

DAVID JENKINS DESIGN

RIBA CHARTERED ARCHITECTS



STABLE COTTAGE

EXTENSION AND ALTERATIONS TO EXISTING DWELLING

**783 LISTED BUILDING CONSENT APPLICATION &
CONSTRUCTION DETAILS TO ADDRESS MATERIAL CONDITIONS**

JUNE 2025

SITE CONTEXT



Not to scale

1. Stable Cottage
2. Applicant's parking area
3. Stable Cottage garage approved 2016 under application (ref DM/16/2084)
4. Grade II listed building Upper Lodge
5. Outbuildings belonging to 11 College Road



Site Location

Applicant: Mrs L Green
Site Address - Stable Cottage, Lindfield Road, Ardingly

Stable Cottage is a curtilage listed building sitting within the setting and attached to Upper Lodge, a Grade II listed house. The property is not within a conservation area; see Upper Lodge listing below. The site falls in the High Weald AONB, as well as in the Ashdown Forest 7km buffer zone.

Listed Building Grade: II
List Entry Number: 1025799
Date first listed: 10-05-1983
Statutory Address 1: Upper Lodge, Lindfield Road

Historic mapping as seen on page 4 shows evidence of a building with a similar footprint as Stable Cottage, perpendicular to Upper Lodge, dating back to c. 1879. The map and the photograph on page 4 also show evidence of an adjoining structure along the masonry party wall. It is unknown if the buildings which ran along the Party Wall connected to the existing outbuilding in neighbouring plot at 11 College Road, however historic mapping from 1899 and 1912 show shaded areas which take up the current backgarden of Stable Cottage.

Planning History

2016 under DM/16/2084: permission was granted for a single storey extension to form a new entrance & boot room, with a freestanding single garage; only the garage was built.

1995 under AR/026/95: permission was granted and scheme implemented to relocate previous kitchen on the north end to the south, and turn the previous kitchen space into a new bedroom

1987 under AR/019/87 & AR/018/87: permission was granted but schemes not implemented, for a double garage be attached / have linked to existing Stable Cottage.

2025 under DM/25/0248: permission was granted for a single storey Garden Room extension & ensuite, with a glazed link and proposed canopy over the front door.

This application seeks to secure Listed Building Consent for the proposal and address material detailing for the proposal. This will help enhance the functionality of the house and enable the applicant to continue living in the property into the future with care/family support and to accommodate visiting friends and family. Given that historic mapping and photographs show the site would have had a larger footprint occupied by building and previous extensions & alterations have been granted permission (but not all implemented) for Stable Cottage after Upper Lodge's listing, we believe the property has potential to be extended whilst keeping it subservient to the listed dwelling.

EXISTING HOUSE & SITE PHOTOGRAPHS



1. Upper Lodge Grade II Listed House (Right), part of Stable Cottage (Left)



2. Stable Cottage parking zone and current front door into Utility area. Neighbour's barn in background (11 College Road).



3. Existing Garage as approved under DM/16/2084



4. Existing bedroom with ensuite with double height space as granted under LPA ref: AR/025/95/AP and AR/026/95/LB/AP in 1995.



