

DESIGN STATEMENT
Addendum to Design Access and Heritage Statement

**Internal and external alterations including replacement of windows, small extension to
kitchen and parking area:**

*Whitehouse Farm Cottage
Staplefield Lane
Haywards Heath
West Sussex
RH17 6AU*

March 2025

Mr Julian Date & Mr Philip Robinson

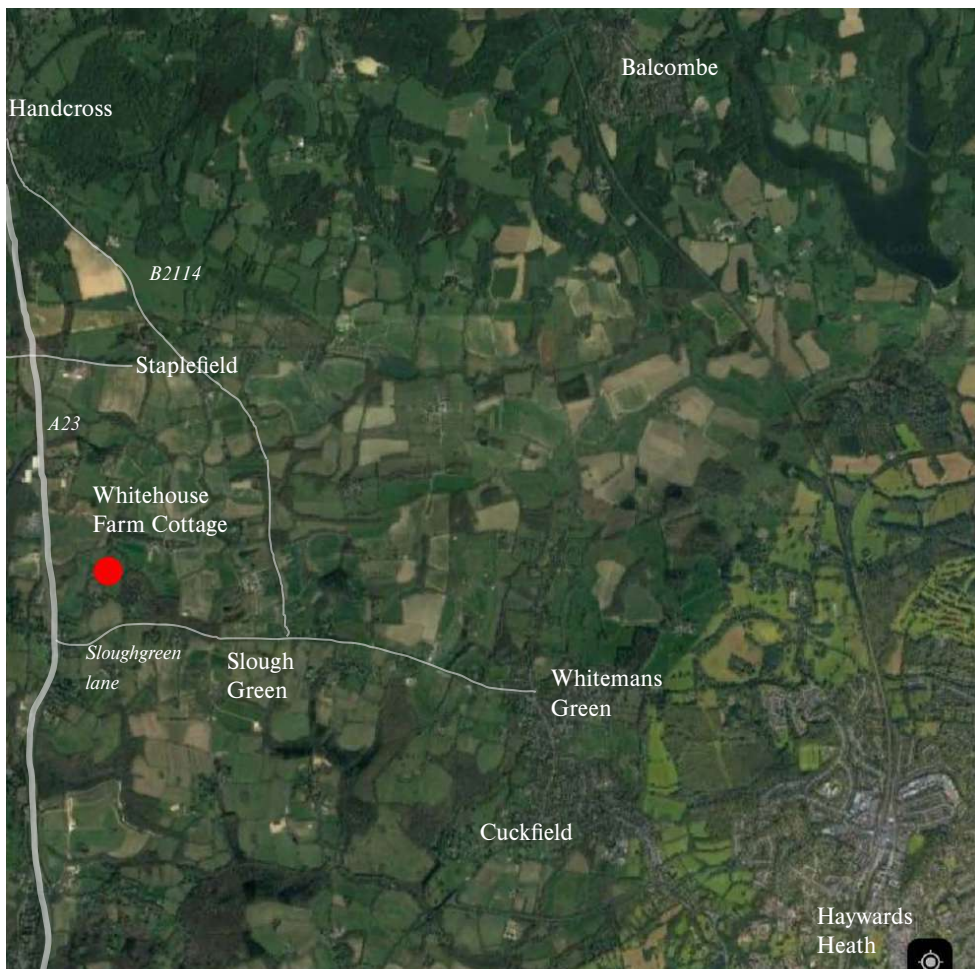
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This document is an addendum to the Design Access and Heritage Statement to provide additional information on the design intent.

1. BACKGROUND

Whitehouse Farm Cottage is in a rural location between Staplefield and Slough Green in Mid Sussex. It is situated on Staplefield Lane, which contains a series of rural detached houses. Staplefield Lane is surrounded by fields and interspersed with woodland. The closest neighbour is Whitehouse Cottage to the north-east and Whitehouse Farm to the south-east. The property is situated in close proximity to the A23. The proposal site does not lie in a conservation area, nor in a National Park.



