

ref: 273/das:

Heritage Statement and Design and Access statement
for Burstow Cottage, Hammingden Lane, Ardingly, West Sussex RH17 6SR

1.0 Introduction

Objectives and approach

The purpose of this design and access statement is to support the application for the consent sought on behalf of Mr & Mrs E Finley. The intention of this document is to ensure that the proposed alterations meet a high standard of design and workmanship and is appropriate for the property.

This application is being submitted for a householder application & Listed Building Consent and comprises of the following:

- Demolition of existing chimney
- Re-build & replicate the existing rear chimney stack
- Insertion of new bi - fold
- Fenestration alterations to the side elevation
- Proposed monopitch outbuilding for tool storage & log store
- External patio/ decking & pergola structure with soft landscaping & planting

The approach for the design and appearance has been to respect the existing character of the cottage and to explore a contrasting appearance to the extension so as not to compete with the inherent character style & materials.

2.0 Site Use

Official list entry

Heritage Category: Listed Building
Grade: II
List Entry Number: 1025589
Date first listed: 11-May-1983

The scope of legal protection for listed buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest. Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

Details

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1. 5405 TQ 32 NE 12/526
WEST HOATHLY HAMMINGDEN LANE Burstow Cottage

2. C18. Two storeys and attic. Three windows. One gabled dormer. Faced with weatherboarding. Horsham slab roof. Casement windows. Doorway with flat hood on brackets, low rectangular fanlight and door of 6 fielded panels. End walls red brick and grey headers.

Listing NGR: TQ3596429120

The existing detached residential property is situated in a rural lane characterised by period cottages converted barns and rural outbuildings which all contribute to the verdant character of the lane.

3.0 Site Proposal

The proposal seeks to provide additional habitable living space on the ground floor. The ground floor alterations are within the existing parameters of the existing footprint. The desire of the applicant is to make the house open to maximise the internal space with more natural light & increasing the views across the garden, whilst also addressing the balance with the desire to maintain usable patio and garden space.

4.0 Layout

The layout on the ground floor is a compromise, no longer showing extension to the rear.

Instead, the alterations consist of changes to fenestration which allow for a different configuration internally, and better use of space, without the pair of French doors to the south.

5.0 Scale

The proposal has been developed with consideration taking into account the desire to ensure the proposals do not dominate the inherent building. A lot of discussion has been had between the conservation officer & the applicants about the visual contribution the chimney stack offers to the property as a whole. As pre-application discussions have largely ruled out any extension of a size originally sought. However, the new proposals seek to create more useable space externally. Whilst a previous sketch scheme explored the idea of introducing a swimming pool, this is no longer part of this application.

6.0 Landscaping

Where works affect the existing decking & external landscaping of steps, planting and patio; areas will be retained and modified to suit the new proposal. The introduction of a pergola & outdoor kitchen plus outdoor seating areas proposed around new.

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The applicants are keen to ensure that any views of the property from the lane are maintained and it retains its original character at the front. They want to ensure that any alterations to the rear are not visible from the front and existing landscaping with beech hedging has already been planted and will be further grown. Additional landscaping will be introduced to meet this goal as required.

7.0 Appearance

The existing property is currently built using the following materials
 walls; face brickwork, tile hanging & timber weatherboarding
 roof; Horsham stone and clay tiles
 chimney; face brickwork
 doors; timber
 windows; timber
 gutters and downpipes; black pvc-u

The proposal is for the following materials
 walls; face brickwork to match existing
 roof; clay tiles
 chimney; face brickwork and brick slips
 door; powder coated thermally broken aluminium
 windows; timber
 gutters and downpipes; black powder coated aluminium galvanised steel

A new proposal that should be a serious consideration in light of the officers pre-app comments is the design now shows the 'retention' of the chimney stack with the proposal to include for the demolition, but re-build of the stack to replicate the corbeling, flaunching etc to retain the 'roofline interest'. The chimney will be grp with brickslips to give the visual appearance. Below is an example which shows where two old chimneys were taken down and replicated to a bespoke design and offers a good compromise to save extensive structural costs.