5. Living room windows and external door into kitchen from property's garden



6. Outbuildings within neighbouring property (11 College Road)

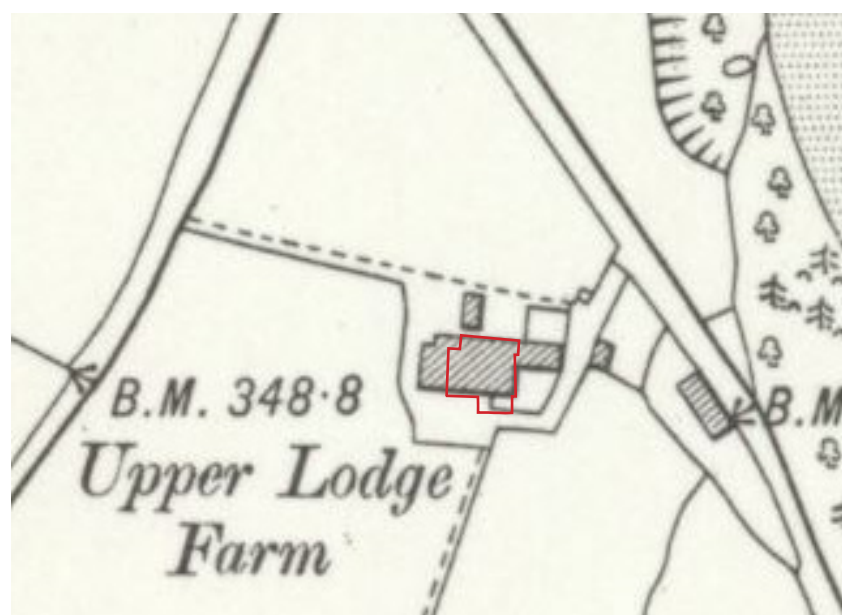
SITE HISTORY



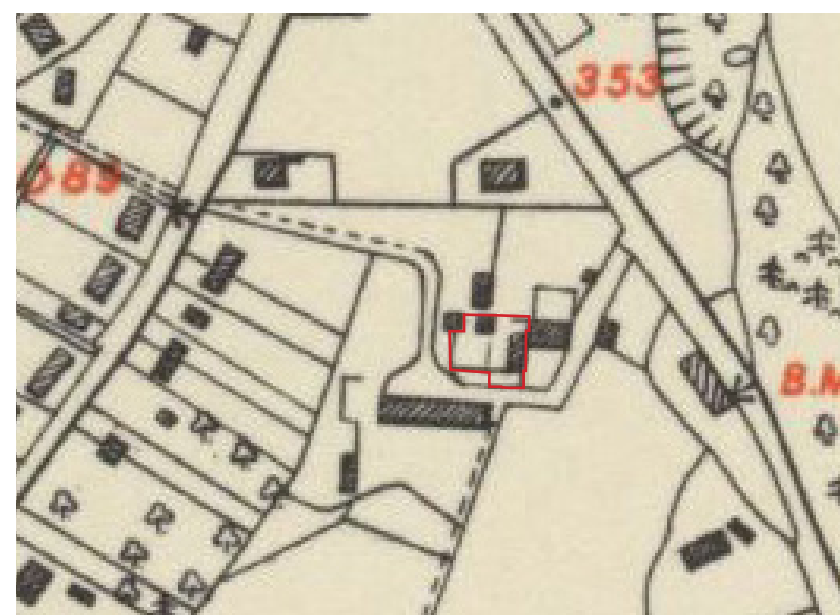
1879



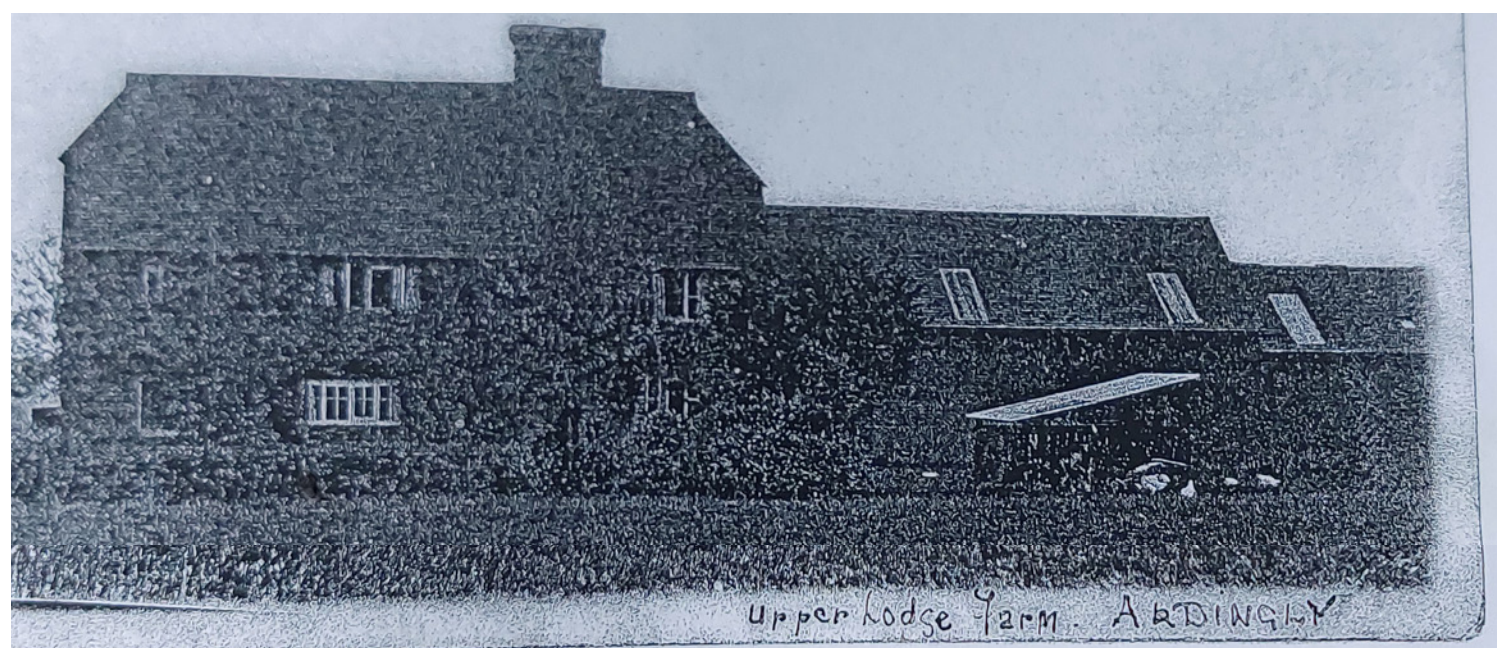
1899



1912



1950

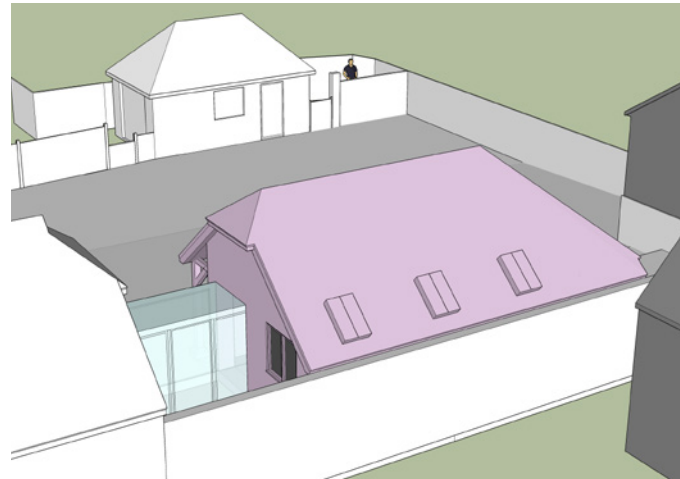


Historic photo of Upper Lodge showing run of buildings to the West along masonry party wall, visible from land north of the listed house, (as shown in 1912 map).

PRE-APPLICATION & PLANNING APPLICATION FEEDBACK



3D View of Pre-Application Proposal 27/09/2024



The pre-application feedback by the planning officer accepted the principal of development, however it was recommended amending the scheme in light of the Conservation officers comments.

The Conservation officer's feedback was :

- The roof canopy extension to the south was not appropriate due to the loss of the characterful catslide roof, and failed to read as an obvious addition.
- The glass link was accepted as it allowed a visual separation between existing and proposed. However it would be preferable to move the position to set against the wall, to minimise visual impact.
- The traditional appearance of the proposed pavilion was appropriate but the asymmetric roof form was a concern due to creating an unbalanced appearance.
- The proposed elevation treatment should be sympathetic to the context.

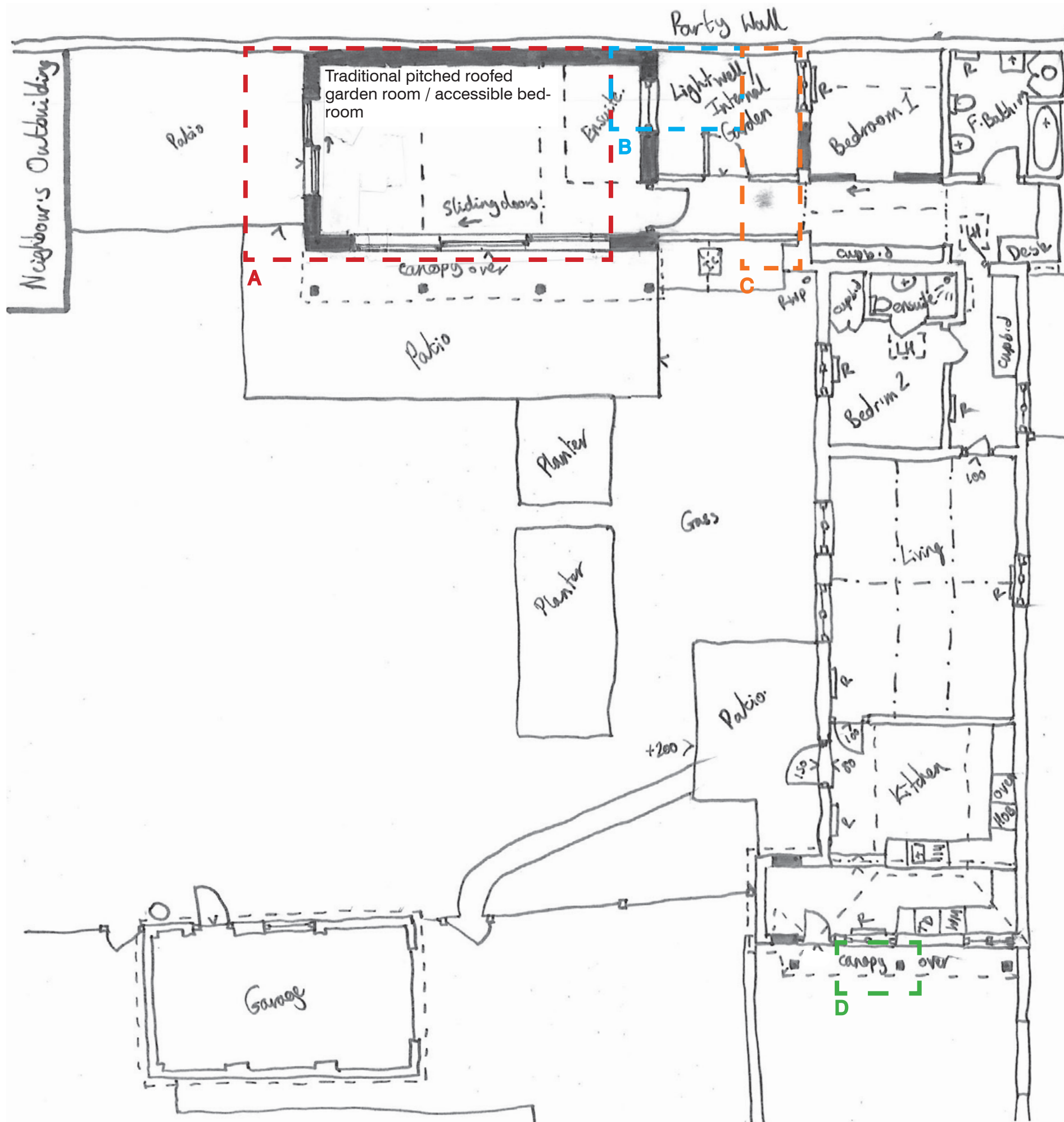
The South Elevation drawing (adjacent), shows the updated scheme which responds to the feedback given in the pre-application. The updated scheme does not change the existing south entrance roof, keeping the catslide character and instead proposes the relocation of the front door with a small canopy above. The glass link has been moved to sit against the party wall to minimise its visual impact, consequently this impacts the internal layout, therefore, a small flat roof extension is proposed in that area to allow for a usable bedroom (Bedroom 1). The garden room roof has changed to make a symmetrical hipped roof, creating a balanced appearance as seen on the South elevation. External walls consist of horizontal timber cladding over a brick faced plinth, with oak posts for the roof canopies and plain clay tile roof, which will make the scheme sympathetic to its context and subservient to the host building.



