

HERITAGE DESIGN AND ACCESS STATEMENT

9 NEWSTONE COTTAGES

April 25

Heritage Statement

Introduction

This design and access statement has been prepared to meet the requirements of the Department for Communities and Local Government who released DCLG Circular 01/2006 which sets out guidance on changes to development control system. MBA's approach to the design on this project is in line with this guidance.

MBA has prepared this statement as a short report to accompany the proposed development.

Please note the works to the rear elevation have been started, due to errors in setting out the roof was higher than the approved drawings and we are now setting this down inline with the originally approved planning application and as agreed in discussion with the conservation officer and planning officer. Works to the new standalone garage are only up to slab level.

Heritage Statement

Official list entry

Heritage Category Listed Building Grade II

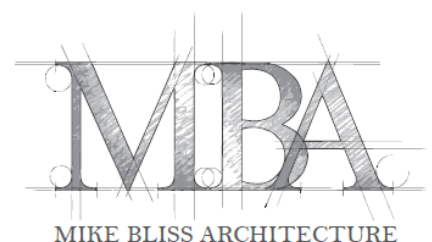
List Entry Number 1260962

Date first listed 30-Sep-1992

Statutory Address NEW COTTAGES, 9 AND 10, EAST STREET

Details

WORTH EAST STREET TQ 33 NW 2/10005 Numbers 9 and 10, New Cottages GV II



Semi-detached pair, part of a planned layout. Built in 1919. Ground floor of sandstone snecked rubble with ashlar dressings. First floor timber-framed with close-studding, arched braces and plastered infill. Hipped roof, mainly tiled with lower courses of Horsham stone slabs. 3 tall ribbed brick stacks with sandstone bases. 2 storeys: 4 windows. Mullioned windows with leaded lights. Side elevations have doorcases with wooden hoods on brackets. Attached to rear is contemporary one storey outbuilding in sandstone with tiled roof. Crest with letter C, crown and date 1919 on side elevation. Numbers 1 and 2 New Cottages are a mirror image of this building.

Listing NGR: TQ3426835573

Assessment of significance

The proposals are not trying to compete with the period properties but instead enhance the character of the area. The property has not undergone any development since its original state and the plot other than the installation of new windows. The extension and garage will improve the accommodation with buildings that will both enhance and be sympathetic to the existing structure. Also by means of the siting the proposals will not impact on the street.

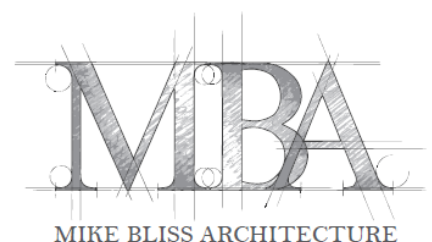
Design and Access Statement

Historical Introduction

The property is one of a pair set in an arrangement of 5 pairs of semi-detached houses, within the conservation area of Turners Hill within Mid-Sussex District Council.

Use

The main historical building is used as a residential dwelling and listed grade II as listed September 30th, 1992.

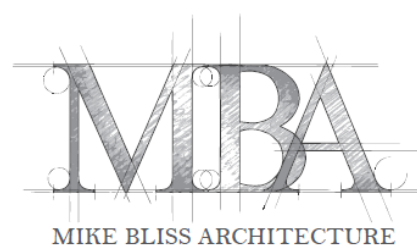




Front view from street



Side view from no. 8





Rear view from garden

Proposed Scope of Work

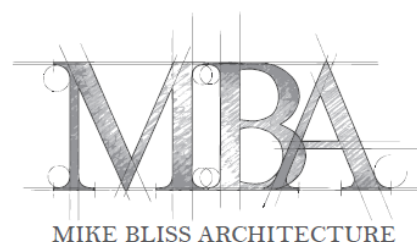
Extension to rear of existing building, nested between existing outhouse and rear of building and new garage.

The proposed extension has been designed to retain as much of the existing building as is possible including the full rear wall and windows. The extension measures 4600mm x 5250mm and is to be finished in a dark zinc. The existing outbuilding is to be retained in principle with its outline reflected in the new layout. A new standalone garage is proposed to the left of the house.

Works Justification and Impact on The Building

The existing building is limited in its capacity to accommodate a young growing family and therefore we are seeking permission to develop a small sympathetic rear extension to add additional space plus bring the outhouse into better use as a habitable space.

The proposed extension will be designed as a lightweight “transparent” addition to the rear of the house. The principle rear elevation will be fully glazed to maintain the view to and impact of the retained original rear elevation and associated windows. The extension will be set back from the rear face of the outhouse to highlight the building line of the original structures and to emphasise the corner detailing of the building. The chosen material of dark zinc will provide a sensitive finish to the extension thereby letting it sit comfortably between the rear of the house and retained outhouse.

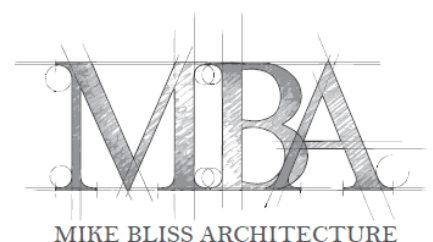


Detailing of the junction between the new flat roof of the extension and retained roof of the outhouse will such that the line of the original building will be retained.

The outhouse will be retained in its original form with all exiting openings reglazed. The roof form and materials will be retained as existing. Where the wall will be removed between the extension and the existing outhouse, it is proposed that a 900mm section of wall is left between the two. Creating a buffer between the existing outhouse and the extension. Two conservation style roof lights will be incorporated into the existing roof, either side of the ridge

The new garage will be designed to reflect exactly the materials and form of the existing house and outhouse, with sandstone walls and tiled roof. The roof form will mirror that of the outhouse. Two conservation style roof lights will be incorporated into the existing roof, either side of the ridge

There will be minimal impact on the original building as the siting and setting of the extension will be entirely viewed from the rear, with no impact to the street scape. The design new garage will ensure it compliments the existing house with materials and details all in keeping with the original elements.



Appearance



View to proposed garage from street



View to rear, highlighting view through to retained existing windows

Conclusion

The proposed scheme presents a design that is both sympathetic to the existing structure whilst also providing a modern sensitive light touch design. We feel that it is a positive addition to the listed building and would recommend for approval.

Appendices

The above statement should be read in conjunction with the following

- 230/001/P/100 Site location and block plan
- 230/001/P/101 Plans and elevations as existing
- 230/001/P/110 Plans as proposed, extension and garage
- 230/001/P/111 Roof plan as existing and proposed
- 230/001/P/210 Elevations as proposed, extension
- 230/001/P/211 Elevations as proposed, garage

