

Design and Access Statement

844_The Cottage, Rudgwick

March 2026

Revision: -

The Applicant :
Lucy and Nick Goundry

Project Location:
The Cottage,
Church Street,
Rudgwick,
RH12 3EH

Householder Application for Planning Permission and Listed Building Consent

Proposed two storey rear extension, with new catslide roof. Renovation works to house to include alterations to internal layout and internal walls. External hard landscaping to include a widened front driveway, new parking space and proposed rear patio.

This document must be read in conjunction with the full plans associated to this application.

ECOTECTURE ECOLOGICAL DESIGN LIMITED

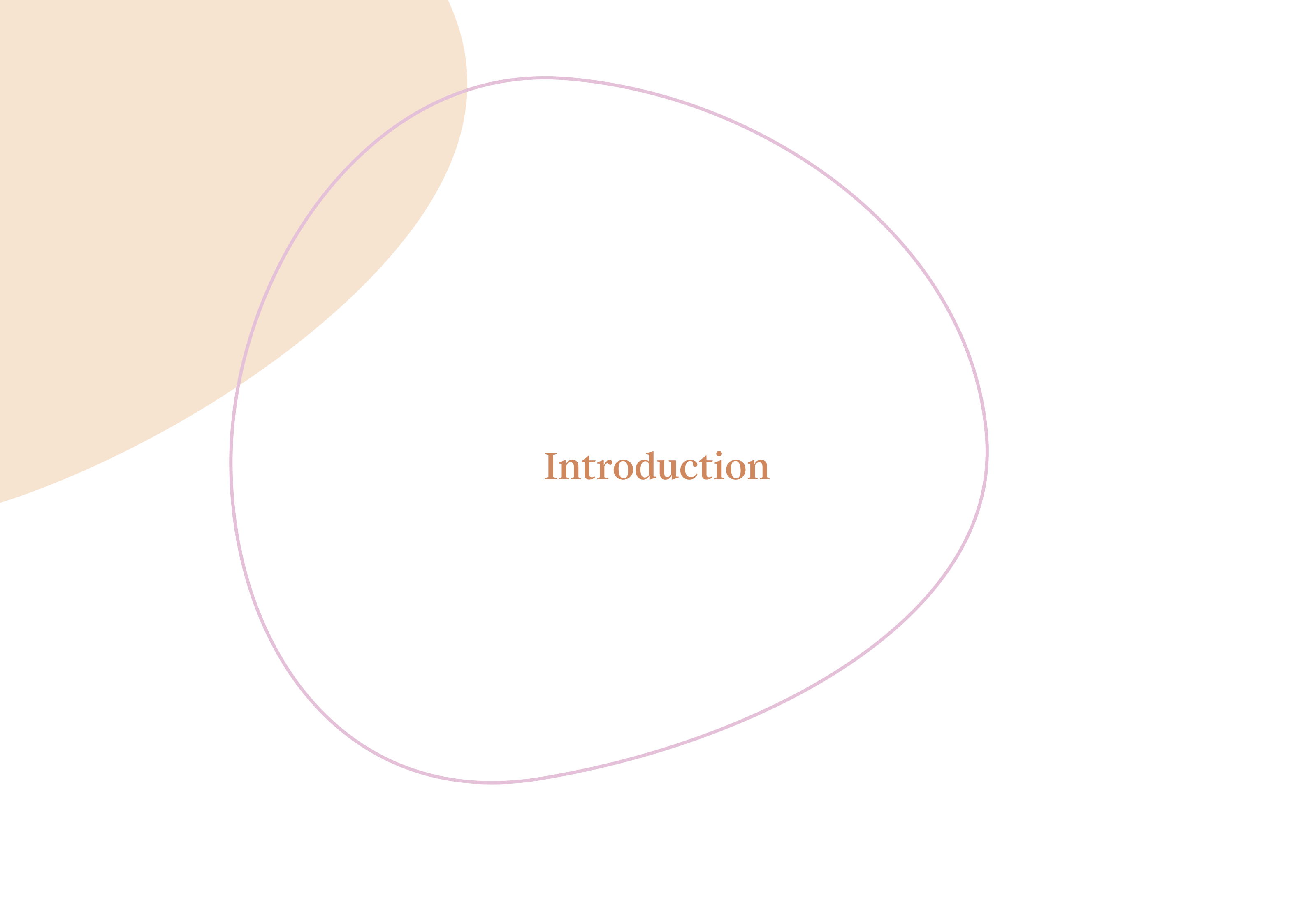
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Introduction

1.1 Introduction

This Design and Access Statement has been prepared in support of a householder planning and listed building application for extension and renovation works to a grade II listed building.

The existing front, eastern portion of the house is the most historically significant, dating to as early as the 17th century. The rear, western side of the building features later extensions, including a late 1960s two storey extension.

The proposal seeks to further extend the modern part of the building in the style of the existing in order to provide an enlarged kitchen / dining space and an additional bedroom.

The proposed works will also include amendments to the internal layout, including the creation of an updated study and utility room. External works will encompass an extended rear patio area and an enlarged front driveway and parking area.

Improvements to the energy use and heating of the building area also proposed, with the addition of solar paneling to the roofs of the existing garage, the installation of an air source heat pump and the installation of an EV charging point.

The proposal has been thoughtfully designed to ensure that the new elements compliment the character of the existing building and the local vernacular, whilst ensuring that the updated house will meet the long term needs of its inhabitants.



Proposed Perspective
Ecotecture

1.2 Ecotecture

Since starting Ecotecture, we've prioritised conscious and mindful practice, always considering and minimising our impact. This commitment is reflected in our name, Ecotecture.

At Ecotecture, we pride ourselves on being proactive designers specialising in energy-efficient architecture. We ensure we have early input from the council, structural engineers, heating engineers, and cost consultants, where possible.

This proactive design ethos allows us to develop solutions that are well-informed and tested by a myriad of experienced industry professionals, giving you confidence in our capabilities.

Our Values

We design buildings that enable people to lead better, more sustainable lives by combining our expertise in historic building conservation, energy efficiency, and retrofit.

We adhere to Quaker principles: Simplicity, Peace, Integrity, Community, Equality, and Stewardship of the Earth.

Our Design Approach

We follow the five Passivhaus principles:

- 1 – High quality insulation.
- 2 – Heat control and robust joinery
- 3 – Airtight construction
- 4 – Heat recovery ventilation.
- 5 – Thermal bridge free design.

Sustainability is our core ethos, not an afterthought. Our values are evident in our work and extends to our business operations and community activities.

We set annual objectives and measure our progress alongside our financial performance, reporting each New Year.

At Ecotecture, we think green, live green and design green.



Ecotecture Office
Ecotecture

1.3 List Entry

Official list entry

Heritage Category: Listed Building
Grade: II
List Entry Number:
1285729
Date first listed:
28-Nov-1980
List Entry Name:
The Cottage
Statutory Address 1:
THE COTTAGE, CHURCH STREET

Location

Statutory Address:
THE COTTAGE, CHURCH STREET

The building or site itself may lie within the
boundary of more than one authority.

County:
West Sussex
District:
Horsham (District Authority)
Parish:
Rudgwick
National Grid Reference:
TQ 08992 34014

Details

RUDGWICK CHURCH STREET 1. 5404 (west side)
The Cottage TO 0834 21/22

I GV

2. C16 timber-framed house with the timbering
and painted brick infilling exposed on ground floor
but above faced with fishscale tiles. Tiled roof.
Casement windows. Two storeys. Three windows.