South

New proposed South Elevation for Planning Application (Not to scale)

The conservation officer did not consider the approved drawings under planning application DM/25/0248, to be contentious and described the proposed extension to be modest and sympathetic to the host building in its scale and form.



PRE-APPLICATION GROUND FLOOR

783_SK2
26/09/2024

Upper Lodge footprint

The diagram shows changes the areas of the pre-application scheme and in turn showing how the changes have responded to the feedback. The changes below are shown in the latest drawings submitted as part of this householder application.

A - Proposed Garden room. Relocated to the West reducing its impact when viewed from public footpath along the South.

B - Glazed link relocated to the party wall. This was in moved to minimise the visual impact as suggested in the feedback.

C - Flat roof extension for bedroom 1. This change was caused by the glass link relocation and subsequent layout change.

D - Relocated front door and proposed canopy. This a was changed in order to keep the existing catslide roof in keeping with its character.



Ground Floor



CHARACTER AND DESIGN & IMPACT
ON HERITAGE ASSETS

Policy DP26 in the MSDP requires the development *“addresses the character and scale of the surrounding building and landscape”....“does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings”*

Policy DP34 in the MSDP requires developments *“to protect the setting of listed buildings”..“alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric”*

Policy ARD5 in the ANP requires *“all developments, including alternations to existing buildings, to be sympathetic of the character and scale of surrounding buildings and landscape”*

Policy ARD9 in ANP requires *“development proposals affecting a listed building or conservation area of their setting to conserve or enhance the special quality and distinctive character of Ardingly”*

The proposal matches existing proportions found on the property. The proposed extension will not have ridge or eave heights that are higher than those found on the existing property, therefore appearing subservient to Stable Cottage and Upper Lodge.

The proposal will use materials that match with the existing materials found on the property. New aluminium glazing and oak posts are proposed (as shown on page 7) which enhances the proposal. This will ensure the new development is sympathetic to the character of the site.

EXTENSIONS

Policy DG49 in the MSDG state *“extensions should typically use simple, uncomplicated building forms to compliment and coordinate with the scale, form and massing of the original dwelling. The design approach may benefit from coordinating with the existing pattern of window and door openings as well as employing facing materials to match those of the existing dwelling. Otherwise it should demonstrate the appropriateness of the alternative approach”*

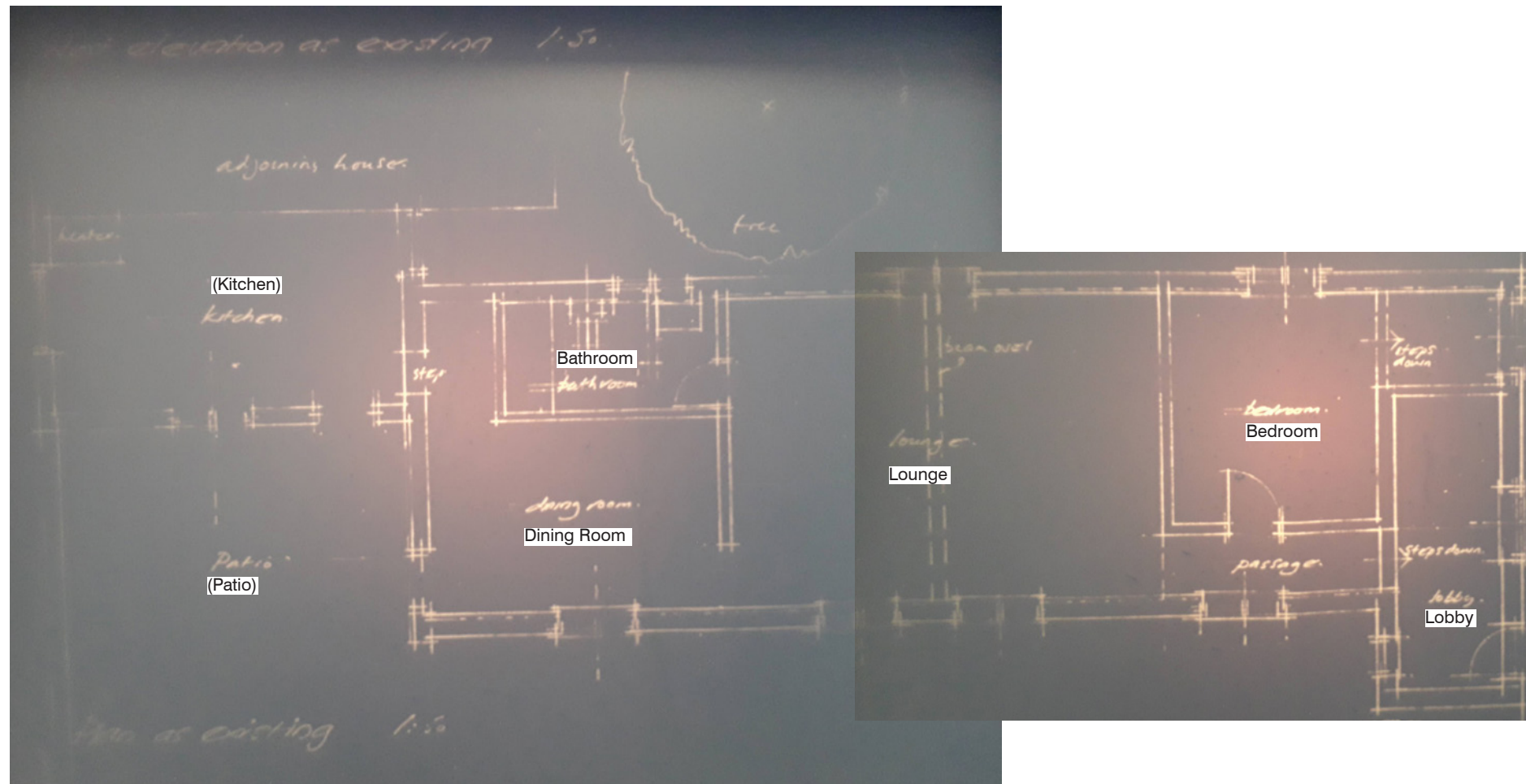
Policy DG50 in the MSDG states *“ Front extensions are more likely to be acceptable where the building is staggered or where the dwelling is set well back from the road”.. “where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property”.... “side extensions should normally be subservient to the original dwelling and typically be set back from the front of the house to help define the original building”....“gaps between dwellings can sometimes positively contribute to articulating”*

