

Bowling Alley Cottage

Design, Access & Heritage Statement

Listed Building Consent Application
DM/24/2715

1. Introduction

1.1 Introduction, Description & Context

This is a Design, Access, and Heritage Statement is submitted in support of the Listed building application for minor internal alterations; to the rural cottage, including;

- Main stair balustrade replacement

In drawing up this proposal we have analysed the relevant national and local planning policies, and have responded to the building and site's unique built and historical context.

Existing Context

The site is located in Horsted Keynes, a small village situated on a hill midway between Haywards Heath and East Grinstead. It is located in the High Weald Area of Outstanding Natural Beauty (AONB).

Horsted Keynes is an historic village. In 1985 a sizable area of the village was designated a Conservation Area. This centred around two of the oldest regions. The first, is centred on Church Lane, which contains a number of historical 17th and 18th century buildings, and the 13th century church. The second, is centred on The Green, which includes Bowling Alley Cottage. The Green is a spacious open area lined by two storey buildings of predominantly brick construction, many properties are listed as being of architectural or historical importance. There is currently no CA appraisal published for Horsted Keynes.

Bowling Alley Cottage is located north of The Green. It is accessible from a narrow single-width lane. This also serves the White House (Grade II), Mission Hall (Grade II), and the village hall with allotments behind. Beyond lies rolling felds of High Weald.



Figure 01 (Top left) - Horsted Keynes aerial view

Figure 02 (Bottom left) - Horsted Keynes street view (looking towards Bowling Alley Cottage)

Figure 03 (Right) - Site Boundary

1. Introduction

1.1 Introduction, Description & Context

The original Bowling Alley Cottage is a small, three-bedroom listed cottage dated c1630. However throughout the 20th century this cottage has been significantly extended and altered. Today, the cottage includes link extensions and adjoins with a previously separate annex building to become a single elongated property.



Figure 04 - Photos of Bowling Alley Cottage

1. Introduction

1.2 Property History & Heritage

- The site is located in the High Weald (AONB).
- The site is in Horsted Keynes Conservation Area.
- The property is Grade II Listed.
- The site is in an area with a low probability of flooding, flood zone 1.

Grade II Listed

The property was first listed in May 1983. It is Grade II Listed (1025693). Details description as followings:

HORSTED KEYNES THE GREEN 1. 5405 (North Side) Bowling Alley Cottage TQ 3828 34/453 II
2. C17. Two storeys. Three windows. Ground floor red brick, above tile-hung. Tiled roof. Casement windows.
Listing NGR: TQ3859828250

Heritage

Cottage (Grade II)
Bowling Alley Cottage is a small, two and a half storey, Grade II Listed cottage dated c1630. At one point it was the Poor House for the village (house deeds dated 1850). The construction is oak-framed. The external finish is of red brick (at ground floor) and hanging tiles. The property is two and a half storey.

In plan the front entrance opens up to a hallway with the main stairs. From the hall is a door to the lounge, the main house spaces. Through the lounge room is access to a rear run of narrow spaces, of services and utility rooms, and a second staircase. At first floor are two bedrooms accessible from two separate stairs, with a shared Jack and Jill bathroom. At loft level is the third bedroom that is only served from the main stairs. Some alterations were approved in the 1980s for the new first floor bathroom, and improvements to the stairs and ground floor bathroom and WC.

Annex Outhouse

To the back of the site is a mid 20th century two-storey annex. This was once used as a clockmaker's workshop. This building has a big south-

facing roof dormer extension. It is a red brick and clay tile building. Today this annex is directly accessible from the cottage with link extensions and becomes part of the house plan. The annex provides an additional two bedrooms. This is not part of the listing.

Link Extensions

The cottage and annex are connected by various flat roof, single storey extensions. These various extensions start from the 1950s onwards. The kitchen extension was approved and implemented in the 1970s. This was constrained by the boundary and flue outlet positions to form an awkward triangle wedge. This has created a tight courtyard space between the kitchen, cottage, and link. The boundary is defined by a close-boarded oak fence and access gate. The link's French doors provide direct access to the garden. None of these are of historical interest or fabric. These are not part of the listing.

The elongated floorplan creates a home and spaces that are at best disjointed. There is no clear main entrance, bedroom and bathroom journeys are along different floors and via long routes. The odd kitchen is not beside the dining area. This there is an opportunity to give the home a clearer identity, and provide a healthy home environment.

