Wayside Cottage street-scene.



Fig A7 - Wayside Cottage travelling south-east on Burndell Road.



Fig A8 - Wayside Cottage from the corner of Goodhew Close and Burndell Road



Fig A9 - View of Burndell Road from south-east boundary of Wayside Cottage facing north-west.



Fig A10 - View of Burndell Road outside of Wayside Cottage.



Fig A11 - View opposite Wayside Cottage from boundary (Goodhew Close).



Fig A12 - Wayside Cottage from Burndell Road, north-east elevation. This shows the thatch and block ridge design. The poor condition of the thatch is clearly visible from the road as are the rotten and broken casement windows.



Fig A13 - Wayside Cottage south-east elevation.



Fig A14 - South-west corner of Wayside Cottage, showing flint detail with brick dressings, quoins and modillion eaves cornice.

Figs A7, A12, A13 & A14 best show the features referred to in the listing: **‘C18 cottage. Two storeys. Two windows. Faced with flints with brick dressings, quoins and modillion eaves cornice, all now painted. Hipped thatched roof. Casement windows’.**

ASSESSMENT OF HERITAGE SIGNIFICANCE:

10. Whilst Wayside Cottage is a heritage asset, the extent of the fabric that contributes to its heritage significance is limited to the original part of the cottage. Externally the cottage is an example of 18th century flint construction with brick dressings. The thatch is Norfolk reed with block ridge design.

Internally features such as oak beams, rafters, a worn brick slip floor laid on mud, inglenook fireplaces with bread ovens are evident, adding to the property’s significance as a grade II listed building. Some internal walls have been plastered in lime. There is a cottage style oak front door.

DESIGN PROPOSALS.

11. The objective of the proposed refurbishment works to the listed building is to restore the heritage asset sympathetically, using traditional methods and materials, improving the overall appearance and condition of the property, its utility and thermal performance, reducing its carbon footprint. The overall approach aims to improve the contribution the property makes to its setting without degrading any of its historic significance, restoring its historic value to Yapton, whilst creating a comfortable character home. Work done to the property will take account of both Part L of the Building Regulations and English Heritage’s guidance on those regulations including the need to ensure that work carried out to improve thermal performance remains technically compatible with the existing structure. See proposed intent below:

The use of wood fibreboard & lime plaster finishes along with sheep's wool insulation to ceilings and walls, to reduce the property's carbon footprint without prejudicing the ability of the property to sustain its current approach to vapour exchange. Traditional lime wash paints will further ensure breathability. Traditional materials such as lime mortar will be used where possible to repair cracks in walls and blown plaster etc.

Uninsulated concrete floors will be replaced with a sub-lime insulated limecrete floor system inclusive of underfloor heating, further reducing the property's carbon footprint, thus improving the property's breathability & vapour exchange qualities, whilst negating the need for visible radiators on the ground floor of this historic property.

Existing clay tiles, where serviceable, along with reclaimed clay tiles will be used to refurbish the tiled sloping roof. Unserviceable timbers to be replaced with modern timbers and set out to provide a traditional exposed rafter-end finish.

Visual impact of the existing dormers and their positions on the edge of sloping roof will be improved by better placing each dormer on the roof, installing window casements of correct size in proportion to structure, cladding in pre-weathered zinc, often used in historic properties, for its lead-like finish. Existing UPVC rainwater furniture will be replaced with those of heritage style.

The existing larch-pole main roof structure will remain, be treated for beetle infestation to avoid further degradation and a new roof structure using modern timbers built over the top to retain the historic fabric of the building.

Thatch replaced in new Norfolk reed with straw ridge in block pattern design by Master Thatcher.

Single-glazed hardwood casement windows with narrow frames will be fitted, with black antique finish window furniture in a heritage design, restoring the property's historic character whilst improving thermal efficiency. Replacing older windows, will make further positive contribution to the property's carbon footprint as these will have draft excluders and thermally efficient single glazing. The windows' fit & finish will reduce drafts as will properly fitting window furniture.

The objective is to soften the appearance of the 1980's extension by removing soffit boards and UPVC guttering, raising the external wall to form a parapet around the edge of the exterior wall. Rainwater run-off to be via heritage hopper and rainwater downpipe. The extension will be painted, matching the original cottage in Farrow & Ball 'White Tie', exterior masonry paint.

A modern heating/hot water system with digital control and LED lighting throughout will complement the Part L improvements as will an electric car charge point.

12. The extent of the works to the property leads to the requirement to provide a highly detailed itemised list of proposals in this statement. These are attached separately as follows:
- Dormers & Side Roof – Method Statement and Schedule of Materials.
 - Fenestration – Method Statement & Schedule of Materials.
 - Ground Floor Flooring - Method Statement & Schedule of Materials.
 - Single Storey extension - Method Statement & Schedule of Materials.
 - Thatch & Timber Roof Structure - Method Statement & Schedule of Materials.

INVOLVEMENT/CONSULTATION / POLICY

13.