The proposal at the front of the property is a simple hipped roof canopy to match existing hipped roof and will not detract from the form of the original dwelling.

The proposed garden room extension to the side of the property is located at the rear of the site, therefore is not prominent in relation to the existing dwelling when viewed from the public footpath. The roof is uncomplicated and fits with the scale and form of the original dwelling.

A glass link between the garden room and the existing dwelling is proposed. This creates a gap between the existing dwelling and proposed garden room, which enhances the integrity of the existing dwelling.

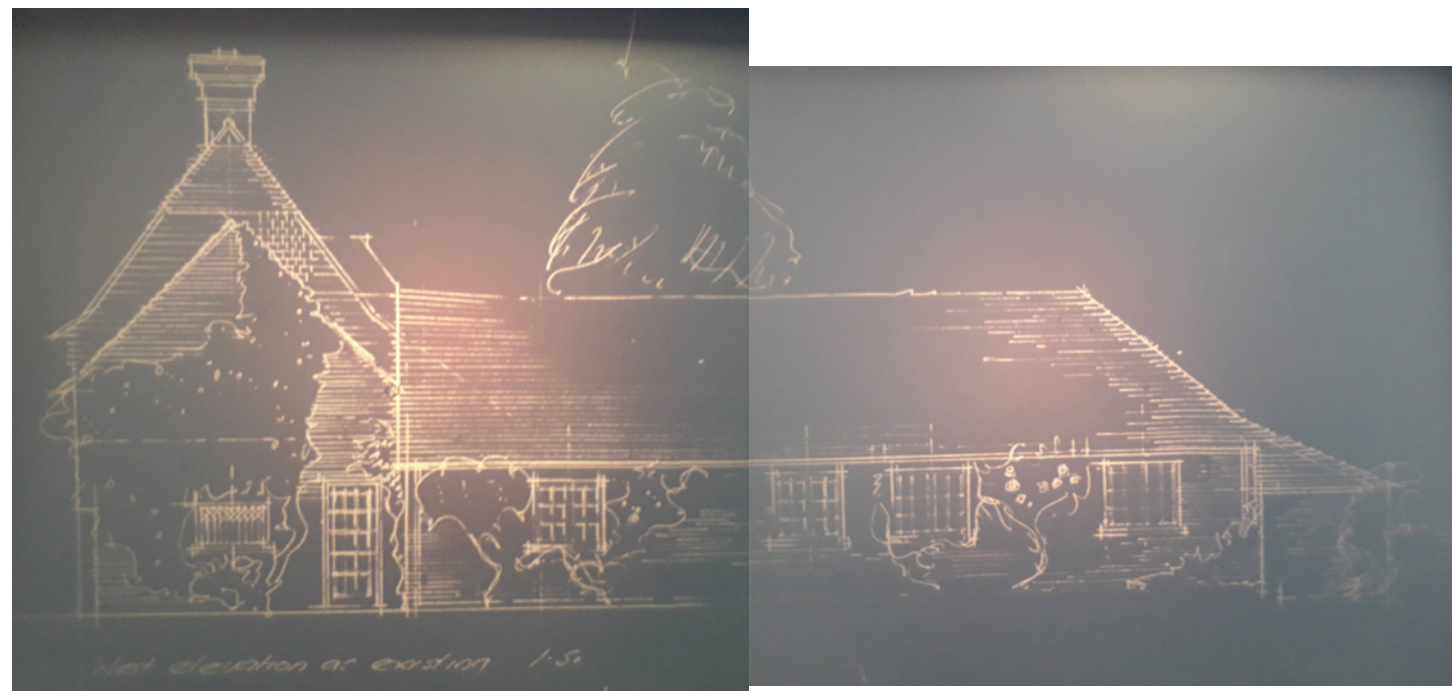
PLANNING HISTORY EVIDENCE



In 1972 a planning application ref F/72/203 was granted permission for the conversion of an agricultural building (Stable Cottage), to become a bungalow. The result of this conversion can be seen in the microfiche images on this page which formed the 'as existing' drawings for planning application ref. AR/013/95.

As seen in the historic mapping below from 1950 and these drawings from 1972, the current bedroom to the north end of Stable Cottage did not exist as the space formed an external patio. The 'kitchen' zone which did exist in the 1970's (now used as the family bathroom) will not be impacted by the proposed extension and alteration works under this application (DM/25/0248).

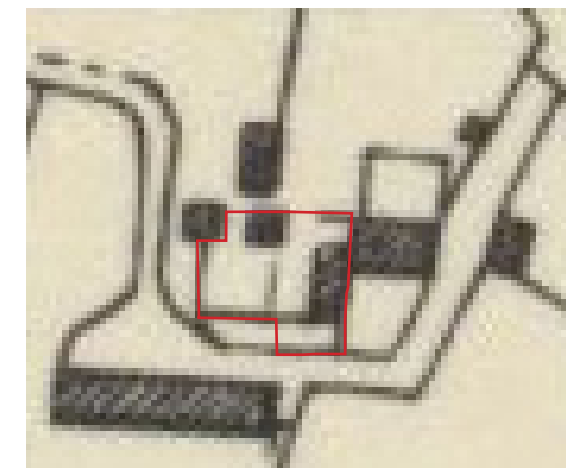
AR/013/95 Stable Cottage 'as existing' plan, 1995 not to scale