1. Introduction

1.2 Property History & Heritage

The Property has undergone a series of extensions and alterations over time, illustrated in the plans opposite.

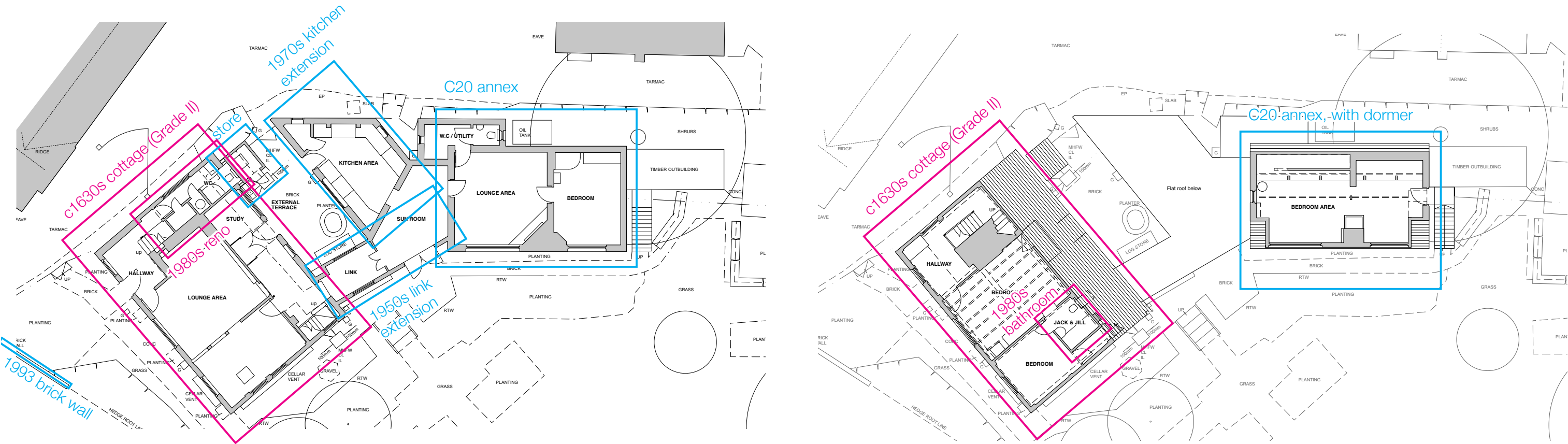


Figure 05 - Existing ground and first floor plans. NTS. Includes general notes of alterations / developments

1. Introduction

1.3 Planning History

Relevant Planning History

The property has an extensive planning history. This is a small documentation of the property’s recent history. Notable records include:

10/02892/TCA NO OBJECTION Sept 2010
Yew - Reduce in height by 25%, thin 10% and raise canopy by 1m over building.

09/03725/LBC APPROVED Dec 2009
Reduce kitchen window size to three panels, replace with double glazed white timber window to match others, matching brick to infill. (Link extension).

08/03363/LBC APPROVED Oct 2008
Replacement of window and french doors. (Link extension)

07/00163/LBC APPROVED Jan 2007
& 07/00162/FUL
Construct 300mm high parapet to match existing to single storey extension. Remove existing window on North-West side of extension and replace on South-West face.

HK/001/98 APPROVED Jan 1998
Repointing the chimney, provision of sandstone cap on brickwork, lead flashings and replacement of listings.

HK/042/95 APPROVED Sept 1995
Removal of oil boiler to adjacent outhouse with balanced fue. Removal of internal boiler
fue from inglenook chimney

HK/046/87 APPROVED Dec 1987
New bathroom at frst foor level. Alterations to existing ground foor bathroom and improvement of staircase access by eliminating ground foor toilet.

