



Planning, Design and Access Statement

To support a Full Planning Variation of Condition
application

Ormonde Hall, Cowfold Road, Bolney

Application for a Variation of Condition 1 of the Planning Approval granted under DM/23/0817 pursuant to DM/21/2193, with the description:

'Demolition of existing 20th Century burnt out house attached to 15th Century Grade II Listed Hall/Barn and erection of a replacement 2 Storey House with a single storey frameless glass link between replacement house and Grade II Listed Hall/Barn. In addition a detached Triple Garage is proposed.'

Variation to allow for adjustments to the Hall House and New Build Extension

at

Ormonde Hall, Cowfold Road, Bolney

Planning, Design and Access Statement

on Behalf of

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1. Introduction

1.1 This is a Planning Statement prepared to accompany a Variation of Condition application, allowing for a variation to Condition 1 of planning approval reference DM/23/0817 pursuant of DM/21/2193, for amendments to the Hall House and New Build Extension scheme granted Full Planning and Listed Building Consent, at Ormonde Hall, Cowfold Road, Bolney.

1.2 Full Planning consent was granted on 18th August 2021 (DM/21/2193) for the following development:

'Demolition of existing 20th Century burnt out house attached to 15th Century Grade II Listed Hall/Barn and erection of a replacement 2 Storey House with a single storey frameless glass link between replacement house and Grade II Listed Hall/Barn. In addition a detached Triple Garage is proposed.

1.3 A separate Listed Building Consent approval was granted under reference DM/23/0814 on the same date.

1.4 This application seeks amendments to the aforementioned approvals to make the following changes:

Hall House

- Allowance for new bathroom within Hall House first floor later addition extension.
- Allowance for a new front external door to the Hall House Southern Elevation adjacent to the glazed link.
- Allowance to open up the chimney breast within hall on the eastern facing wall to create a welcoming reception area and dual aspect fire place.
- Allowance to raise the existing balustrade to mezzanine area with a new balustrade that complies with current building regulations, replacing later additional balustrading with new powder coated metal spindles.
- Allowance for a new straight stair to replace later addition stair to first floor hall house only.

New Building Extension

- Alteration of the proposed hipped roof above the central element to the front elevation to a brick gable.
- Allowance for two new flat roof leaded dormers to front elevation.
- Allowance for two conservation style rooflights to the rear roofslope.

1.5 This statement includes a brief Heritage Statement the full heritage statement by Robinson Wild Consulting will accompany the application.

2. Use

- 2.1 The existing property has full C3 (residential) use and will retain this following the completion of the proposed works.

3. Amount

- 3.1 This application proposes changes to the Hall House and New Build Extension approved under references DM/23/0817 and DM/23/0814, as follows:

- Allowance to replace existing dilapidated stair for a new 'Light touch' oak tread stair with metal balustrading and timber handle. See precedent document attached to this application.
 - Allowance for new bathroom within Hall House first floor later addition extension.
 - Allowance for a new front external door to the Hall House Southern Elevation adjacent to the glazed link. See precedent document attached to this application.
 - Allowance to open up the chimney breast with hall on the western facing wall to create a welcoming reception area. See precedent document attached to this application.
 - Alterations of the proposed hipped roof above the central element to the front elevation to a brick gable.
 - Allowance for two new flat roof leaded dormers to front elevation.
 - Allowance for two conservation style rooflights to the rear roofslope.
- This application does not propose changes to the approved vehicular access arrangements.

4. Layout

- 4.1 The layout of the existing hall house is similar to that approved previously however we are proposing a bathroom at first floor level to serve the house. Locating it within the later addition extension seems like the most appropriate setting.
- 4.2 The proposed stair will have a turn within it similar to the existing stair, however there will be no first floor connection to the new extension and it will terminate adjacent to the new entrance to allow for more useable space within the entrance area.

5. Planning Statement

- 5.1 **Planning Principle**

This application seeks to amend the scheme already granted approval under references DM/23/0817 and DM/23/0814, thus ensuring the principle is agreed.

5.2 **Planning Policies**

In common with the scheme approved under references DM/21/2193 and DM/21/2197, the following MSDC planning policies are relevant:

Policy DP26: Character and Design

Policy DP34: Listed Buildings and Other Heritage Assets

5.3 **Scale**

The alterations to the proposed hipped roof above the central element to the new extension front elevation to become a brick gable will sit below the ridge line of the main roof and as such become less imposing than the current proposed hipped roof.

5.4 **Neighbour Amenity**

The property sits in an isolated location and at a significant distance from the nearest neighbouring dwelling. The proposals will therefore not affect the amenity of the neighbouring occupiers.

5.5 **Landscaping**

The proposals do not affect the previously approved landscape proposals. Therefore the current designs remain able to demonstrate compliance with planning policies DP26 and DP34.

5.6 **Design**

By virtue of their sensitive design and detailing, the proposal demonstrates a well-considered and **high standard of design**.

The proposals submitted herein adopt the same Georgian language as that of the approved extension scheme and where appropriate the same Tudor language to compliment the Hall House.