AR/013/95 Stable Cottage 'as existing' West Elevation, 1995 not to scale

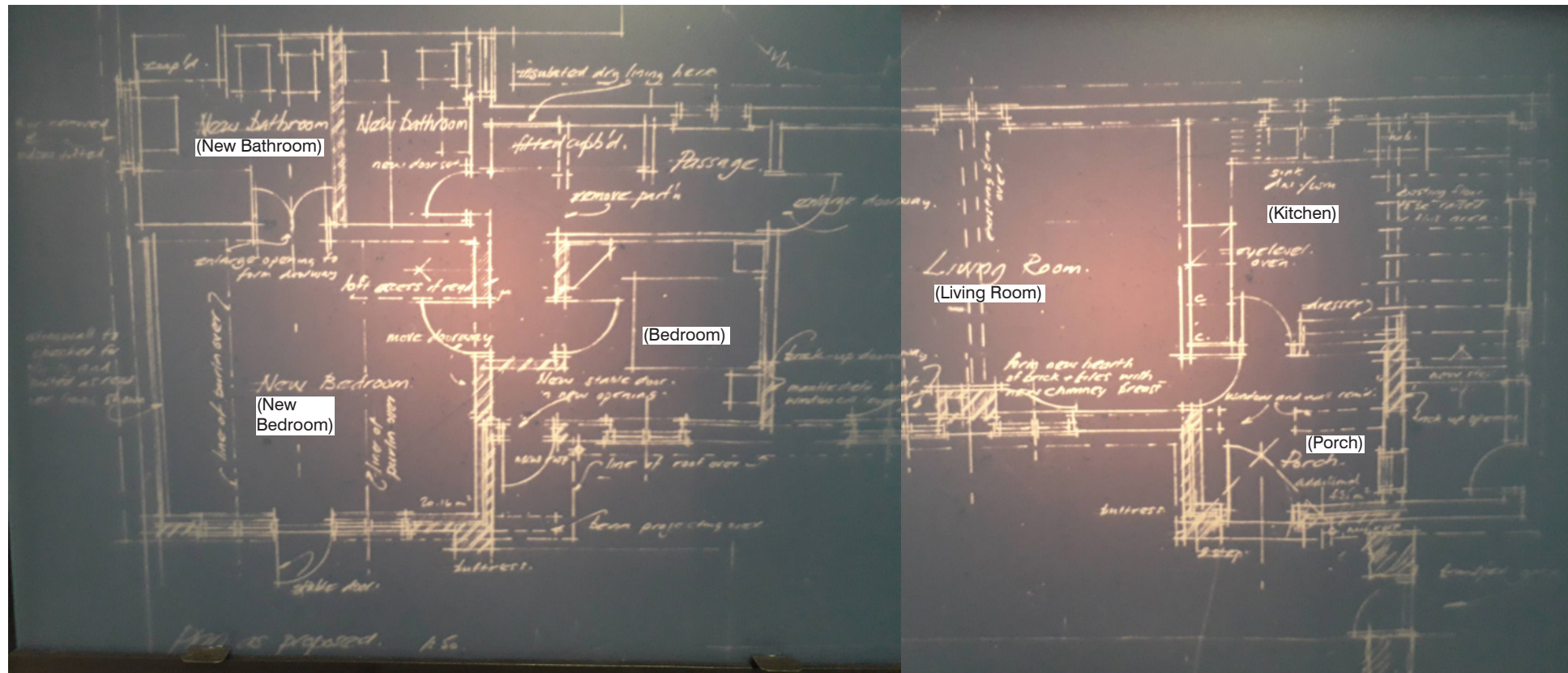


AR/013/95 'as existing' South Elevation



Historic mapping of Stable Cottage site in 1950, not to scale

PLANNING HISTORY EVIDENCE

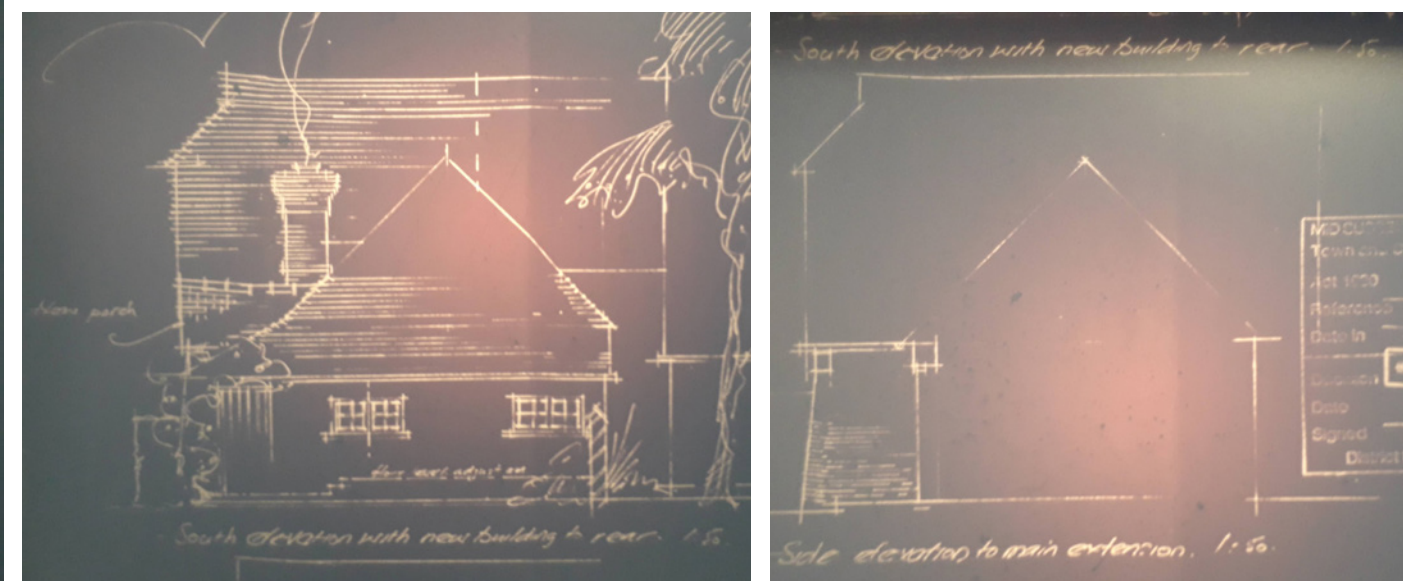


This page shows the 'as proposed' drawings under application ref. AR/013/95 which was granted permission in 1995, to infill the previous patio area with the bedroom which exists today. Some other elements of the application such as the side porch and chimney stack were never implemented.