Listing NGR: TQ0899234014

Legacy

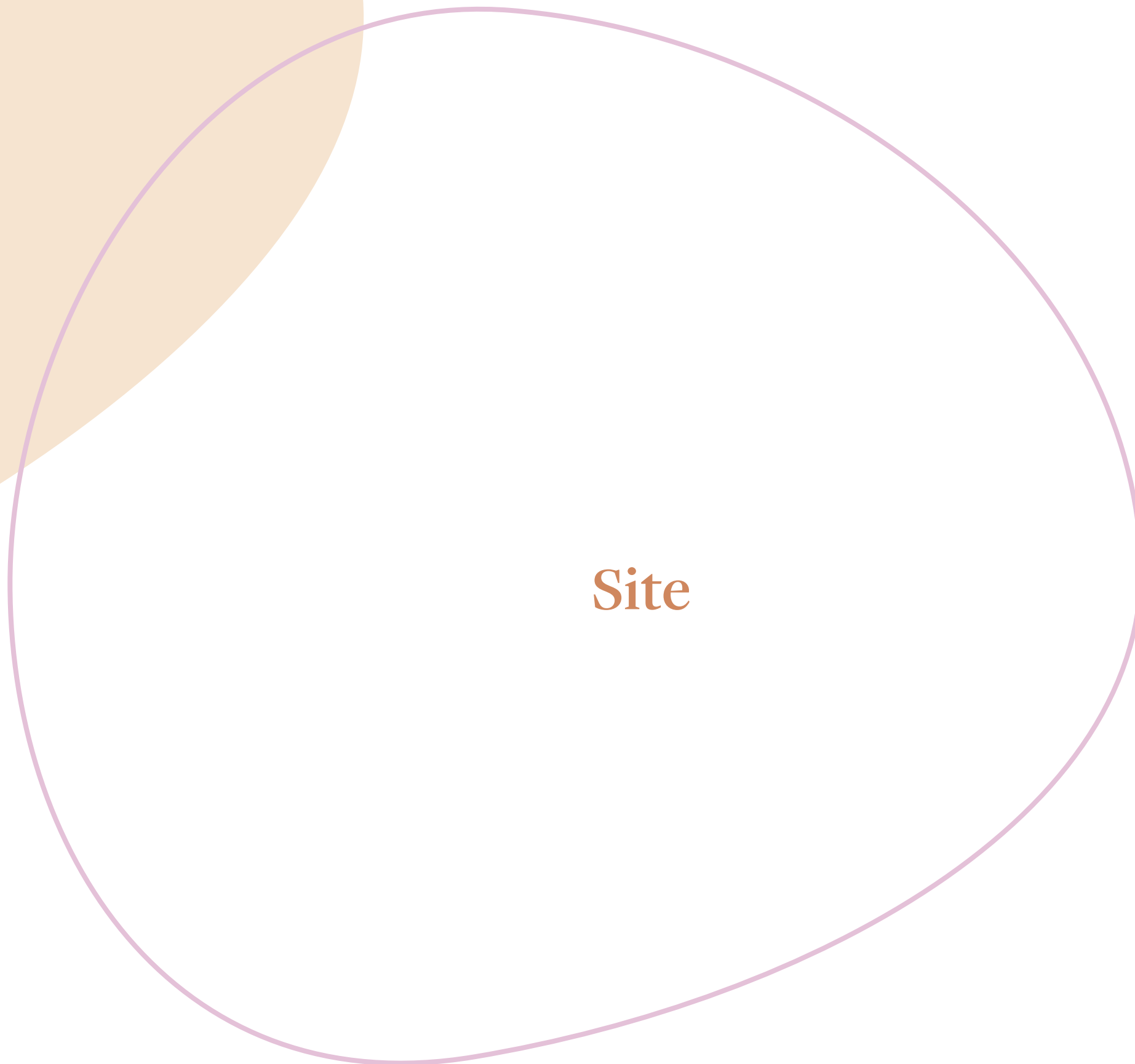
The contents of this record have been generated
from a legacy data system.

Legacy System number:
299388
Legacy System:
LBS

Legal

This building is listed under the Planning (Listed
Buildings and Conservation Areas) Act 1990 as
amended for its special architectural or historic
interest.





Site

2.1 Site Location

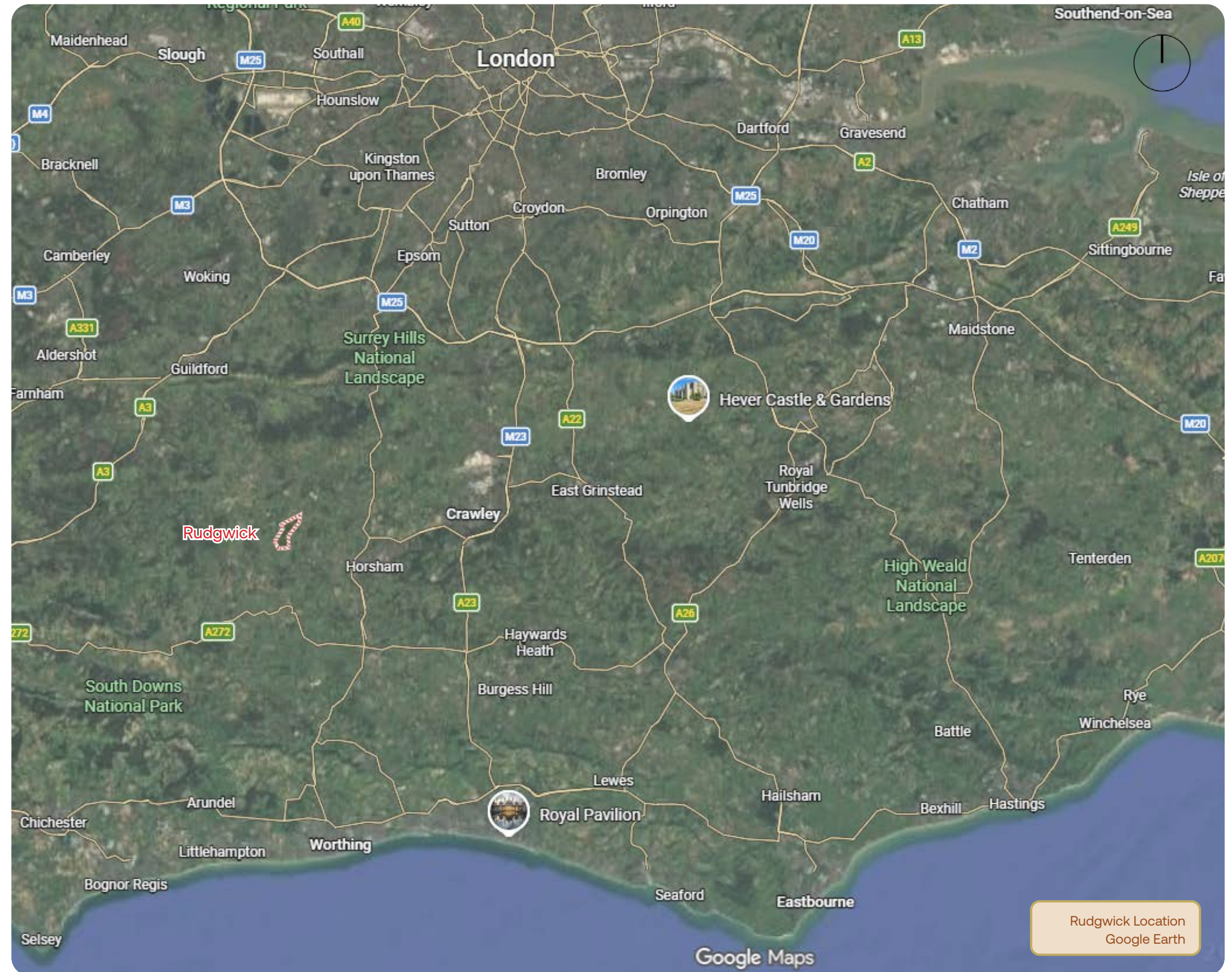
The site is located in the village and civil parish of Rudgwick. Rudgwick is situated in the south of England, 6 miles west of Horsham and roughly 18 miles south-west of London. The parish's northern boundary forms part of the county boundary between Surrey and West Sussex.

The A24 is located 4 miles to the west of the village, linking to Horsham, Crawley and Worthing. However, the village maintains a rural and historic character. The A281 forms the major route in and out of the parish area, and the B2128 forms the main road through the village.

There is limited public transportation as the local railway station was closed in 1965. The Number 63 bus route, which operates between Guildford and Horsham, stops hourly along the B2128 during the daytime. Generally most local people use their own cars for transportation.

The village features a few local businesses and community amenities, including a Co-op, pharmacy, nursery school, primary school, medical centre, youth centre, hair dressers, village hall, church, chapel and several pubs.

Outdoor community spaces and clubs include a skatepark, recreation ground, cricket club, tennis club, junior football club and children's play area. Located within the Low Weald, the wider local area is characterised by agricultural landscape, including fields, hedgerows and small woodlands.



2.2 Site Context

The Cottage is located to the north of Rudgwick, on the east side of Church Street (the B2128). This area of Rudgwick features many historic and listed buildings, including Holy Trinity Church which dates to the 13th century.

The house is situated within the southern part of the Rudgwick Conservation area. It is neighboured by houses of a traditional character to the south, included the Grade II listed Cobblers and Woodbine cottages.

It is neighboured by Rudgwick Chapel to the north. Rudgwick Chapel has operated as an independent evangelical chapel for over 200 years, with the chapel building having been constructed around 1824. The chapel hosts events on Tuesday and Thursdays and services on Sundays.

The site is within walking distance of many local amenities. The nearest bus stop is located approximately 50m to the south of the site. The site itself features a gravel front driveway and parking area and a small, well kept front garden.

The site features a large western back garden, featuring a summer house, green house, shed and vegetable patch. The site also includes a single storey garage building, dating from the mid 20th century, located immediately to the west of the neighbouring chapel.

There are no neighbouring buildings to the west of the site, and the rear of the house benefits from good views across the back garden and nearby woodland area.



2.3 Locally Defined Areas

The maps on this page demonstrate the site’s location within the Rudgwick and Bucks Green Built Up Areas and the Rudgwick Conservation Area.

