Design, Access and Heritage Statement

Site: Willow Cottage, Horsham RH12 2QR

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1. Description of Site



Photograph from North Parade showing the front of Willow Cottage

The application site comprises a semi-detached house called Willow Cottage, C17 built over 2 storeys. Willow Cottage and neighbouring property Beaulieu Cottage are Grade II listed. On the front elevation, the ground floor is white-painted brick with white-painted timber weatherboarding above. The side and rear elevations are also a mixture of brick and timber weatherboarding although these sections are not painted. The roof of the building has sections of Horsham slabs but there is also a tiled section at the southwest end. It has casement windows and it has a projecting porch of white painted brick with clay tiled roof.

On the south side of the main building, positioned against the site boundary is a garage outbuilding from the 20th century. The garage has a dual-pitched roof with felt covering and the walls are of blockwork construction. The garage is in poor condition and detracts from the main house.

Willow Cottage is set back from the road and has a service road joining it with Trafalgar Road to the southwest and North Parade to the northeast. The site is within the Horsham Built-Up Area Boundary.



Photograph showing Willow Cottage rear garden and elevation



Photograph showing Willow Cottage south elevation and garage

2. Overview of Proposal

This application seeks planning permission and listed building consent for:

- Demolishing the existing 20th-century garage outbuilding.
- Constructing a new outbuilding with a glazed porch connecting to the south side of Willow Cottage. The proposed development shall provide wheelchair-accessible access to the main house, a much-needed therapy space and an accessible bathroom accessible from a bedroom for the Applicant's daughter who is a wheelchair user.
- Convert a ground-floor living room into a bedroom.

- The proposed outbuilding has been designed in a contemporary style that is complementary to the main house.
- The walls of the outbuilding shall be brick, matching the main house, to a height of 1.05m. Above shall be horizontal timber cladding also matching the main house.
- The proposed outbuilding shall have a dual-pitched roof that will measure 4.54m at ridge level and 2.97m at the eaves. The roof will be finished in clay tiles, matching the southern section of the main house.
- The porch connecting the proposed outbuilding with the main house has been designed to have a flat roof with glazed doors on both sides; allowing views through towards the garden. These design choices have been made to visually soften the transition between the main house and the outbuilding.

3. Planning History

Reference:	Description:	Decision:
DC/14/1183	Re-roofing part of property. Renewing timber cladding to front elevation overhauling of windows (Listed Building Consent)	Approved 06/08/2014

4. Relevant Planning Policy

Horsham District Planning Framework 2015

Policy 03 - Development Hierarchy and Settlement Expansion

Policy 28 - Replacement Dwellings and House Extensions in the Countryside

Policy 32 - The Quality of New Development

Policy 33 - Development Principles

Policy 34 - Heritage Assets and Managing Change within the Historic Environment

Horsham Blueprint Business Neighbourhood Plan 2022

Policy HB3 - Character of Development

5. Design

a. Justification

Applicants are making this proposal so that their house meets the needs of their daughter who is a wheelchair user. The current entrance to Willow Cottage is not suitable for wheelchair access and there is insufficient space within the house for the therapy space with hoisting.

Building a new outbuilding connecting to the main house will enable their daughter to access the building unassisted, allow for easy access to an accessible bathroom and provide a therapy space that can accommodate hoisting. As she grows older these proposed works will also give her greater independence.

Alternative design solutions have been considered, but given the grade II listed status of the property, the view has been taken that building a new outbuilding would cause the least disruption to the existing property. The submitted proposal has been developed in a way that respects the heritage of Willow Cottage while also meeting the needs of the applicant's daughter.

b. Layout

Closely following the footprint of the existing garage mitigates to a large extent the risk of harm to the amenity of any neighbouring properties and makes for an efficient use of land. At the front of the outbuilding shall be an accessible bathroom and behind shall be a therapy space. The enclosed porch connecting the outbuilding with the main house is necessary for providing a wheelchair-accessible entrance to the main house and unobstructed access to the bathroom from both the bedroom and the therapy space. The porch must be fully enclosed so that the applicant's daughter does not have to go outside to reach the bathroom.

c. Amount

The GIA of the existing garage that shall be demolished is 30.6m2. The GIA of the proposed new outbuilding including the porch is 30.3m2.

d. Appearance

The proposed outbuilding has been designed in a contemporary style that compliments the main house. A combination of brick, timber cladding and clay tiles matching the main house has been selected for the outbuilding. High-quality Smart Architectural Aluminum Alitherm 400 heritage double-glazed windows with narrow sightlines have been selected for the outbuilding; they meet energy efficiency requirements and have a fitting aesthetic.

The porch connecting the outbuilding to the main house has been designed with a flat roof and Smart Architectural Aluminum Alitherm 400 glazed doors to achieve a visually lighter appearance compared to either the outbuilding or the main house. This helps to visually soften the transition between the new and old and allows views through to the rear garden.

e. Access

It is proposed that the existing front door and entrance through the existing porch will remain the main entrance to Willow Cottage. However, the porch measures only 1.24m x 1.22m with a clear opening of only 79cm and a step at the threshold. This makes it unsuitable for wheelchair access.