AR/013/95 Stable Cottage 'as proposed' plan, 1995 not to scale

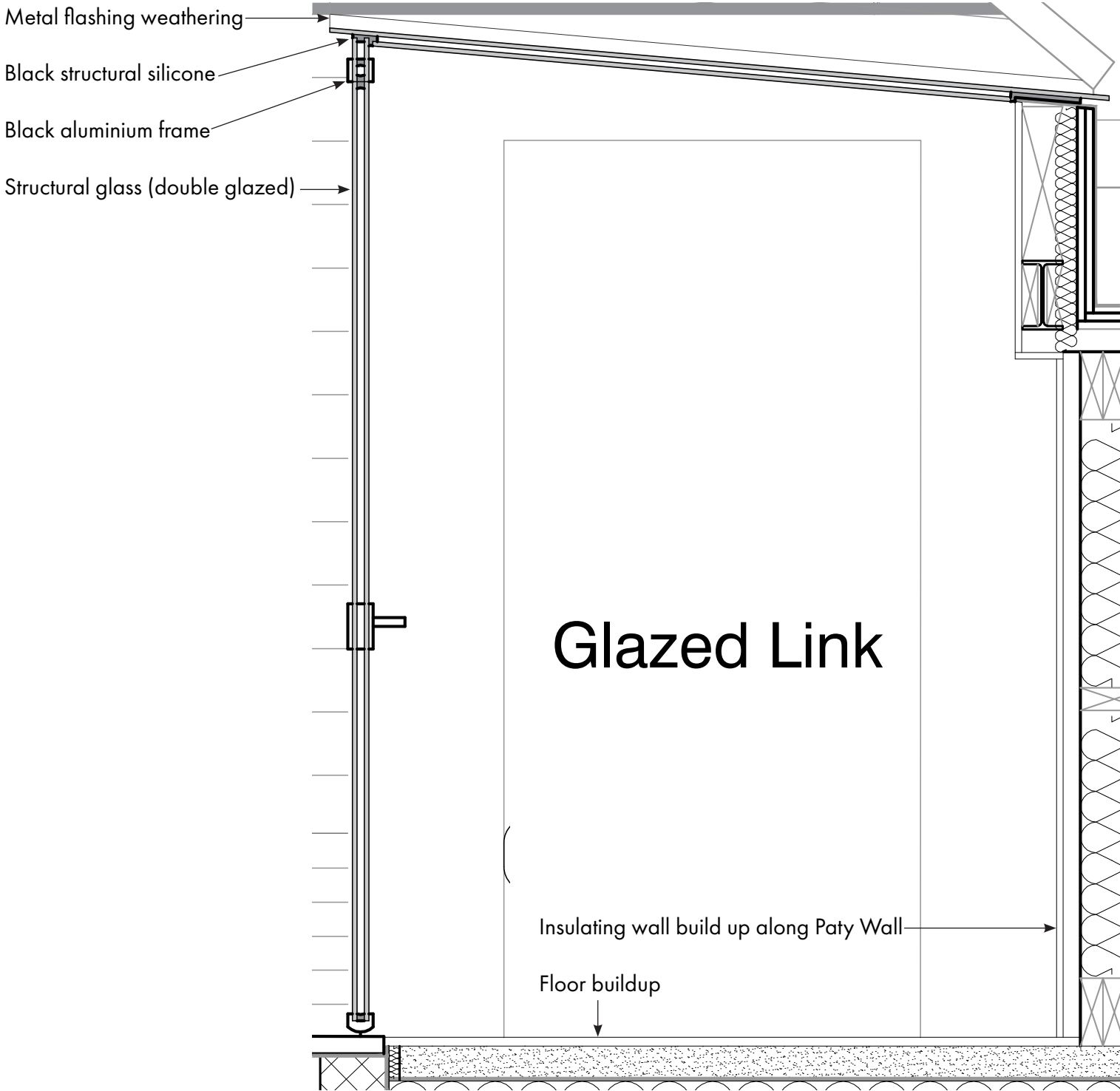


AR/013/95 Stable Cottage 'as proposed' West Elevation, 1995 not to scale



AR/013/95 Stable Cottage 'as proposed' South Elevations, 1995 not to scale

GLAZED LINK DETAIL

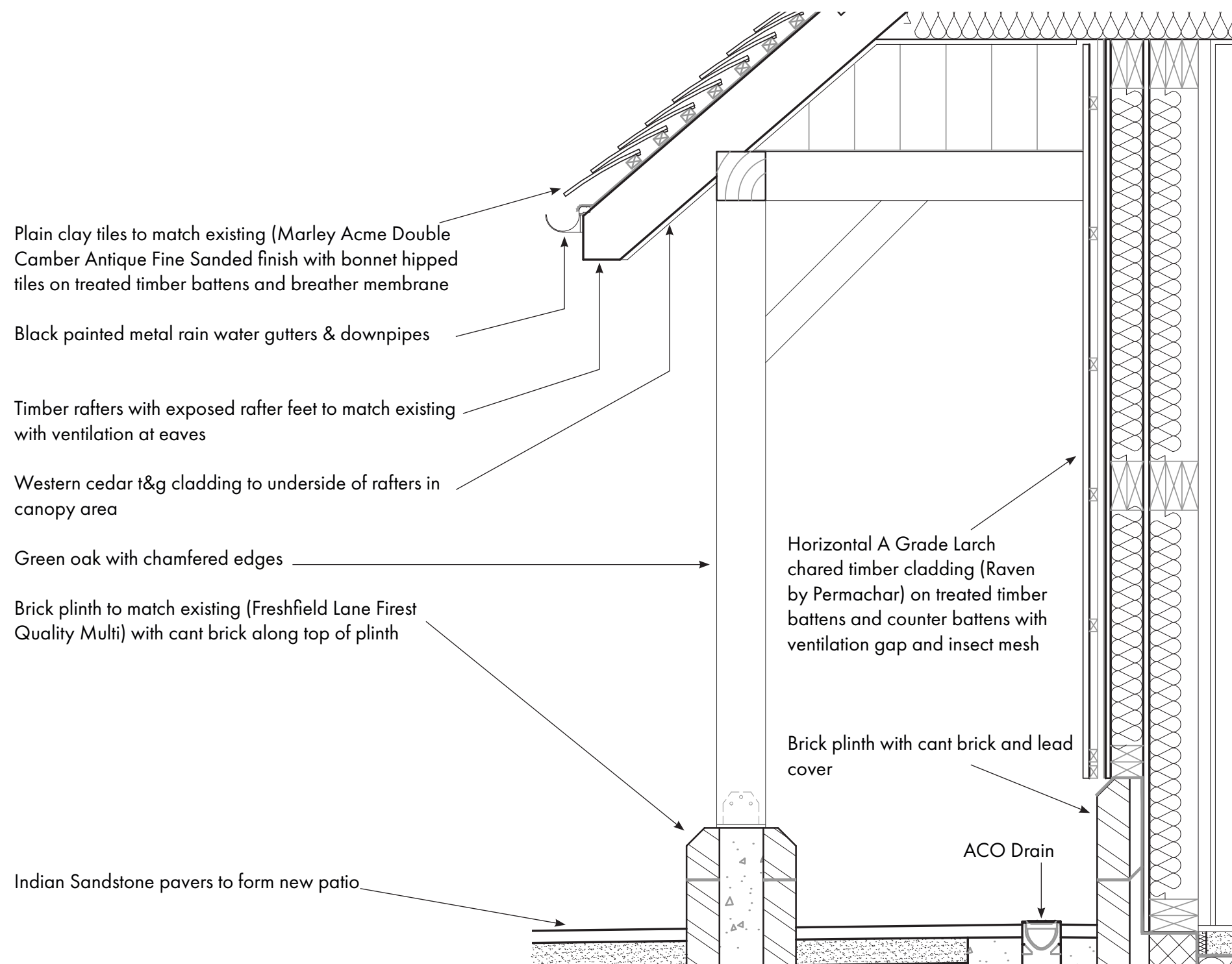


Structural Glazed Link Detail



Example of Structural Glazed Link





Eaves & Canopy Detail