Land outside of the Built Up Areas is treated as rural countryside, with strict development restrictions. Development within the settlement boundary is more generally permitted. This proposal seeks to extend an existing house located within the Built Up Areas in an uncontroversial manner.

The Rudgwick Parish Design Statement provides the following description of the Conservation Area:

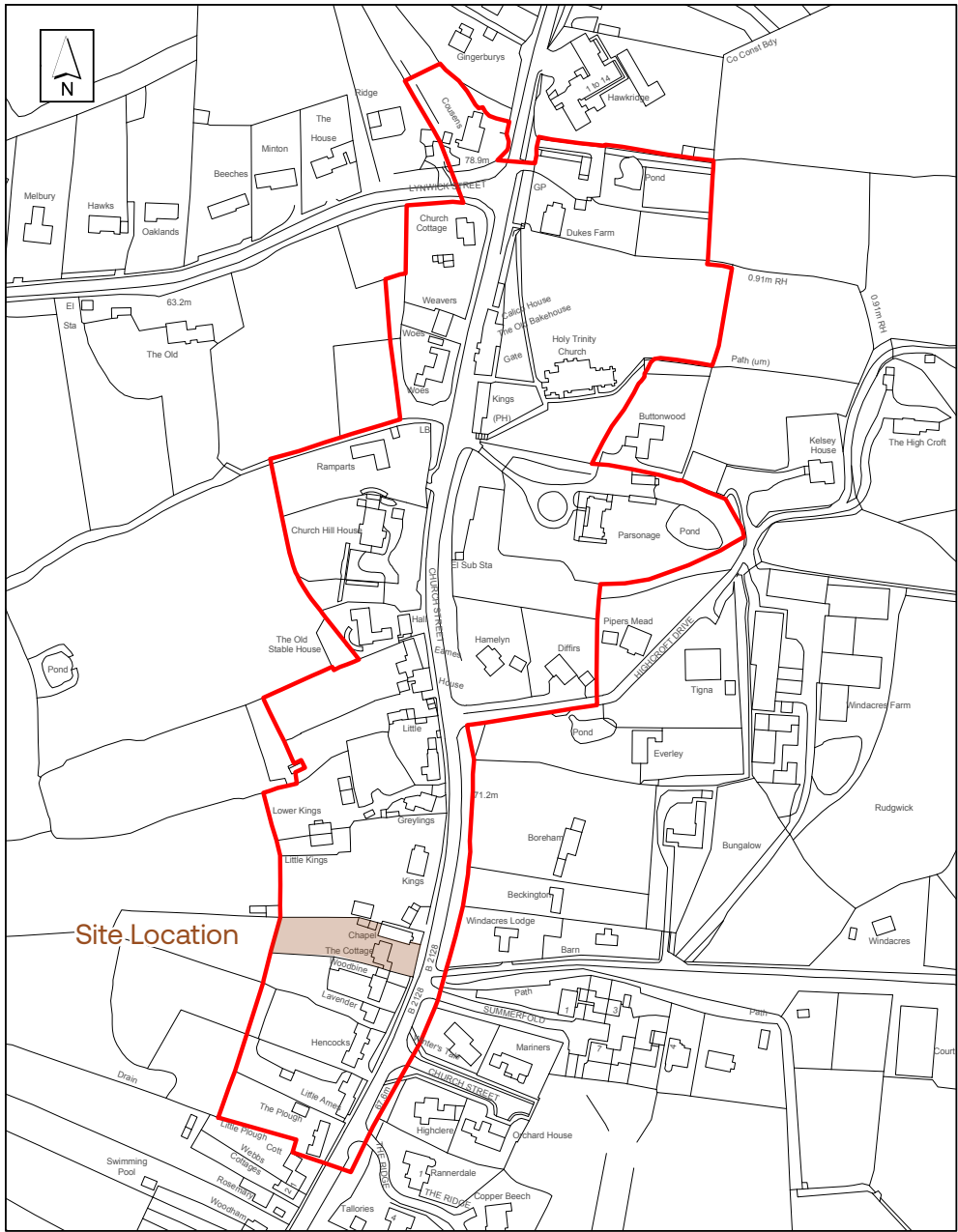
“With a total of 18 ancient timber framed houses and 28 properties in the Conservation Area, including historic Holy Trinity Church and its church yard, the Kings Head Public House, Jubilee Hall and the Chapel, this area is Rudgwick’s most concentrated heritage area. It is important to maintain its integrity. Older properties provide an eclectic mix of materials and architecture providing many styles that could be utilised if any future development were to be permitted.”

Due to the site’s location within a conservation area, pre-application guidance was sought from the council during the design development process.



Rudgwick and Bucks Green Built Up Areas

Rudgwick and Bucks Green Built Up Areas
Rudgwick Parish Design Statement



Horsham District Council

Park North, North Street, Horsham,
West Sussex. RH12 1RL
Rod Brown : Head of Planning & Environmental Services

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Rudgwick Conservation Area

Reference No :
Date : 08/09/11
Drawing No :
Scale : 1:2500
Revisions :

Rudgwick Conservation Area Map
Horsham District Council

2.4 Parish Council Guidance

The Rudgwick Parish Design Statement (PDS) provides guidance for development within the parish, based on its character. The PDS aims to encourage high quality design whether for small house extensions, large housing or commercial development.

The statement provides information on the parish's history and present qualities. It includes the following description of Rudgwick Styles:

“Older traditional houses both on farms and along the village streets have a great variety of scale, styles and building materials, sometimes even within the same property. This gives opportunity for new-build housing and extensions or alterations to existing houses to reflect these varied styles and materials without resorting to one pastiche type or identical rows of similar houses.”

Pages 19-22 of the PDS include design policies, numbered 1-37. Policies most pertinent to the existing house and the proposed design are included on the right side of this page. The proposal seeks to respond appropriately to these policies in the following manner:

- The proposal is complementary to the street scene, with little change to the front elevation
- The rear extension will be of a traditional style
- Building materials such as brick, hanging tiles and clay roof tiles will match the existing
- The extension will feature gabled and catslide roof forms
- Proposed building heights will not exceed two storeys and the front building line will be unchanged
- The style of new windows will match the existing
- The listed building will be altered with respect and care
- The existing site entrance will remain in scale and in keeping with the property
- The driveway and parking areas will be permeably surfaced with gravel and grass reinforcement mesh

Materials and Architectural Detail



The details of a building's frontage can turn an ordinary house into something altogether more pleasing. On an older building many features assist in dating it, and enable a series of additions from different periods to blend into an attractive whole.

Building Materials

6 Brick should be our main building material complemented by tile-hanging. Wealden bricks are darker than average, which complement our landscape but, **7 new or reclaimed brickwork should match existing frontages.** A number of houses in Rudgwick display an attractive chequered pattern of darker and lighter brick.

Perhaps the most distinctive and best loved local style is half tile hung walls, easily achieved with modern tiling, but on older buildings best achieved with reclaimed hand-



made tiles, and when combined with brick, or brick and timber, or lightly coloured rendering, quintessentially Wealden.

re-opened quarry. **9 Tiles are the most acceptable roofing material**, whether traditional hand-made or modern imitations, with the exception of existing 19th century slate roofs which should be extended in the same material.



Building Features



Historically, **10 rooflines were hipped or half hipped with gablets, perhaps with an outshot and a catslide roof. These and chimneys are easily replicated.** Dormer

windows, although common, are seldom original on older houses. They represent previous additions, and should be used sparingly. Chimneystacks added to the variety of interesting rooflines of older houses which were not

complete without a corbelled 'Sussex stack'. It seems appropriate that developers should continue a tradition that began in the 17th century.

11 Building higher than two-storeys is inappropriate in a village.



The importance of windows and doors to the frontages of houses should not be underestimated. Fitting those of an inappropriate style may alter the character of a house in the process. There is great temptation today to use uPVC. However, this is particularly inappropriate for older houses. Timber, especially hardwood, provides good insulation. **13 Styles of windows, doors and porches should match originals where possible, and reflect that of neighbouring properties, especially in the case of semi-detached buildings.**

We are privileged in Rudgwick to have a wealth of Listed historic buildings, timber-framed 13th to 16th century former open hall houses and 16th to 18th century smoke bay and chimney houses. Nearly all exhibit many changes over the centuries, with additional bays or wings added, some with a Georgian façade. **14 Listed buildings should only be altered with respect and care.** Several large Victorian houses of architectural note are also worthy of preservation. **15 All our houses, whether in the more built up or rural areas of the parish are part of the street scene, but whatever their size or setting buildings should enhance the landscape and maintain the building line.**



Entrances and Drives

Not everyone requires a gate but, **24 the entrance should match the boundary in style, height and materials.** The traditional wooden 5-barred gate between wooden gateposts is popular, functional and attractive, whether in a double or single



version. Picket gates are an alternative especially for pedestrian access. **25 Care should be taken not to make over-elaborate entrances out of scale or out of keeping with the property.**



26 Sustainable drive construction must consider runoff, particularly if the slope is to the highway. On level ground shingle is appropriately permeable and attractive, and may even be planted up sparingly. Hard surfaces, when laid new, can be made relatively porous, or drain to tanks for use as 'grey water'. The use of paving or flags, in local stone, if available, or York stone, which is similar, is attractive. Modern brick paving is popular but ideally should complement the surrounding building materials. Brick paths in older properties look attractive. Tarmac creates undesirable runoff.