The proposals to the hall house will be 'light touch' interventions that seek to enhance the usability of the property without compromising its historic fabric.

The existing stairs are not original and in places do not comply with UK building regulations. It is the clients wish for the stairs to be made safe for use by children and guests. This requires increased handrails. We are proposing hardwood timber treads with slimline metal spindles and a timber handrail. See precedent document attached to this application.

The proposed dormers and conservation rooflights to the new build extension will bring much needed light into the 2nd floor service areas.

The proposals are therefore able to demonstrate compliance with MSDC local planning policies DP26, DP34 and DP35.

5.7 **Materials**

The following materials are proposed for use in the development:

External Front Door: Hardwood timber door in a tudor style set within a hardwood frame, oiled finish.

Proposed Internal Stair: Hardwood timber treads with powder coated metal balustrading and hardwood timber handrail. Timber to received oiled finish.

Rooflights: We are proposing conservation rooflights to the rear elevation of the new build extension.

Front Elevation Dormers: These will be flat roofed leaded dormers with double glazed painted timber windows to match current proposed windows on the lower floors.

New Brick Gable to front elevation: The brick gable will be finished in a red brick to match the current proposed facing brick bond and mortar of the new build extension.

New dual aspect fireplace : will be finished in a brick and render to match the existing materials present within the hall house.

5.8 **Listed Building**

The proposals for the Grade II listed Hall House are unchanged from those approved references DM/21/2193 and DM/21/2197.

6. Landscaping

- 6.1 The proposed changes do not affect the current landscape proposals.

7. Heritage Statement

- 7.1 **Scheduled Ancient Monument (SAM)** – The proposals do not affect a Scheduled Ancient Monument or its setting.

- 7.2 **Archaeologically Sensitive Area (ASA)** – The proposed development is situated within an Archaeological Notification Area.

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- 7.3 **Listed Building** – Ormonde Hall is a Grade II-listed dwelling. It was first listed on 28 October 1957. The list description reads as follows:

Overview

Heritage Category: Listed Building

Grade: II

List entry Number: 1025751

Date first listed: 28-Oct-1957

Location

National Grid Reference: TQ 25194 22778

Details

BOLNEY COWFOLD ROAD 1. 5405 Ormonde Hall (Formerly listed as Bacons Farmhouse)
TQ

22 SE 15/223 28.10.57 II

2. C15 timber-framed house, restored and greatly enlarged in 1922. The original portion has 2 storeys and 3 windows. Partly plaster, partly painted brick infilling, with diagonal braces on first floor. Small gable in centre of north front with moulded bargeboards and pendant.

Below this is a bay on ground and first floors. Original window in this on first floor with wooden mullions and transoms and diamond-shaped panes. East end of the first floor jettied on brackets. Half-hipped roof of Horsham slabs. The south front has been entirely modernised. Large L-shaped addition of 1922 to north west.

Listing NGR: TQ2519422778

- 7.4 **Conservation Area** – Ormonde Hall is not situated within a Conservation Area.

- 7.5 **Registered Park or Garden of Special Historic Interest** - The site is not situated within any Registered Park or Garden of Special Historic Interest.

As described in section 8, Appearance, and elsewhere, the proposals submitted herein are sensitive to the existing listed building fabric, sensitive to the setting of the listed building and respectful of its wider rural setting.

8. Appearance

- 8.1 The current appearance of the site can be reviewed from the existing plans and elevations supplied with this application. The proposals, by virtue of their sensitive design and detailing, demonstrate an extremely high standard of contemporary design quality.

9. Access

- 9.1 No changes are proposed to the access arrangements of the site.

10. Sustainability

- 10.1 The proposals for Ormonde Hall have been developed to ensure the adjustments, in common with the approvals granted under references DM/23/0817 and DM/21/2193, achieves a high level of sustainability primarily through low energy use. It is envisaged the following will be incorporated:
- a) High performance double-glazed windows with gas-filled cavities, formed in sympathetic, painted timber frames;
 - b) Water usage will be reduced through the installation of flow reducing / aerating taps, reduced capacity showers, and low-flush cisterns.

11. Conclusion

- 11.1 By virtue of its design and detailing, the proposals demonstrate a **high standard of design**.
- 11.2 The following can be concluded:
- a) The principle of the proposal is acceptable owing to the recent award of planning and listed building consent approvals under references DM/23/0817 and DM/21/2193.
 - b) The proposed amendments to the hall house are respectful to the heritage and story of the property. The suggested amendments are there to improve the usability of the space and extend the lifetime of the property whilst maintaining its historic assets.
 - c) The proposed dormer and rooflight additions to the new build extension will ensure natural light can penetrate the service levels at 2nd floor level. Ensuring their long term use of the space. The sizing and style of the new fenestrations maintain the window hierarchy of the new build extension which is very typical of the style of architecture.
 - d) The proposed change to the front elevation of the new build extension from a hip roof to a brick gable will greatly enhance and architecturally compliment the central gable on the hall house and new build extension.
- 11.3 For the reasons outlined above, the proposals comply with the relevant planning policies of the MSDC District Plan and the NPPF.