Googlemaps satellite image

2. EXISTING SITE CONTEXT

List entry number: 1025712
Date first listed: 11.05.83
Listing: Grade II

Description: 2. C 18. Two storeys. Three windows. Red brick and grey headers. Horsham slab roof. Casement windows.

Flood Risk Zone 1

The property lies within Flood Risk Zone 1, which has a low probability of flooding from rivers and the sea.

Tree Preservation Order (TPO)

There are no TPO's associated with this site.

Conservation Area

The proposal site lies outside of the conservation area.

3. Planning History

There are no applications filed for the proposal site on the public register after 1948. The historic context of the proposal site is described further in the accompanying heritage statement.

4. Local Planning History

The below note a few recent local approved applications on Staplefield Lane, which were looking to extend the existing house, or add an additional secondary outbuilding/structure to the existing site.

App. No DM/21/3642

Address: Whitehouse Cottage, Staplefield Lane, RH17 6AU
Proposal: Replacement garage and proposal swimming pool with pool house
Status: **Approved, 18.02.22**

The proposal for the garage contains facilities for a workshop and store. The proposed poolhouse facilitates a gym, WC and home office/study. The main material of the proposed is timber weatherboarding

App. No DM/20/4681

Address: Whitehouse Cottage, Staplefield Lane, RH17 6AU
Proposal: Single storey front and rear extensions. Removal of external staircase and wall at front.
Alterations to fenestration and roof with internal changes.
Status: **Approved, 15.09.21**

App. No DM/23/1355

Address: Merrywood, Staplefield Lane, RH17 6AR
Proposal: Erection of an oak framed outbuilding comprising of a home office and gym
Status: **Approved, 17.07.23**

5. Proposal

Amount, Gross Internal Area

Existing

Ground floor	87.91	sqm
First Floor	71.57	sqm
External outbuildings	5.95	sqm

165.43 sqm

Proposed

Ground floor	87.91	sqm
First Floor	71.57	sqm
External outbuildings	5.95	sqm
Proposed extension	7.86	sqm

173.29 sqm

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Scale and appearance

When first approaching the site, whether it is on a frosty winter's or a warm summer's day, one is immediately drawn to a sense of peacefulness and calmness, which is portrayed by how harmoniously the cottage sits within its bucolic garden and overall setting. It feels entirely untouched, as if time somehow stood still. The current owners have lovingly looked after the cottage for decades and throughout this time were able to observe the qualities of the cottage, its architectural detail and the movement of light carefully. During the design process it was important to the client to develop a design, which is humble and earnest in scale, whilst unlocking the full potential of areas within and around the house, which feel currently underutilised. Our design research was drawn to studying extensively traditional cottages within West Sussex, as well as drawing inspiration from the Arts and Crafts movement in the execution of architectural details and craftsmanship. In our view, if the detailing and proportion of a design aren't carefully considered, modern insertions can easily disturb the calmness of the existing architecture. Equally, a mimicry of the past portrays a similar sense of misbalance. The sense of the cottage feeling entirely unchanged, is of course an illusion, as historically it has undergone a series of alterations in accordance with living standards of a specific time period, as well as the demands and living circumstances of its previous residents. Therefore, we felt, a suitable design approach would be one, whereby the modern needs of how a house is used would be acknowledged. However, in order for the alterations to feel harmonious, they would need to be carried proportionately to how the cottage would historically have been expanded or altered.

Externally, the main areas of proposed development are the proposal of a new utility room extension, as well as two dormer windows to the north-east elevation. The smaller alterations to the external elevations have already been elaborated on within the Design Access and Heritage Statement and therefore have been excluded from this addendum to avoid duplication of information.