27 If there is no alternative to parking in front gardens, serious thought should be given to sustainable solutions, such as the use of porous or permeable materials, paving only the line of wheel tracks, and careful planting to disguise the area, e.g., a gravel garden.

Another option is to use plastic mesh infilled with soil and grassed over, which, if properly laid and maintained, will remain green and porous.

Extracts from Rudgwick Parish Design Statement
(pages 19-22)

2.5 Local Plan Policies

The Horsham District Planning Framework (HDPF) also provides relevant local planning guidance and policies, with Chapter 9 focusing on “Conserving and Enhancing the Natural and Built Environment”.

Relevant policies highlighted in the Pre-Application Advice letter included:

- The Quality of New Development – Policy 32 and Development Principles – Policy 33: These policies both seek to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing, and appearance of development relates sympathetically with the built surroundings, landscape, open spaces, and routes within and adjoining the site, including any impact on the skyline and important views.
- Development Principles – Policy 33: This policy also states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.
- Heritage Assets and Managing Change within the Historic Environment – Policy 34: This policy aims to sustain and enhance the historic environment through positive management of development affecting heritage assets. By reassuring development preserve and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric, and materials.
- Sustainable Transport – Policy 40: This policy deals with sustainable transport and seeks new developments to provide safe and suitable access for all vehicles, pedestrians, cyclists, horses riders, public transport, and the delivery of goods. Policy 41 which relates to parking requires adequate parking and facilities to be provided within developments to meet the needs of anticipated users.

Policy 32

Strategic Policy: The Quality of New Development

High quality and inclusive design for all development in the district will be required based on a clear understanding of the local, physical, social, economic, environmental and policy context for development. In particular, development will be expected to:

1. Provide an attractive, functional, accessible, safe and adaptable environment;
2. Complement locally distinctive characters and heritage of the district;
3. Contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit;
4. Optimise the potential of the site to accommodate development and contribute to the support for suitable complementary facilities and uses; and
5. Help secure a framework of high quality open spaces which meets the identified needs of the community.

Policy 40

Sustainable Transport

There is commitment to developing an integrated community connected by a sustainable transport system. In order to manage the anticipated growth in demand for travel, development proposals which promote an improved and integrated transport network, with a re-balancing in favour of non-car modes as a means of access to jobs, homes, services and facilities, will be encouraged and supported.

Development will be supported if it:

1. Is appropriate and in scale to the existing transport infrastructure, including public transport.
2. Maintains and improves the existing transport system (road, rail, cycle).
3. Is integrated with the wider network of routes, including public rights of way and cycle paths.
4. Includes opportunities for sustainable transport which reduce the need for major infrastructure and cut carbon emissions.
5. Is located in areas where there are, or will be a choice in the modes of transport available.
6. Minimises the distance people need to travel and minimises conflicts between traffic, cyclists and pedestrians.
7. Delivers better local bus and rail services in partnership with operators and increasing opportunities for interchange between the public transport network and all other modes of transport.
8. Develops innovative and adaptable approaches to public transport in the rural areas of the district.
9. Provides safe and suitable access for all vehicles, pedestrians, cyclists, horses riders, public transport and the delivery of goods.
10. Is accompanied by an agreed Green Travel Plan where it is necessary to minimise a potentially significant impact of the development on the wider area or as a result of needing to address an existing local traffic problem.

Policy 33

Development Principles

In order to conserve and enhance the natural and built environment developments shall be required to:

1. Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;
2. Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development;
3. Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;
4. Are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character Assessments;
5. Use high standards of building materials, finishes and landscaping; and includes the provision of street furniture and public art where appropriate;
6. Presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development; and,
7. Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality.

Proposals will also need to take the following into account where relevant:

8. Incorporate where appropriate convenient, safe and visually attractive areas for the parking of vehicles and cycles, and the storage of bins/recycling facilities without dominating the development or its surroundings;
9. Incorporate measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area; and create visually attractive frontages where adjoining streets and public spaces, including appropriate windows and doors to assist in the informal surveillance of public areas by occupants of the site;
10. Contribute to the removal of physical barriers; and,
11. Make a clear distinction between the public and private spaces within the site.

Policy 34

Cultural and Heritage Assets

The Council recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Applications for such development will be required to:

1. Make reference to the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record;
2. Reflect the current best practice guidance produced by English Heritage and Conservation Area Character Statements;
3. Reinforce the special character of the district's historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques;
4. Make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas;
5. Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials;
6. Secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset;
7. Retain and improves the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features; and
8. Ensure appropriate archaeological research, investigation, recording and reporting of both above and below-ground archaeology, and retention where required, with any assessment provided as appropriate.

2.6 Site Analysis

Site Topography and Trees

The site is oriented east-west and the land is gently sloping. It falls from a higher elevation on the eastern side to a lower elevation on the western side. The soil in Rudgwick is predominantly heavy clay, which can be prone to wet soil conditions.

The west of the site forms a long back garden, mostly lawn, with several trees (including a Turkey Oak). The house and front garden are located on the eastern portion of the site. The front garden features one small tree. None of the on site trees are subject to a Tree Preservation Order.

Weather

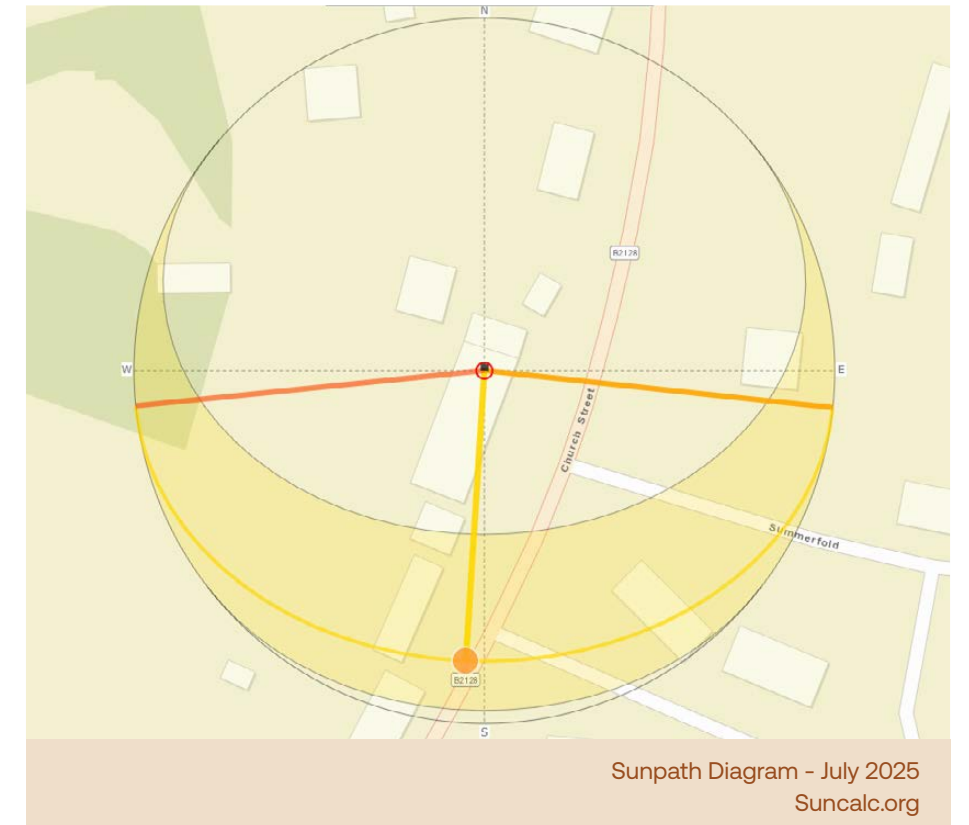
The east and west elevations form the principal elevations of the existing house. The bedrooms and living rooms located on the eastern side benefit from morning sunlight. The bathrooms, kitchen and dining spaces located on the western side receive more afternoon sunlight.

The earliest sunrise is at 04:46 on 18 June, and the latest sunrise is 08:05 on 31 December. The earliest sunset is at 15:54 on 12 December, and the latest sunset is 21:20 on 25 June.

The prevailing wind direction in Rudgwick throughout the year is from the west, peaking in prevalence around late December. Annually, the temperature typically varies from 2°C to 22°C and is rarely below -3°C or above 27°C. Rain falls throughout the year, with the most rain in October the least in April.