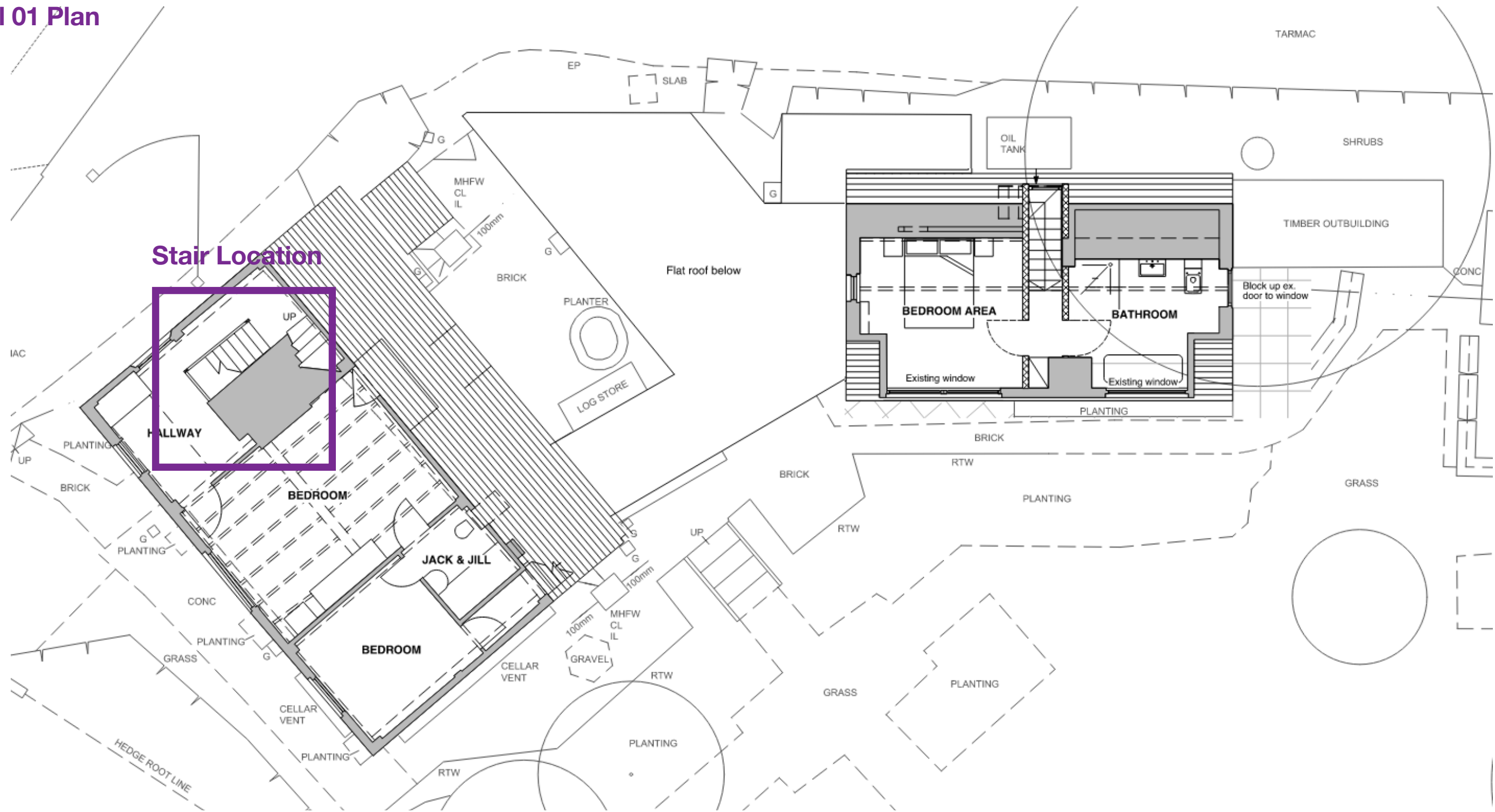
HK/030/76 APPROVED Sept 1976
Single storey extension.

DM/21/0566 & DM/21/0568 APPROVED May 2021
Enlargement of kitchen and partial replacement and enlargement of the existing link extensions. Internal renovations to annex including new dormer window. Internal alterations to existing cottage

