

Design and Access Statement

Property: Bagpith's Cottage, Haywards Heath Road, Balcombe (Grade II Listed)

Applicant: Scott Childs

Application Type: Listed Building Consent & Associated Planning Permission

1. Introduction

This Design and Access Statement supports an application for a series of internal and external works to Bagpith's Cottage, a Grade II listed building. It outlines the design principles, rationale, and accessibility considerations in accordance with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

2. Site Context

Bagpith's Cottage is a 16th-century timber-framed dwelling with later brick refacing, located in the village of Balcombe. The property is recognised for its architectural and historic value, with distinctive sash and casement windows, a Victorian gable bay, and other period features. The immediate setting includes a private garden to the rear and side, and the site sits within a rural village character area.

3. Proposed Works Overview

Internal

- Installation of a timber stud wall in the ground-floor dining room to create a small study, incorporating a matching sash window for visual consistency.

External

- Demolition of a detached, rotten timber shed (non-original, post-1948).
- Construction of a replacement garden shed for tool storage.
- Removal of cracked concrete patio and replacement with slab paving sympathetic to the historic setting.

Feature Reinstatement

- Investigative and potential reinstatement works for a fireplace/log burner in the front lounge where historic features may be concealed.
-

4. Design Principles and Rationale

a. Stud Wall

- Design: Timber stud frame with plasterboard finish, floor-to-ceiling, single wall partition.
- Rationale: Create a dedicated home office space, enabling the spare bedroom to serve as a nursery. The inclusion of a sash window maintains internal daylight and matches the property's window style, ensuring cohesion with the historic character.

b. External Works

- Shed: Replacement is minimal in scale, positioned in the same general location to avoid altering the garden layout.
- Patio: Choice of slab materials will harmonise with the building's age and rural setting, avoiding modern, incongruous finishes.

c. Fireplace/Log Burner

- The reinstatement aims to restore an element likely present in the building's historic arrangement, enhancing both aesthetic and heritage value.
-

5. Impact on Character and Appearance

- Internal changes are reversible and avoid direct interference with historic fabric.
 - External works remove deteriorated, non-original features and replace them with designs more sympathetic to the building's historic setting.
 - Proposed reinstatement of the fireplace could enhance the building's historic authenticity.
-

6. Access Considerations

During Works:

- Safe contractor access routes will be established to minimise disturbance to the historic fabric and protect surrounding areas.

Post-Completion:

- Internal layout change (study creation) will not adversely affect movement within the property.
 - External access remains unchanged — the garden and outbuilding are accessible as existing.
 - Replacement patio will improve safe footing and reduce trip hazards.
-

7. Sustainability and Materials

- Use of timber from sustainable sources for the stud wall.
 - Retention and reuse of any salvageable materials from the shed removal.
 - Selection of paving materials for longevity, minimal maintenance, and visual compatibility with the building.
 - Potential for energy efficiency improvement via log burner installation, if feasible and conservation-appropriate.
-

8. Conclusion

The proposed works have been designed to be functional, sensitive to the heritage significance of Bagpith's Cottage, and fully reversible where appropriate. They meet the needs of a growing family while safeguarding the building's character for future generations.