- Martyn White, Conservation Officer for Arun District Council visited the property on 20th October 2020. This was an unofficial meeting during the property purchase to determine whether the works proposed would meet listed consent requirements. Mr White responded to proposals regarding the works favourably.
- Architectural design work has been carried out by Doug Dadswell Architecture.
- Stephen Curtis, Greenman Carpentry, specialises in repair & restoration of historic structures, covering assessment, recording & repair of timber structures together with associated trades; masonry, lime plastering etc. His team of conservators adhere to strict conservation principles in their repairs to historic structures, using materials and techniques to ensure continuity of the structure, always aiming to retain historic fabric. Stephen & team work closely with conservation, client & architect at all stages of the restoration.
- Philip Campbell, Master Thatcher has been consulted regarding thatching works.
- David Hoare Ltd have been consulted regarding manufacture/installation of casement windows.
- Andy Brown, M&E Consultant.
- Whilst neighbours haven't been consulted with specifically regarding the works, many neighbours to the property have expressed relief and gratitude that the property has been purchased and will be restored. Feedback from the community in general has been positive.

LAYOUT

14. There is no change to the current layout of the site.

LANDSCAPING

15. The space is entirely private. The property is located centrally within the plot and borders the road. The western side of the plot is laid to lawn with several established trees towards the road boundary. Shrubs and trees will be planted to soften the landscape. The east facing end of the plot is to be utilised for parking of vehicles. Planning permission for a drop kerb has already been obtained. The overgrown vegetation has been removed already.

APPEARANCE

16. The new thatch and refurbishment of windows and doors will restore the aesthetic appearance of the heritage asset. Exterior masonry will be painted cream. Exterior woodwork to be painted in a heritage sage green.

ACCESS

17. Access requirements are set out in Part M of the Building Regulations, 'Access to and use of Buildings'. There are currently varying floor levels on both ground & first floors. The applicability of Part M is limited: there is no intended change of use and whilst the general principle is that nothing should be made worse, some practical improvements will be effected as follows:

- a. The works for which permission is sought will create a common floor level on the ground floor. To the 1st floor, the step between landing and two principal bedrooms will be removed. The step between landing and the smaller bedrooms will also be reduced.
- b. The existing staircase is steep and is non-compliant with part M of the building regulations. Consultation with a traditional staircase manufacturer has proven that it is not possible to alter the gradient of the staircase due to the height of the staircase itself, without first

cutting back the first floor, floor joists. Probably the building's heritage would be more important than compliance with Part M of the building regulations in this instance.

- c. The doorways from the hallway to the utility room and study have a restricted width and height. Due to the construction of the masonry walls, it is not possible to alter this without impacting adversely the historical integrity of the building.

18.

GEOGRAPHICAL CONTEXT

Figure B1: shows the location of Wayside Cottage, Burndell Road, Yapton, BN18 0HP.



PROPOSAL & POLICY

19. Planning Policy

19.1. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and Section 70 (2) of the Town & Country Planning Act 1990 requires planning applications to be determined in accordance with the policies of the Development Plan unless material considerations indicate otherwise.

Planning Legislation - Listed Buildings and Conservation Areas

19.2 The primary legislation relating to Listed Buildings and Conservation Areas is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990. This legislation applies only to designated listed buildings that may be affected by the proposed development.

19.3. Section 16(2) states “In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

19.4. Section 66(1) reads: “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

National Planning Policy Framework (NPPF) (2021)

19.5. The purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 of the NPPF outlines the three dimensions to sustainable development by which the planning system needs to perform; economic role, social role and environmental role. These roles involve contributing to building a strong, responsive and competitive economy, supporting strong, vibrant and healthy communities, and protecting and enhancing the natural, built and historic environment.

19.6. Paragraph 119 sets out that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

19.7. Section 12 of the revised framework sets out that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

- 19.8. Specifically, the NPPF states that planning decisions should ensure developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

19.9. Paragraph 189 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on

their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

19.10. Paragraph 190 goes on to confirm that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

19.11. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

19.12. In terms of considering impacts upon a heritage asset, paragraph 199 confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

19.13. Paragraphs 201 & 202 confirm that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

19.14. Paragraph 206 goes on to confirm that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Arun Local Plan 2011-2031.

19.15. The local development plan policies are contained within the adopted Arun Local Plan: Key Policies 2011-2031. Policy SD SP1 sets out the presumption in favour of sustainable development contained in the NPFF and confirms that planning applications that accord with the policies of the Local Plan will be approved wherever possible unless material considerations indicate otherwise.

19.16. Arun's Local Plan (Building Conservation & Archaeological Heritage, section 16) strategic objective for Conservation & Archaeological Heritage is to: "Protect and enhance Arun's outstanding landscape, coastline, historic, built and archaeological environment, as well as the setting of the South Downs National Park, thereby reinforcing local character and identity". Arun commits to protect its historic environment today and for future generations.

19.17. (Policy HER SP1) - The Historic Environment – The Local Planning Authority states, it will grant planning permission or relevant consent for development proposals that conserve or enhance the historic environment of the district, based on the following approach: Designated heritage assets including listed buildings, structures and their settings; will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance.