2. Proposals

2.1 Location Plan

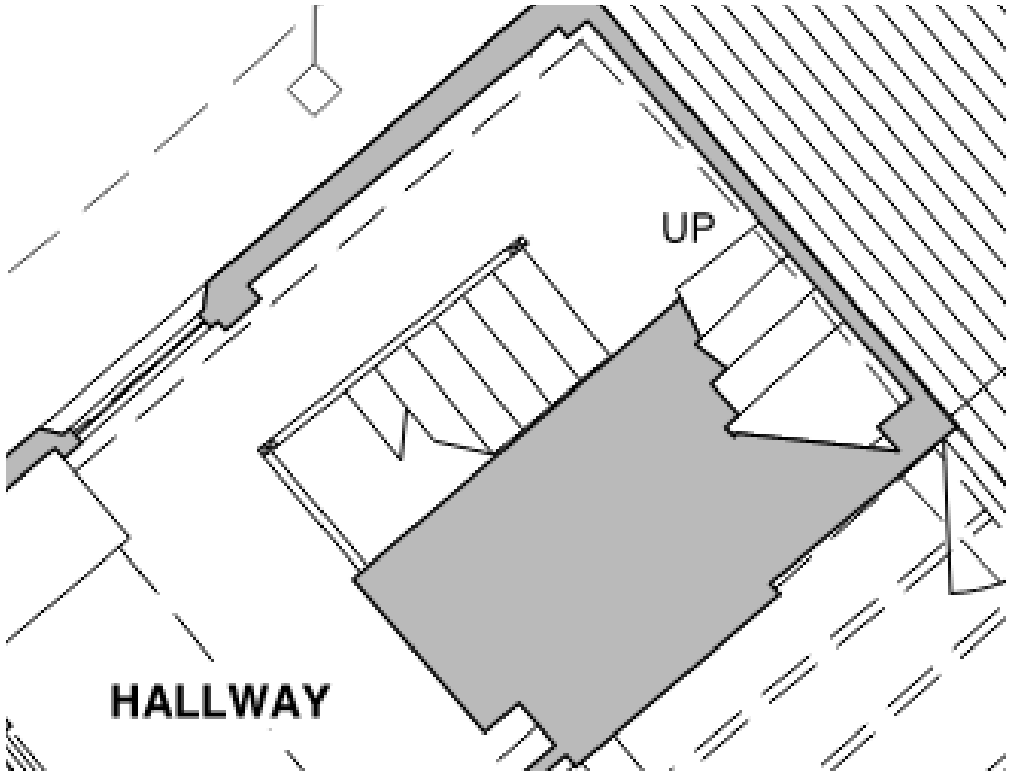
Level 01 Plan



2. Proposals

2.2 Existing Stair Balustrade

Enlarged Plan - Existing



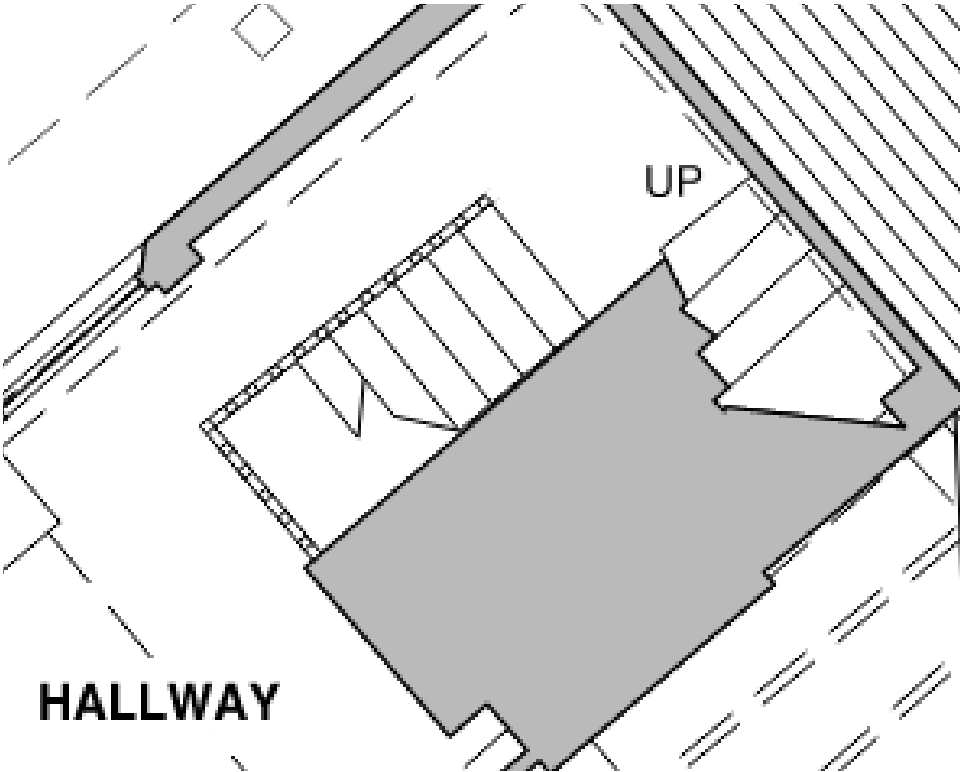
The current stair banister / balustrade consists of only two uprights and a top rail. There is no protection from falling and is considered unsafe and non-compliant.