Character

The site is situated within a conservation area and there are many nearby Grade II listed buildings located east of Church Street. These houses and cottages were built from late medieval period to the 18th and 19th centuries. They include Kings, Kings Barn, Cobblers Woodbine, Lavender Cottage, Hencocks, Little Ames and The Plough Cottage.



2.7 OS Map

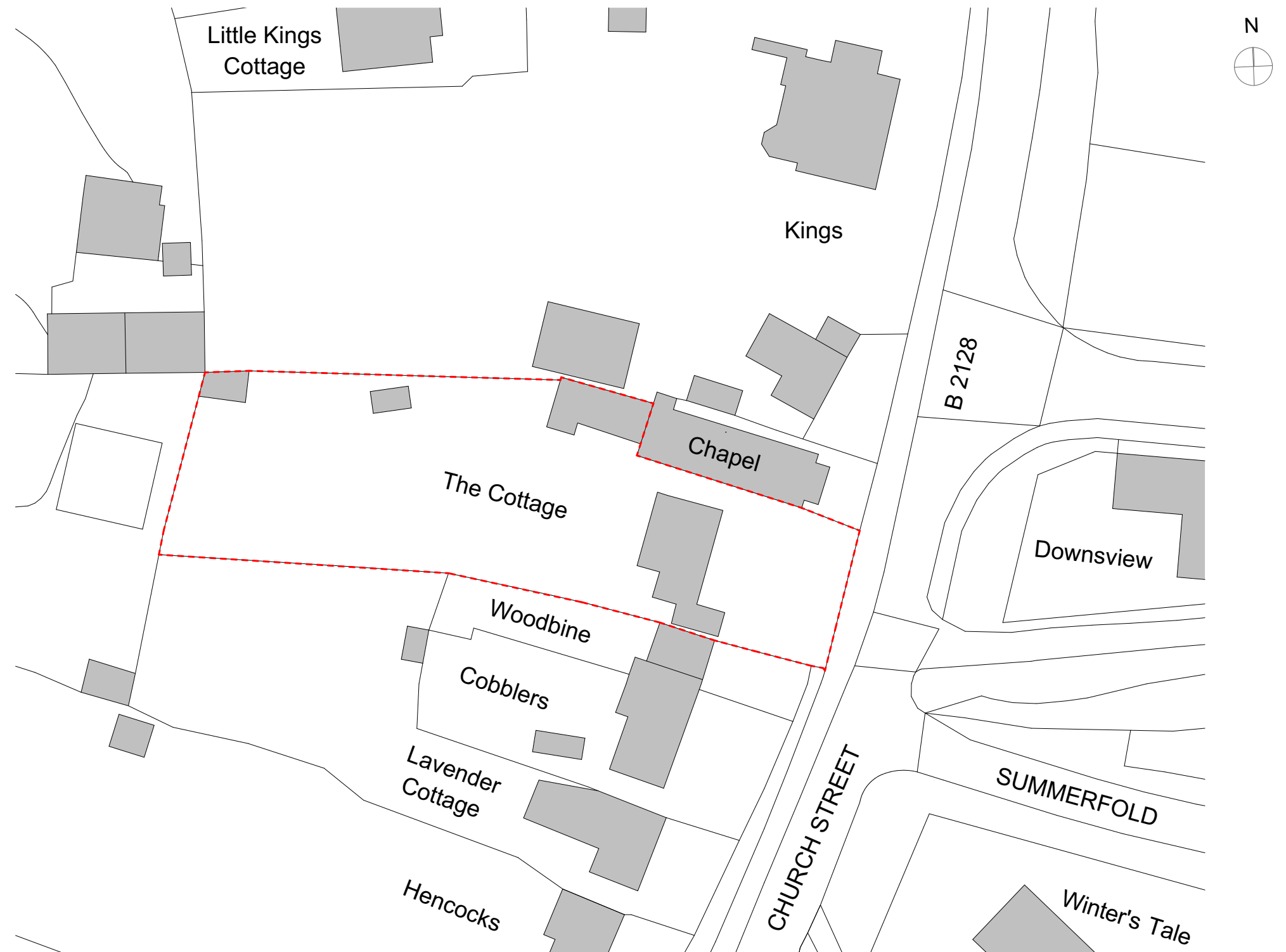
The latest Ordnance Survey Map provides an outline of the site's boundaries and a block forms of the buildings on site. The site area shown is approximately 1,370m² or 0.137 hectares.

The site boundaries are generally defined by red brick garden walls, timber board fencing and hedges. The site shares party walls with the Chapel to the North and Woodbine to the south.

The back garden boundary neighbours the gardens of Woodbine and Lavender Cottages to the south and Kings to the north. The western site boundary borders a vegetable patch / garden plot that likely belongs to Lavender Cottage.

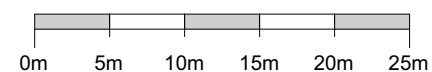
The OS Map shows four structures on the site. The existing house is the largest and is located on the eastern side of the site. The garage is located immediately to the west of the Chapel. The existing timber summer house is shown located towards the north of the back garden, and the existing timber shed is shown located on the north-west corner of the site.

The existing front driveway provides vehicle access on to and off of Church Street, and there is a dropped curb in front of the site. Downsvie is located opposite the site, but overlooking is minimised due to distance and the presence of trees and hedges. Street lighting is infrequent, with one lamppost located to the west of Downsvie.



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Site Plan



Existing Site Location Plan
Ordnance Survey

2.8 Site Photos

The photos on this page show the house, gardens and garage. Photos of the house illustrate features such as a tall brickwork chimney stack, clay tile roofs timber framed walls and tile hung cladding. Photos of the gardens include features such as the brickwork well, front boundary hedges and gravel driveway.



View of Back Garden



View of Back Garden Well



View of House from Church Street



View of East Elevation



View of Garage



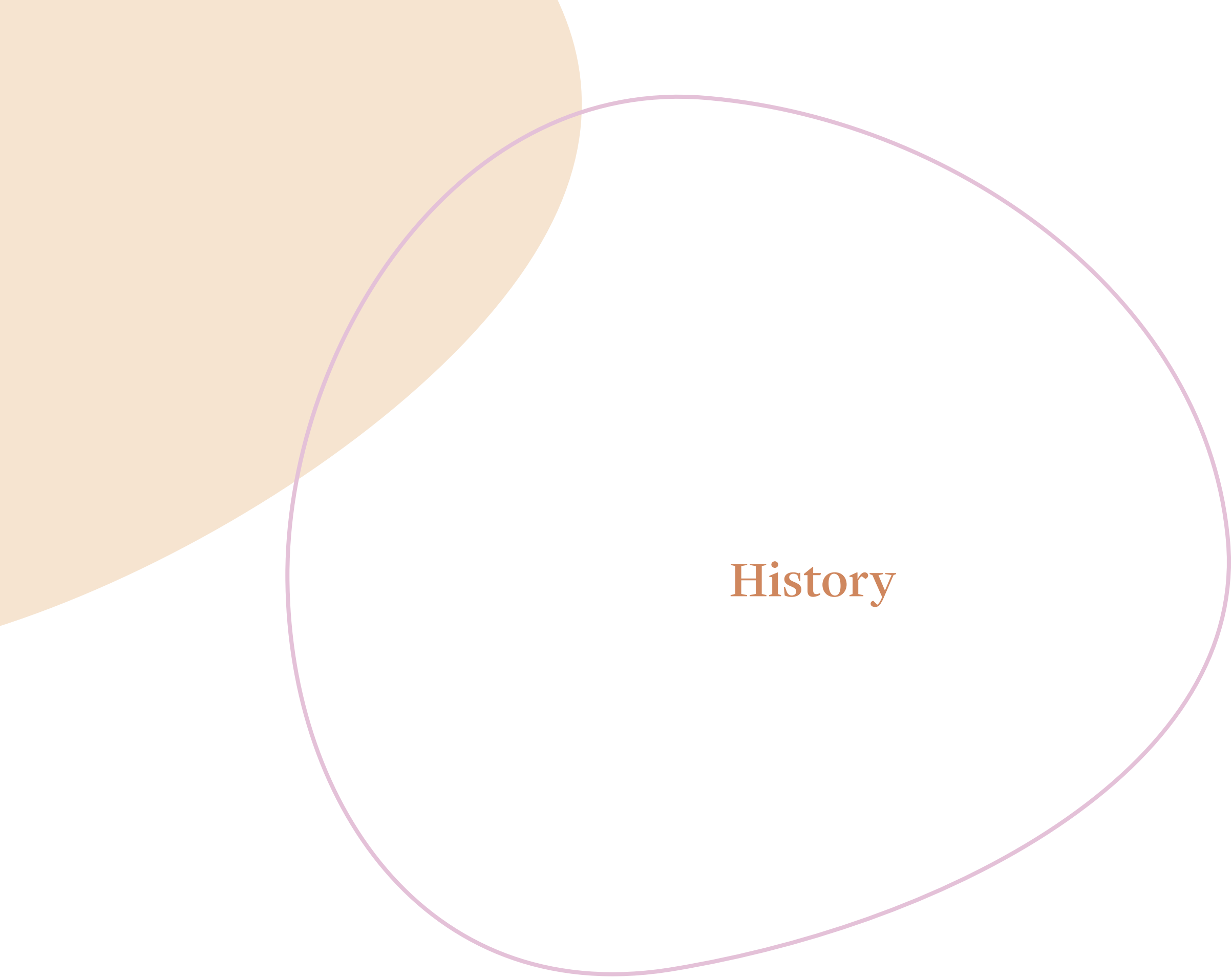
View of West Elevation



View of House from the Back Garden



View of West Elevation



History

3.1 Historic Maps

Rudgwick was likely settled during the early period, with the parish developing into dispersed farmsteads during the medieval period. The gradual decline in agriculture has led the village to become primarily a rural dormitory community.