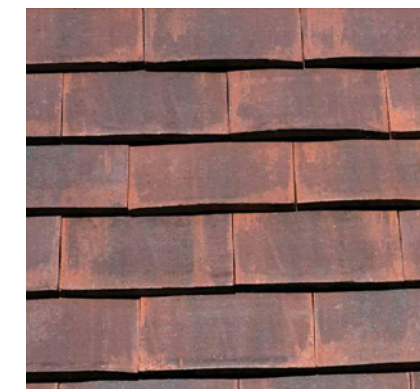
EAVES DETAIL



Charred Cladding



Brick Finish



Plain Clay Tiles



T&G Soffit Cladding

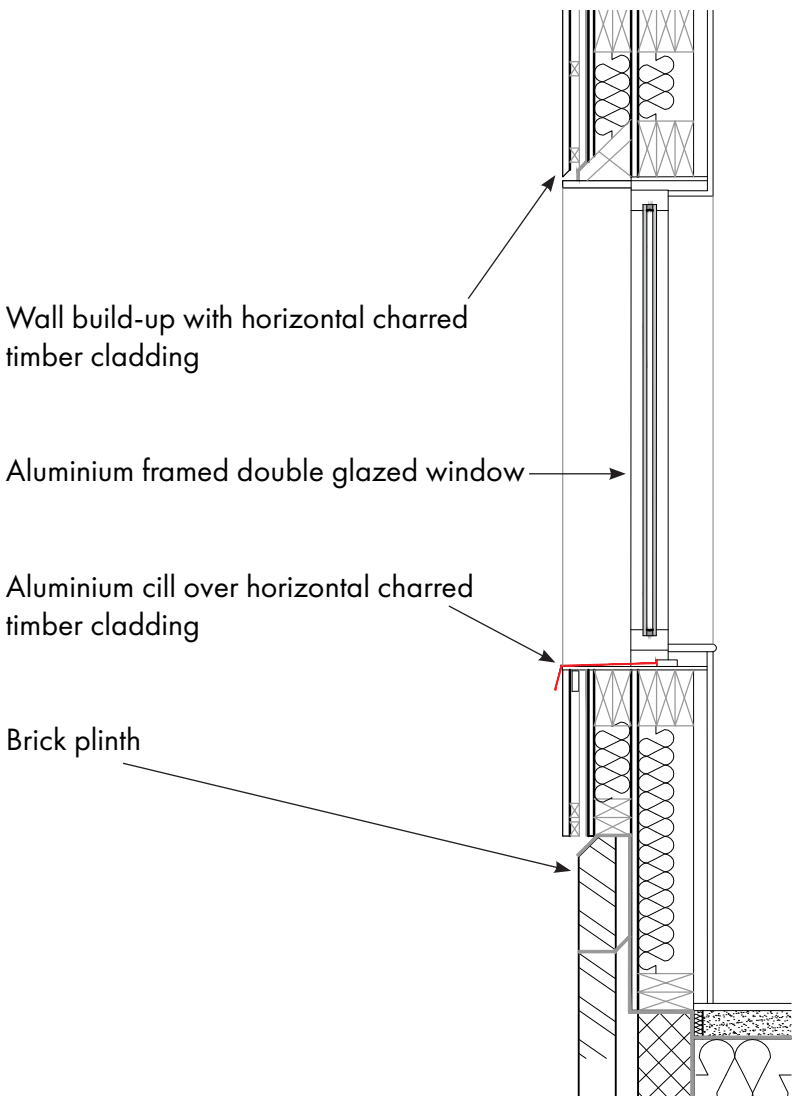


Example of structural oak canopy with open rafter feet and metal gutters

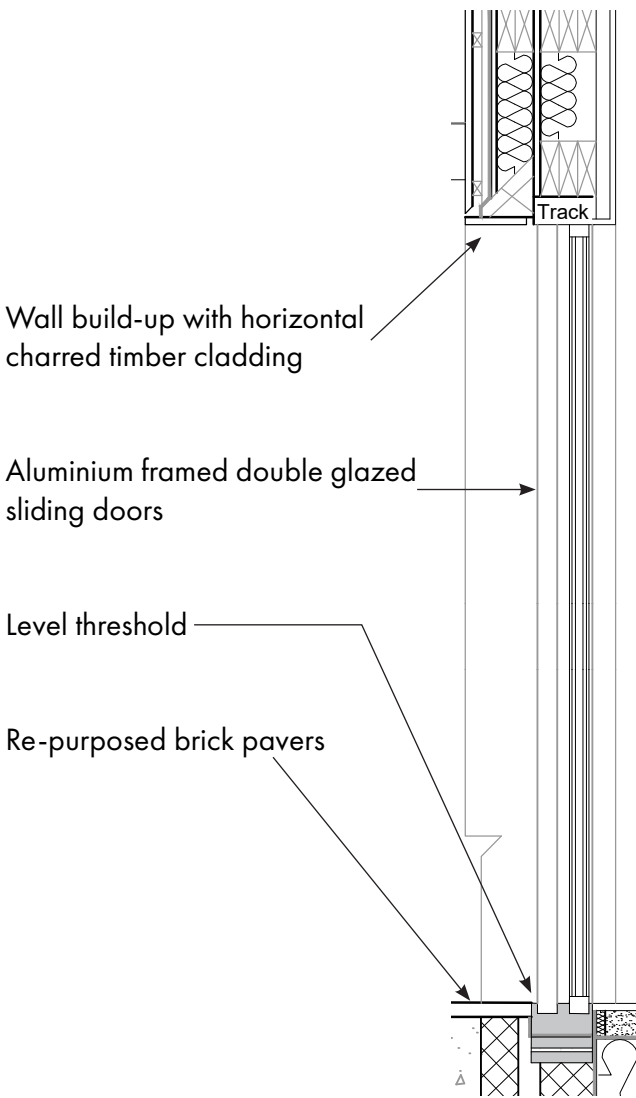
GLAZED LINK DETAIL



Example of Aluminium Framed Window



Proposed Window Detail
WG02



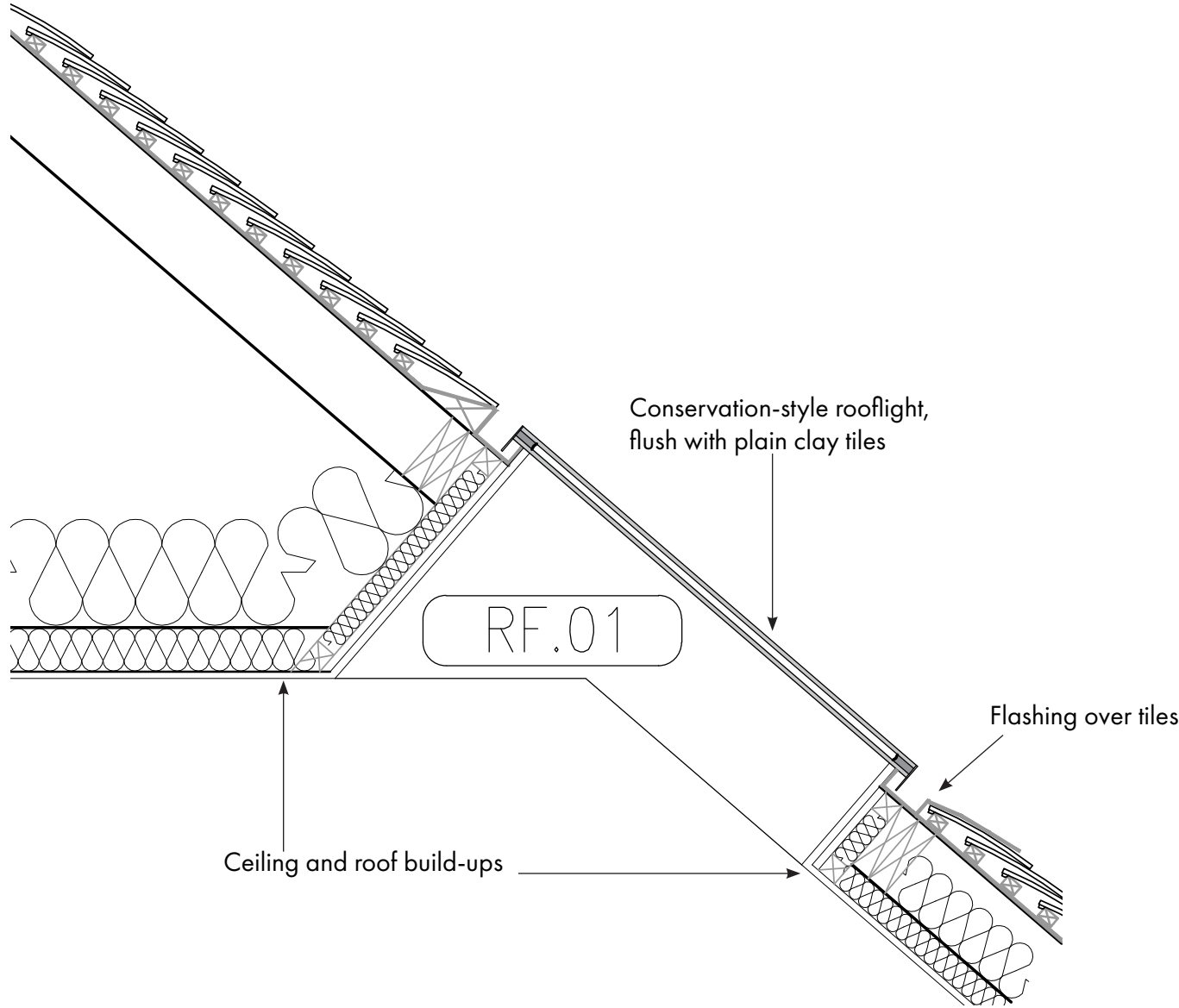