19.18. It continues, Listed Buildings form a vital part of the district's character and local distinctiveness. In general, works to Listed Buildings, should retain historic fabric and features of architectural and historic interest in situ and repair all damaged historic fabric or features, rather than replace them. A sensitive approach to repair of fabric and features is important. Such elements may include original windows, doors and other joinery, cornices and skirting boards, historic plaster, original roof structures and the original plan form of the building, which should always continue to be clearly understood.

19.19. Historic buildings are often adaptable; it is one of the reasons that so many of them survive. With a little consideration, most can be made more energy efficient without harming their character. However, it is also important to recognise that historic buildings can be sensitive to change and some measures to improve their energy efficiency can harm the building's historic character or appearance. Therefore, there will be a need to balance improving energy efficiency with preserving a building's historic character.

19.20. The LPA will operate on the basis of maintaining and managing change to heritage assets in a way that sustains and, where appropriate, enhances their significance.

19.21. In terms of assessment of significance, when assessing applications for development, there will be a presumption in favour of the retention and enhancement of heritage assets. Applications will only be supported where they sustain, conserve and where appropriate enhance the significance, character and setting of the asset itself and the surrounding historic environment.

19.22. 'Policy HER DM1', sets out requirements for proposals affecting statutory Listed Buildings:

- a). Preserve or enhance the historic character, qualities and special interest of the buildings;
- b). Be necessary and not detrimental to the architectural & historical integrity and detailing of a Listed Building's exterior;
- c). Protect the architectural & historical integrity and detailing of a Listed Building's interior;
- d). Protect the special interest of buildings of architectural or historic interest; and
- e). Protect, and where possible enhance the setting of the building.

20. Listed Building Consent Assessment

20.1. It is important to consider whether there would be any additional harm arising from the proposal. It is necessary to question whether the proposed development 'in its implications for impact on the environment, or other relevant planning factors, is likely to have implications worse than, or broadly similar to, any use to which the site would or might be put if the proposed development were refused?'

20.2 The LPA will seek to ensure the preservation of the District's Listed Buildings and will only support applications where: The extension/alteration would not adversely affect its character as a building of special architectural or historic interest both internally or externally or its wider Setting.

20.3. Whilst the design would be slightly different to the existing, the footprint would be the same. The proposed design would also be an improvement and would enhance the existing features of the listed building whilst bringing the building more in line with modern day living.

Impact of Development

20.4. Wayside Cottage is a Grade II listed building. Key features of the listing include; flints with brick dressings, quoins and modillion eaves cornice. Hipped thatched roof. Casement windows'. These listed features are to be enhanced within the proposals which include; replacement thatch, replicating the existing block ridge design. The flints with brick dressings will be cleaned, repaired and repainted, new hardwood casement windows with narrow frames are also included in the proposal.

20.5. The property is clearly visible from the road, being located directly on the roadside. The property is currently in a very poor state of repair, with windows broken and boarded up, thatch in urgent need of repair and peeling and tatty painted exterior walls. The proposals made in this listed building consent application will vastly improve the appearance of the heritage asset, as well as restore and enhance the property's heritage features. The improvements will benefit Burndell Road as well as the village of Yapton and Arun District, restoring one of its heritage assets.

20.6. The property's south-western elevation, particularly, its dilapidated dormers overlook Meadowsweet View. The proposals to refurbish the dormers will improve the outlook from the Meadowsweet View development.

20.7. Internally the historic fabric and features of architectural and historic interest are to be repaired, rather than replaced. A sensitive approach to repair of fabric and features is to be taken as outlined in the listed consent application proposals, using traditional materials.

20.8. It is considered that the impact of the changes outlined in this proposal would be negligible, since the key features of the property are being retained and enhanced.

Flood Risk

20.9. The proposal will not result in any increased risk for residents of the property, nor will it increase flood risk elsewhere in the area.

Ecology

20.10. The proposal will not result in any ecological harm.

21. Conclusion

21.1. The proposals in this listed building consent application meet the requirements of 'Policy HER DM1 - Listed Buildings', preserving or enhancing the historic character, qualities and special interest of the buildings; the proposed works outlined are necessary and not detrimental to the architectural and historical integrity and detailing of a Listed Building's exterior.

21.2. The NPPF sets out that when considering the impact of proposed development on the significance of a heritage asset, great weight should be given to the asset's conservation. The Arun Local Plan requires proposals to support, sustain, conserve and where appropriate enhance the significance, character and setting of the asset itself and the surrounding historic environment.

21.3. The plan goes on to say; in general, works to Listed Buildings should retain historic fabric and features of architectural and historic interest in situ and repair all damaged historic fabric or

features, rather than replace them. A sensitive approach to repair of fabric and features is important.

21.4. In summary, the improvements outlined in this listed consent application support the National Planning Policy Framework and Arun District Council's Local Plan policy relating to the treatment of listed buildings and upholds the policies set out wholly. The improvements outlined in this application, will sympathetically enhance the heritage asset. The proposals made will not detract from the building's key features and will have a negligible impact on the fabric of the heritage asset. This application sustains, conserves and enhances the significance, character and setting of the heritage asset itself.