During the 19th century the development of local roads and the opening of a local railway station encouraged the construction of new buildings along Church Street. This is reflected in the historic OS maps shown on this page, sourced from the National Library of Scotland.

The Cottage likely originated as a mid 17th Century peasant End-Chimney House. The house then underwent major changes during the 18th and 19th centuries. It is believed that a two-storey, timber framed extension was added to the southern end of the house during that period, enclosing the tall external chimney.

During the Victorian era (between 1811-1840) a single storey side extension was constructed along the south boundary. This forms the Study and WC of the existing house.

During the 20th century interwar period further changes were made. The old parlour was transformed into a kitchen, a small porch was added to the southwest corner of the house and a secondary door with side lights was introduced on the north elevation.

The last major alterations were made during the 1960s. Around 1966 two gable end chimneys were removed, all the windows were replaced and a two-storey extension was built on the house's western side. This created the existing kitchen, an upstairs bathroom and an upstairs WC. The 1974 OS map closely resembles the site in its present form, including the presence of the garage.

A Heritage Statement has been prepared by Joao Lopes in support of this application. It provides further information on the heritage and significance of the building.



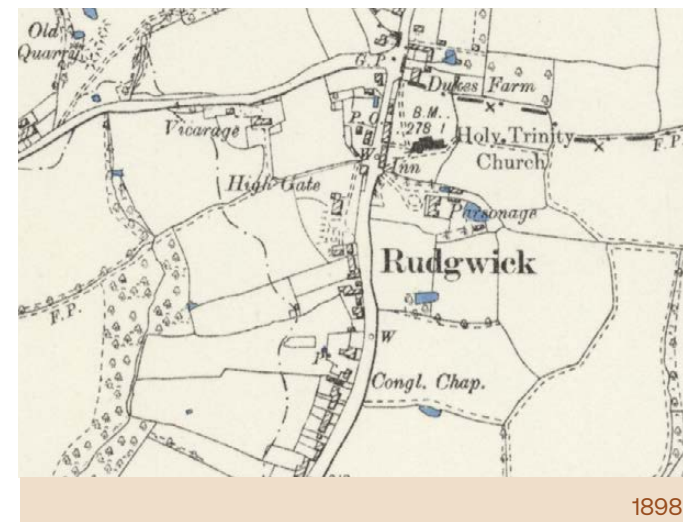
1816



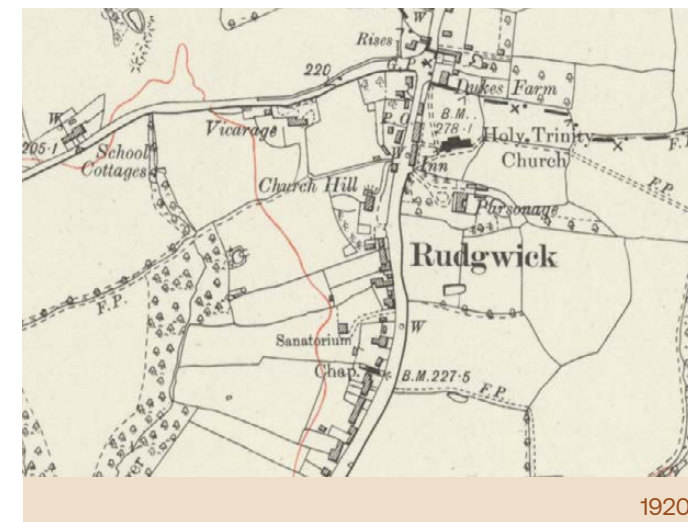
1863



1880



1898



1920



1930



1939



1965



1974

3.2 Planning History

Notable planning applications:

Reference: RW/103/00

Proposal: Erection of carport/store with guest room in roof void and summerhouse

Decision: Application Permitted

Decision Issued Date: Wed 07 Mar 2001

Reference: RW/5/01

Proposal: Demolition of existing garage erection of carport/store with guest room in roof and summerhouse

Decision: Application Permitted

Decision Issued Date: Wed 07 Mar 2001

Reference: RW/60/01

Proposal: Erection of carport/store with guest room in roof

Decision: Application Permitted

Decision Issued Date: Wed 05 Sep 2001

Reference: DC/07/1330

Proposal: Internal alterations including removal of upstairs bathroom and toilet, move modern partitions, install new bathroom and shower room (Listed Building Consent)

Decision: Application Permitted

Decision Issued Date: Mon 15 Oct 2007

Reference: CA/25/0074

Proposal: Surgery to 1x Turkey Oak (Works to Trees in a Conservation Area).

Decision: Application Permitted

Decision Issued Date: Tue 09 Sep 2025

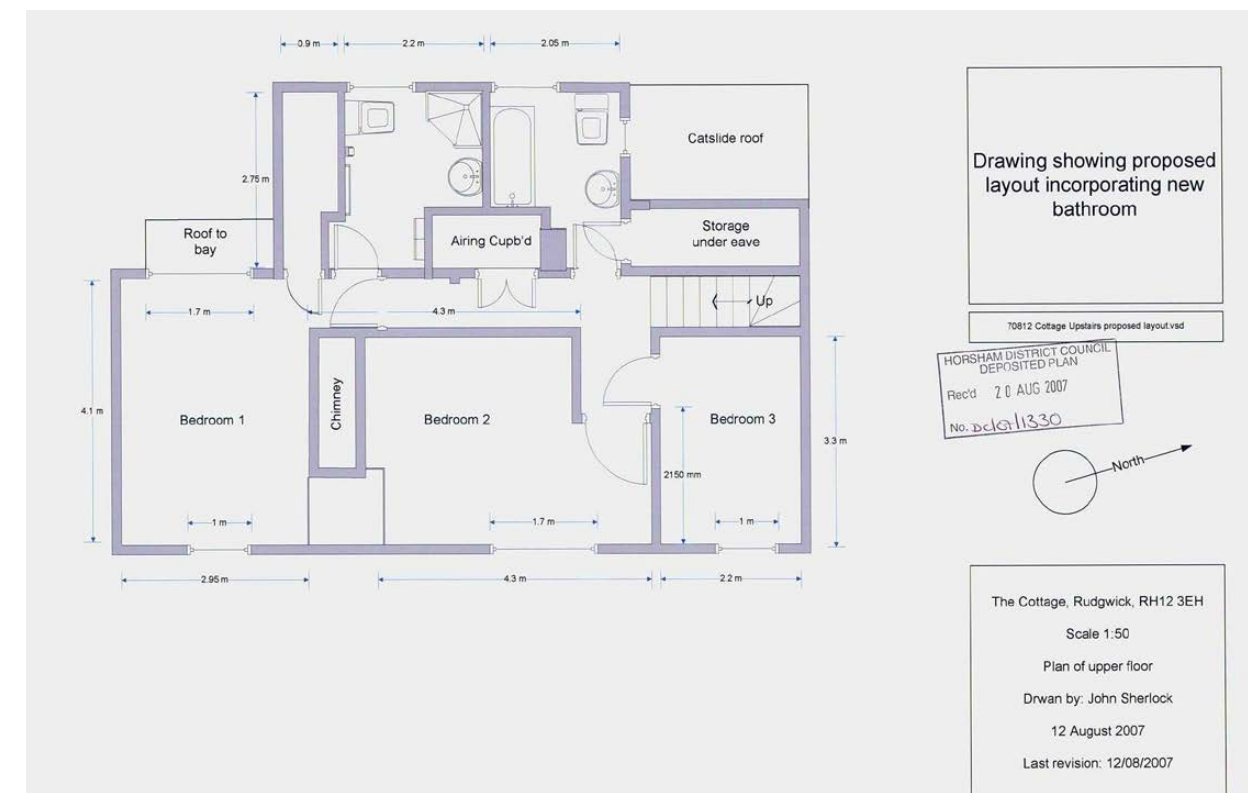
There are 13 applications relating to the property history of the site address recoded on the Horsham District Council website. The earliest recorded application dates from 1990. The majority of these applications were permitted.

3 of the applications concern works to trees in a conservation area, including a recent 2025 application for surgery to a Turkey Oak.