Proposed Door Detail
DG02



Example of Aluminium Framed Sliding Doors



GLAZED LINK DETAIL

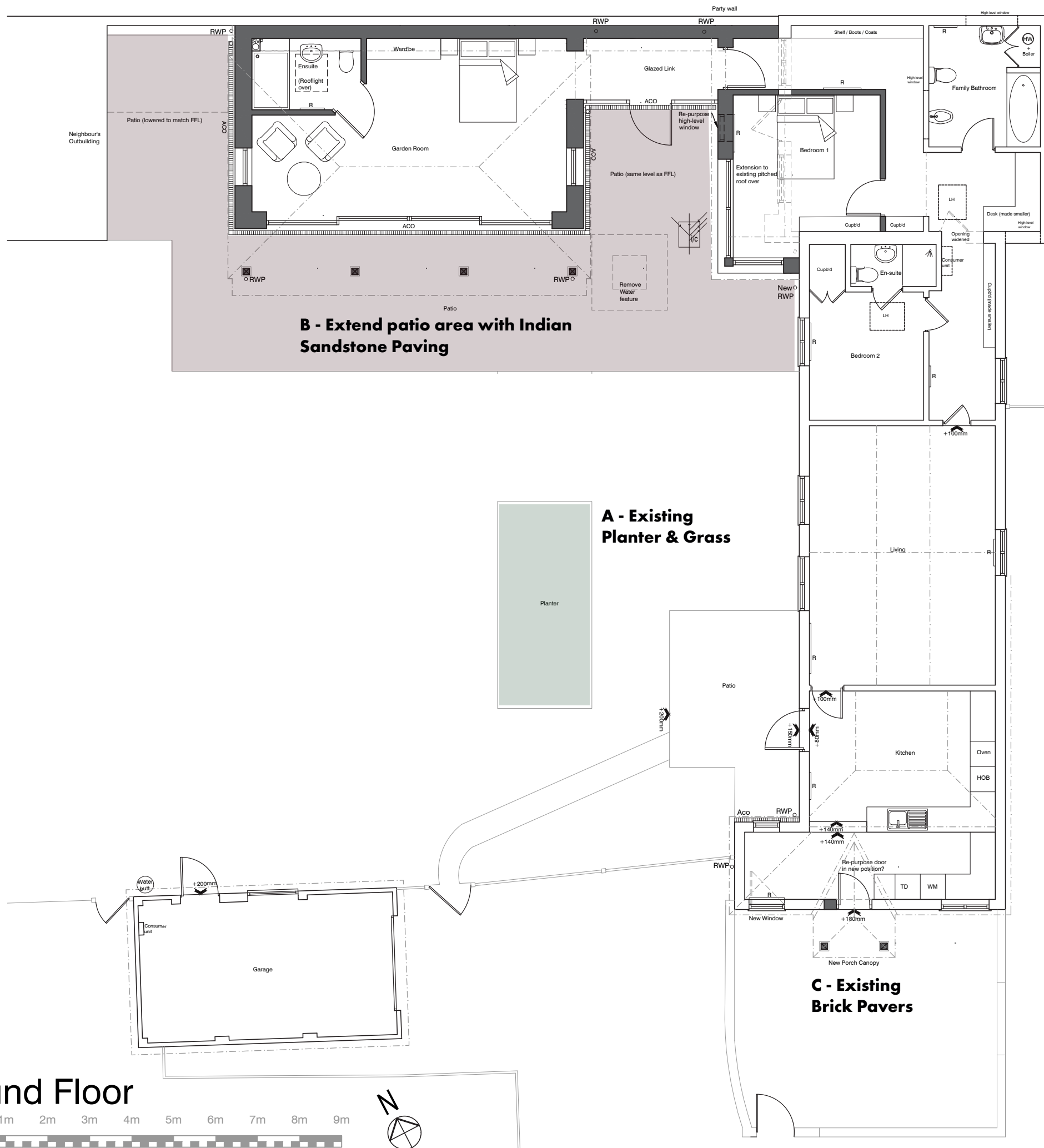


Structural Glazed Link Detail



Example of Flush Conservation-style Rooflight





GLAZED LINK DETAIL



A - Existing Planters & Grass



B - Indian Sandstone Paving for new patio



C - Existing Brick Pavers in Front Patio

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