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8.0 Access

The access between the garden and grounds with the glazed bi fold doorset seeks to embrace and maximise the views and create a new ease of access to a terrace area. The two existing sets of French doors that will be replaced with one window, sitting centrally below the dormer window above.

9.0 Sustainability

The design has been considered to include ways to incorporate passive sustainable elements within the works. Recycling of materials will be included and maximised as much as possible. The applicants hope to reuse the steel supporting the opening under the chimney stack and use less steel with the introduction of the grp chimney stack. They will reuse bricks from the rear of the house when replacing the French doors with the new window. They will only use concrete where absolutely necessary. The proposal is working within the extents of the existing walls and footings of the chimney stack negating the need to re-build. The out buildings (tool store & log store, plus airsource heat pump base) are proposed to be incidental timber frame structures clad with weather boarding & a tiled monopitch roof. The siting is proposed to where the structures will be North, visually shielded by the beech hedge. Very little vegetation grows in this area.

10. Conclusion

Overall, it seems that the proposal would not be out of scale or out of character with this area. The proposed works seek to provide the increased habitable space required, reflecting the needs more suitable for modern day living.

MID SUSSEX DISTRICT PLAN

DP26 CHARACTER AND DESIGN

Strategic Objectives

2. To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence.
4. To protect valued characteristics of the built environment for their historical and visual qualities.
12. To support sustainable communities which are safe, healthy inclusive.

The proposals meet the objectives and would give longevity to enable the family to continue living in the area.

ARDINGLY NEIGHBOURHOOD PLAN

Policy ARD9: Heritage Assets

The NHP requires development proposals affecting a listed building or conservation area or their setting to conserve or enhance the special quality and distinctive character of Ardingly.

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Burstow Cottage is part of a historical rural farmstead.

MID SUSSEX DESIGN GUIDE -SPG

DG48 Extensions should be subservient to the scale, form and massing of the original building

The proposed extension has a deep soffit projecting in three directions so as to passively shade the new space from solar glare. The height has been respectful to the first floor window cill heights.

DG49 General principles for extensions

- Extensions should respond to the design of the original dwelling and applicants will be expected to demonstrate how local character has informed the design proposal
- Extensions should also normally be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions.

English Heritage and the design approach recommended has been considered.

DG51 Rear Extensions

- Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including by adopting a contemporary architectural approach. With reference to DG49 they should nevertheless have consideration for the character of the building and the relationship of the extension with the side boundaries and adjacent buildings and gardens.

As per previous point, this application demonstrates how the design adheres to this objective.

DG53 Principles for conversions of traditional buildings with heritage value

- This guidance applies to traditional buildings that may be statutorily listed or unlisted with local heritage value.

The primary objective of all conversions of traditional buildings must be to retain the character and appearance of the original building, and its defining architectural characteristics.

As per previous point, this application demonstrates how the design adheres to this objective.

NATIONAL PLANNING POLICY FRAMEWORK

Paragraph 8. Achieving sustainable development

The proposals are mindful of all three core principals; social, economic and environmental factors.

Paragraph 49 Presumption in favour of sustainable development

These proposals give no reason that the design has not demonstrated that it can satisfy this presumption.

Paragraph 130 Planning policies and decisions should ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development
- Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping
- Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)

This application demonstrates how the design adheres to this objective.

Chapter 16 Conserving and enhancing the historic environment

This guidance applies to building of local historic value to those of the highest significance. Paragraph 195 and 214 a positive strategy for the conservation of the historic part of the cottage has been considered for the internal alterations. Simultaneously, the internal alterations allow the property to be conserved in a manner also allowing the enjoyment and contribution to the quality of life of existing and future generations.

The alterations adhere to the policies paragraphs 197 to 208 and on, balance, make a positive contribution to the character of the property with a high-quality design that does not seek to complete with the original cottage.



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