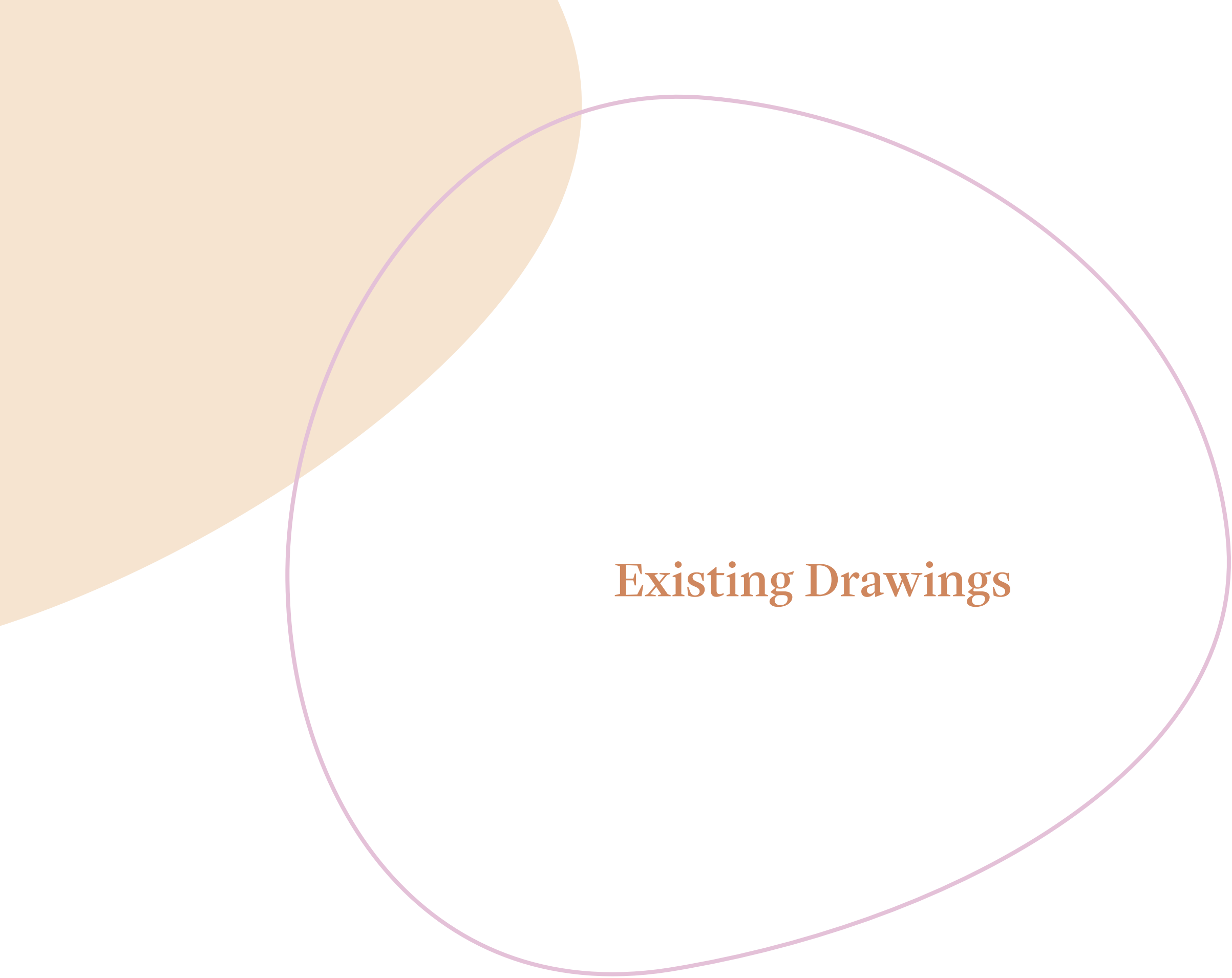
Other notable applications include RW/103/00, RW/5/01 and RW/60/01, all made in 2001. These applications generally sought to erect a carport with a store / guest room above.

These applications were permitted but construction was not realised (possibly with the exception of the summerhouse). Associated documents and drawings for these proposals are not accessible on the council website. It appears that both past and present inhabitants of the cottage have desired additional bedroom space.

Application DC/07/1330 is also notable. It concerns internal alterations to the upstairs bathroom and WC. This application was permitted and realised, with the first floor layout altered from the configuration established in the 1960s to its present day layout. The plans for this application are shown on the right of this page.



Application reference DC/07/1330 approved drawings



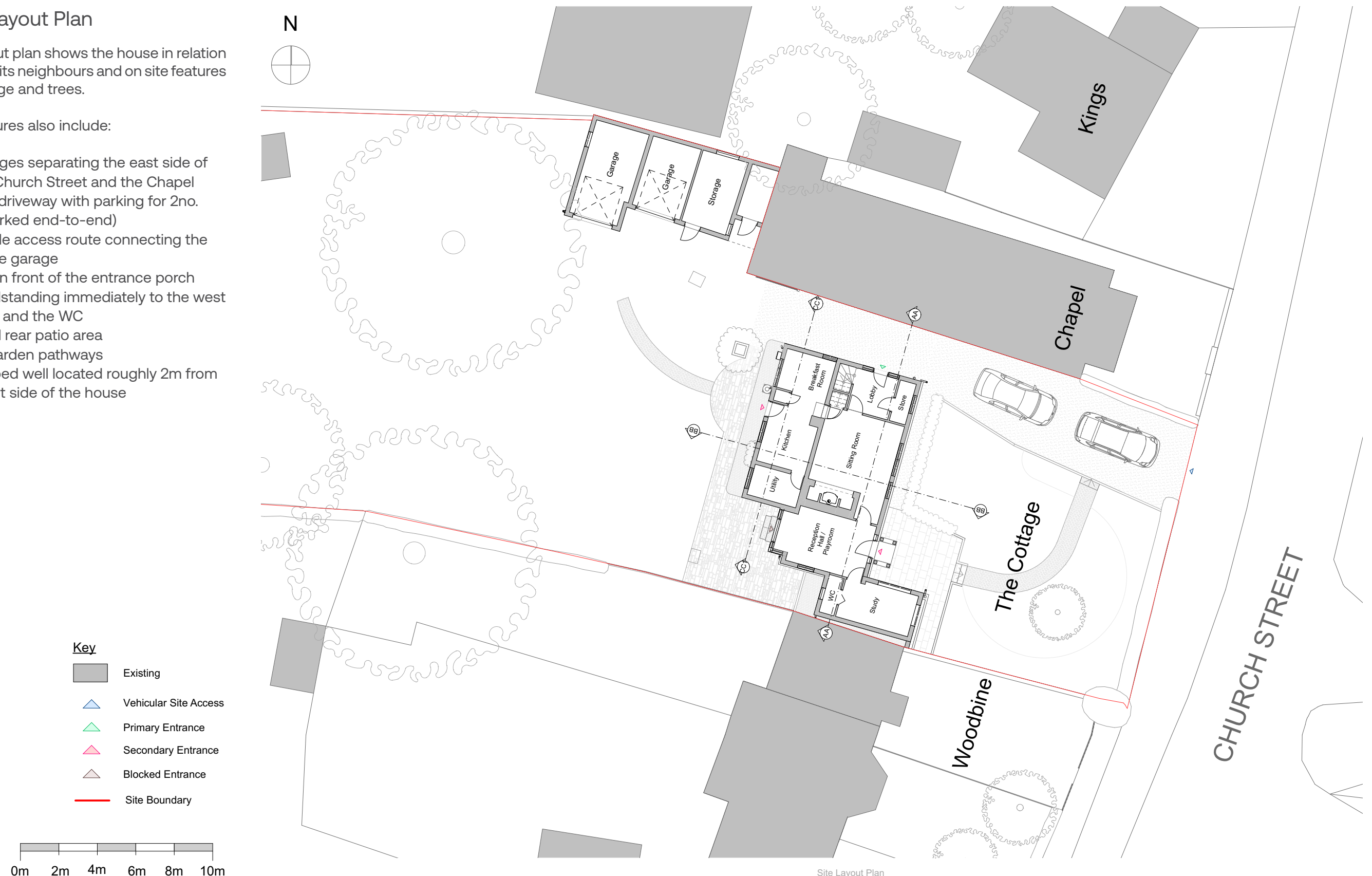
Existing Drawings

4.1 Existing Layout Plan

The existing layout plan shows the house in relation to Church Street, its neighbours and on site features such as the garage and trees.