The proposed porch will have a 100cm clear opening front door with level threshold and the porch shall have a 1.5m wheelchair turning circle. This will allow the applicant's daughter to enter the home unassisted and will afford her greater independence as she grows older. Access to the Willow Cottage from Trafalgar Road shall not be affected by the proposal.

f. Landscaping

The landscaping at Willow Cottage will remain largely unaltered. The ground on both sides of the new porch will gently slope up towards the building, a level change of only approximately 7.5cm, to establish a level threshold for wheelchair access. The existing 'crazy paving' in front and behind the proposed porch shall be replaced with paving that is wheelchair suitable. The front lawn will also be cut back slightly in

front of the new porch to allow for a 1.5m wheelchair-turning circle in front of the entrance.

g. Flooding and SUDs

The site has a 'very low' risk of flooding and the intention is for a soakaway to be installed in the rear garden to dispense with rainwater from the proposed outbuilding (soakaway size to be confirmed on site).

6. Heritage Statement

Willow Cottage is grade II listed and is situated on the border of a Character Area defined as early 18th century, although Willow Cottage dates from the 17th century.

The site is not covered by any of the following designations:

- Scheduled Monument
- Archaeologically Sensitive Area
- Historic Parks and Gardens
- Conservation Areas

a. Significance

Willow Cottage dates from the 17th century and was built over 2 storeys. Neighbouring property Beaulieu Cottage is also Grade II listed. On the front elevation, the ground floor is white-painted brick with white-painted timber weatherboarding above. The side and rear elevations are also a mixture of brick and timber weatherboarding although these sections are not painted. The roof of the building is mostly Horsham slabs but there is a tiled section at the southwest end. Mostly it has casement windows and it has a projecting porch of white painted brick with clay tiled roofs.

On the south side of the main building, positioned against the site boundary is a garage outbuilding from the 20th century. The garage has a dual-pitched roof with

felt covering and the walls are of blockwork construction. The garage is in poor condition and detracts from the main house.

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b. Proposed Alterations To Willow Cottage

A full description of the proposed works have been outlined above.

The proposed outbuilding has been designed in a contemporary style that is complementary to the main house. Design details echo those of the main, one example of this is the timber cladding on the proposed extension that has been designed to align with the front face of the brickwork below rather than protrude beyond. These two materials meet in a similar way on the south elevation of the main house.



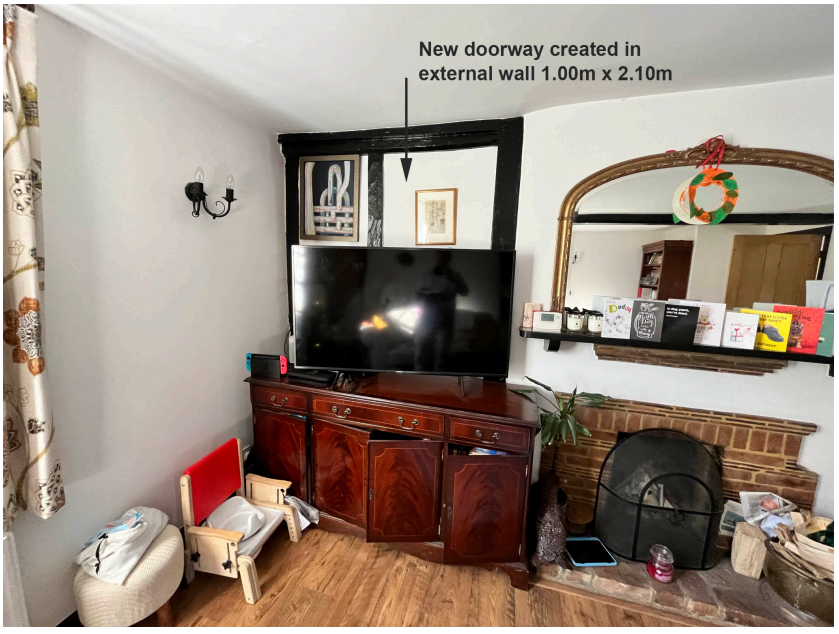
Photo showing how the timber cladding aligns with the front

The existing garage on the site that is in poor condition and detracts from Willow Cottage shall be removed. In order to connect the proposed porch with Willow Cottage, a new doorway opening will need to be created in the external brick wall on

the south elevation of Willow Cottage. This new opening shall measure approximately 1m x 2.1m. The external timber cladding in this section of wall shall be removed up to the height of the new porch roof.



Photograph of external wall where new doorway will be created



Photograph living room where new doorway will be created

Where existing brickwork on the south elevation becomes enclosed by the proposed porch, it shall be painted white to match the front elevation.

No alterations are proposed to the 1st floor of willow cottage or the existing roof of the main house.

c. Minimising the Impact to Willow Cottage

Minimising disruption to Willow Cottage has been a guiding design principle for this proposal and replacing the existing garage with a new outbuilding is the best strategy for balancing the access and therapy needs of the applicant's daughter while also preserving the special historic character of Willow Cottage.

The brick and horizontal timber cladding materials and dual pitched roof form of proposed new extension are consistent with Willow cottage and ensure that the proposal is in keeping with the local context.