Dormer windows

We are proposing the insertion of two modestly sized hipped dormers with flush casement windows and clay tile hanging to the dormer cheeks. The dormer roof would be made of traditional handmade clay tiles and mortar bedded bonnet hip tiles. In order for the proposed dormers to feel balanced against the existing, we felt it was important to carefully draw reference from the proportions, eaves and cheek detail, as well as the form of historic dormers within Sussex and Surrey. We also studied the architectural detailing of Edwin Lutyen's work with particular reference to Goddards. We believe the dormer windows have been designed proportionately as key existing architectural detailing such as the shallow catslide roof can still easily be identified and its historic character appreciated. Internally, the dormer windows enable a highly practical layout on the first floor without compromising on the proportions of the front rooms. The proposal facilitated a traditional designed staircase, which is much more in keeping to the cottage than the current one. It also enables for a small ensuite WC to be integrated meeting modern living needs.

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Traditional hipped dormer with flush timber casement windows and tile hanging to dormer cheeks



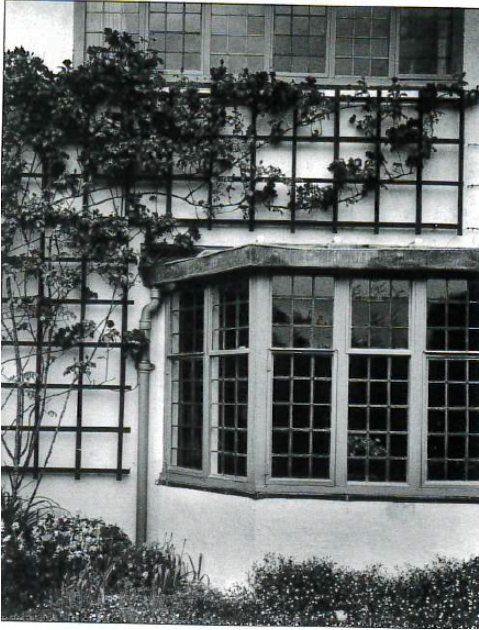
Goddards, image from Sir Edwin Lutyens
by Elizabeth Willhide

Side extension

We are proposing a modestly sized side extension, which accommodates a utility room. Both the existing cottage door EXD03, as well as the existing ashlar stone work of the north-western side extension are to be retained. In fact, the exposed stone wall would become an architectural feature internally within the utility room. The proposed use of the existing side extension is a simple one; it ultimately needs to be a practical utility room. Therefore we felt, that it would be important for the proposed use and the architectural appearance of the proposed extension to be in tune. We believe the proposed size of the utility room is proportionate to the existing and is similarly sized to the other rooms in the rear of the cottage, such as the existing kitchen and dining room. We initially explored options of an orangery style extension, however the often classical influences such as its symmetry, pilasters and cornice detailing felt too pretentious for its proposed use and disproportionate to the organically evolved asymmetrical north-east elevation. Architecturally, we believe it is critical for the side extension to use a simple material palette, which is distinctively subservient to the existing north-east rear elevation. We are mindful of using materials, which are sympathetic to a historic setting, whilst being suitable for modern thermal performance requirements, as well as being long-lasting and sustainable in their lifecycle. The proposed brick extension is built out of handmade bricks to match the existing in colour. The windows and doors are hardwood timber windows in a natural finish. The roof is a wood cored lead flat roof to falls and accommodates a modestly sized flat roof by the Rooflight Co Cotswolds (731mm x931mm, NFF-01). Lead is considered to be a sustainable building material due to its nearly 100% recyclability and long service life.

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Images above: Bailie Scott, the
Artistic House by Diane Haigh

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Layout

The changes to the internal layout on the ground and first floor have been carefully described in the Design Access and Heritage Statement. To avoid duplication, they have therefore been excluded from this addendum.

Landscaping and access

The proposed site access remains unchanged to the existing. The existing landscaping remains largely the same with a few minor alterations such as the increase of the existing driveway, as well as small changes to the landscaping immediately around the proposed extension. Please refer to the proposed site plan 2403-01-10. The proposed designed has been carefully redesigned taking into consideration the comments made during the pre-application advice DM/24/2445. We believe the proposed design does still not negatively impact upon the functional relationship between Whitehouse Cottage and Whitehouse Farm Cottage aa two constituent parts of Whitehouse Farm. The existing track is retained and the proposed works only concern the enlargement of the existing track on the north-eastern side as shown on plan 2403-01-10.