

Client Supporting Statement

Relating to

Proposed alterations including raising of roof to
create first floor accommodation to the existing
dwelling and erection of detached garage

At

Hazel Cottage, Horsted Lane, Sharpthorne

For

Mr W Tucker

Hazel Cottage client supporting statement

Hazel Cottage, Horsted Lane, Sharpthorne, East Grinstead RH19 4HX

We seek permission to alter Hazel Cottage so that it can serve as a comfortable family home while retaining its identity and responding to the character of Horsted Lane.

The cottage was formerly known as Northwood Lodge and was associated with the larger Northwood House. The historic mapping supplied with this statement labels Northwood Lodge in the late nineteenth century. We understand the cottage to date from around 1890. Its history as a lodge has informed the proposed design: we want the finished building to have the character and detail associated with houses of that period, rather than appear as an enlarged cottage without a clear architectural idea.

The building has deteriorated after several years of limited maintenance. Rainwater now enters through the roof in significant quantities, and the condition of the house makes substantial repair necessary. We want to address that damage, protect the building from further deterioration and give it a sustainable future as a lived-in home. This is also an opportunity to make the work to the roof and elevations part of one carefully designed scheme.

The alterations provide the accommodation we need through a considered roof form and elevations. The proposed clay roof tiles and timber weatherboarding, together with brickwork and stonework to match the existing house, are intended to create a coherent whole. The reference photographs in the appendix illustrate the lodge character, roof details and combination of materials that helped guide our choices. They are design references, rather than a claim that Hazel Cottage originally had those exact features.

Horsted Lane contains houses of differing ages, forms and sizes, some of which have changed considerably over time. We recognise that the proposal increases the height and scale of Hazel Cottage. We have sought a design that looks appropriate to this varied setting and remains a legible, attractive house on its own plot. The additional first-floor accommodation is part of a consistent architectural composition, with details and materials chosen to give the building a natural sense of proportion.

We hope the historic maps and photographs help explain our intention: to make practical use of Hazel Cottage while giving its former lodge identity a stronger expression. We ask the Council to consider the proposal on its own design merits and in the context of the varied buildings along Horsted Lane.

Historic context

The map extracts below show Hazel Cottage as the former Northwood Lodge associated with Northwood House. The dates in these captions reflect the labels on the supplied image files; the extracts establish a late nineteenth-century presence, not an exact construction date.

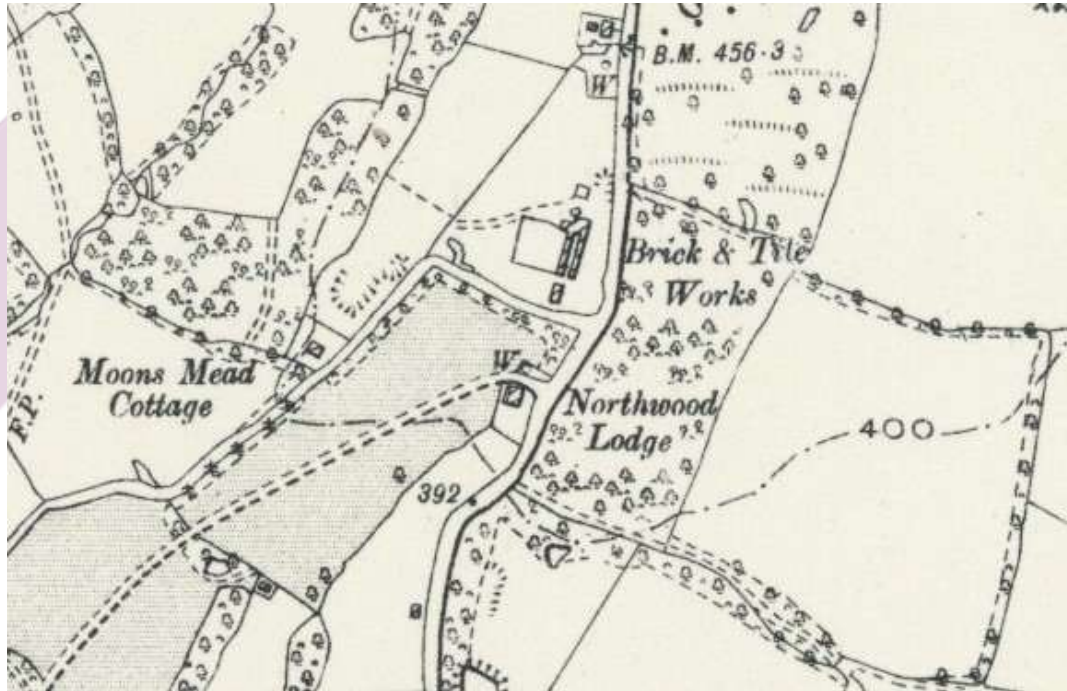


Figure 1 Historic map extract labelled Northwood Lodge supplied as Map 1895

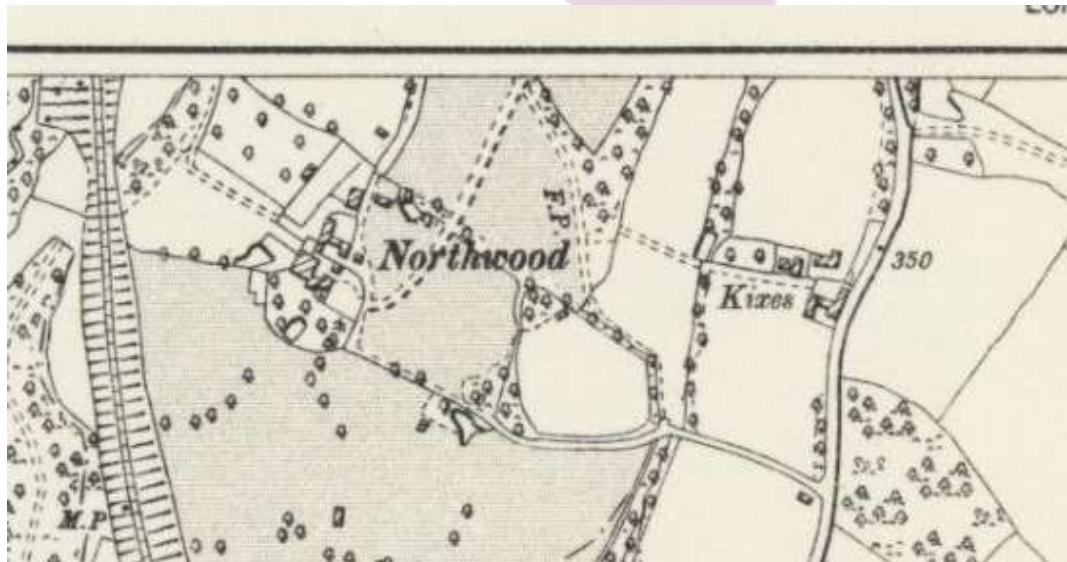


Figure 2 Historic map extract labelled Northwood supplied as Northwood 1896

Architectural reference photographs

These photographs were supplied as design references for the Hazel Cottage application. They illustrate selected details and materials, not the original appearance of Hazel Cottage.



Figure 3 Weatherboarding above masonry and a steep gable design reference



Figure 4 Penshurst lodge with roof detail and cupola design reference



Figure 5 Building marked 1895 with a cupola and tiled roof design reference

Drawing referenced

Pump House Designs, proposed alterations, drawing 8673 / 1 should be read alongside this client statement.