2. Proposals

2.3 Proposed Stair Balustrade

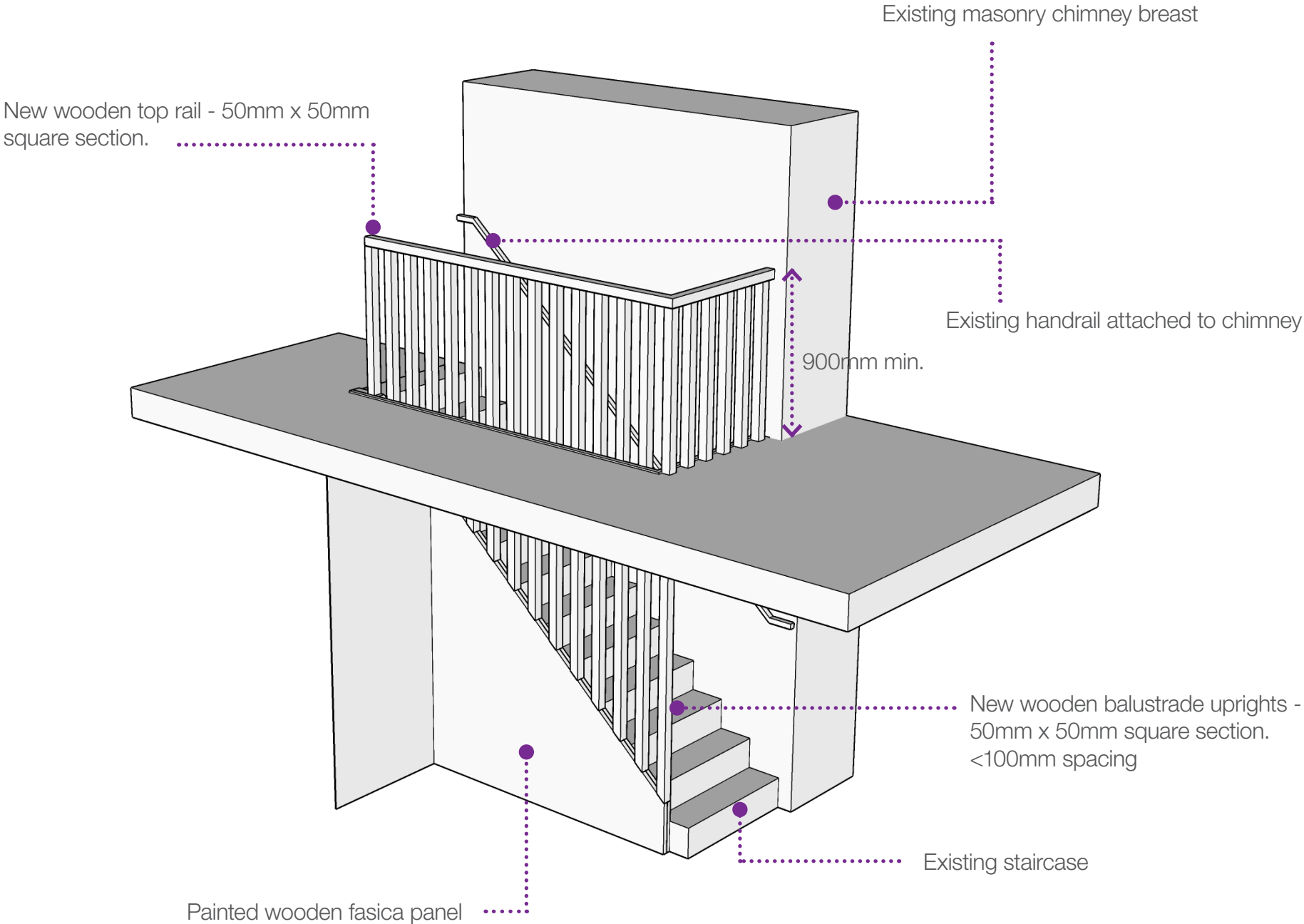
Enlarged Plan - Proposed



The proposal is to remove the existing timber balustrade and install a new timber balustrade to the stair and landing to ensure it is Part K compliant and safe for use.

No changes are proposed to the stair itself.

Existing handrail attached to existing chimney breast to remain.



3. Heritage Statament

3.1 Heritage Statement

The proposed stair balustrade replacement respects the character and historical significance of Bowling Alley Cottage, whilst providing adequate protection from falling and meeting all current building regulation requirements.