Notable site features also include:

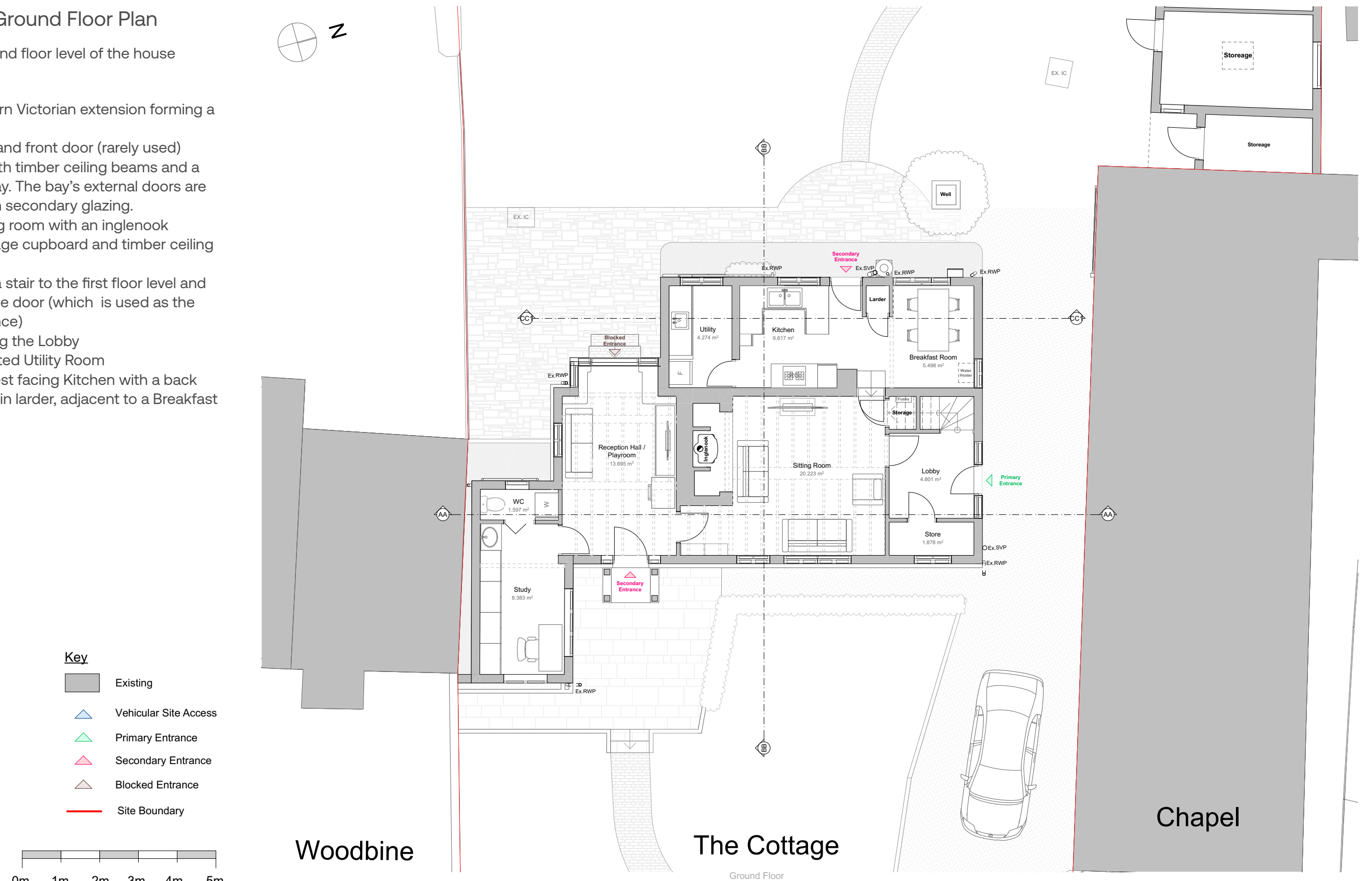
- Boundary hedges separating the east side of the site from Church Street and the Chapel
- A gravel front driveway with parking for 2no. cars (when parked end-to-end)
- A gravelled side access route connecting the driveway to the garage
- A paved area in front of the entrance porch
- Concrete hardstanding immediately to the west of the Kitchen and the WC
- A stone paved rear patio area
- Brick paved garden pathways
- A square shaped well located roughly 2m from the north-west side of the house



4.2 Existing Ground Floor Plan

The existing ground floor level of the house features:

- A south-eastern Victorian extension forming a Study and WC
- A front porch and front door (rarely used)
- A Playroom with timber ceiling beams and a west facing bay. The bay's external doors are closed off with secondary glazing.
- A central Living room with an inglenook fireplace, storage cupboard and timber ceiling beams
- A Lobby with a stair to the first floor level and an external side door (which is used as the primary entrance)
- A Store, serving the Lobby
- A small, outdated Utility Room
- A cramped west facing Kitchen with a back door and built in larder, adjacent to a Breakfast Room area



4.3 Existing First Floor Plan

The existing first floor level of the house features:

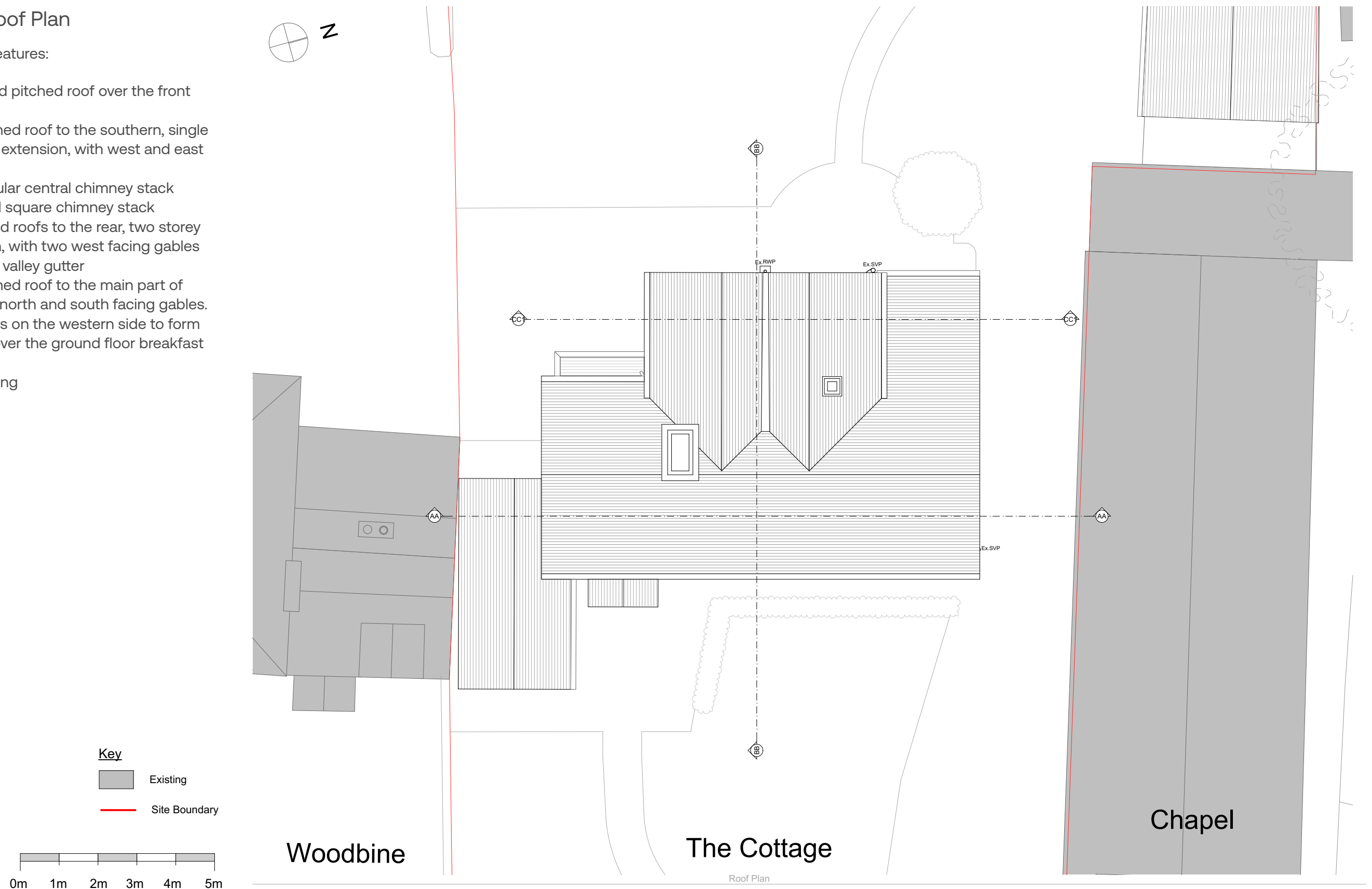
- A central Hall and airing cupboard
- Two east facing Bedrooms with built in storage cupboards
- A large southern Bedroom with built in storage cupboards, connecting to a narrow Dressing Room and an Ensuite Bathroom
- A west facing Ensuite Bathroom featuring a large shower
- A west facing family Bathroom, featuring a bath and access to Storage eaves
- A large chimney (connecting to the inglenook) and a small disused chimney



4.4 Existing Roof Plan

The existing roof features:

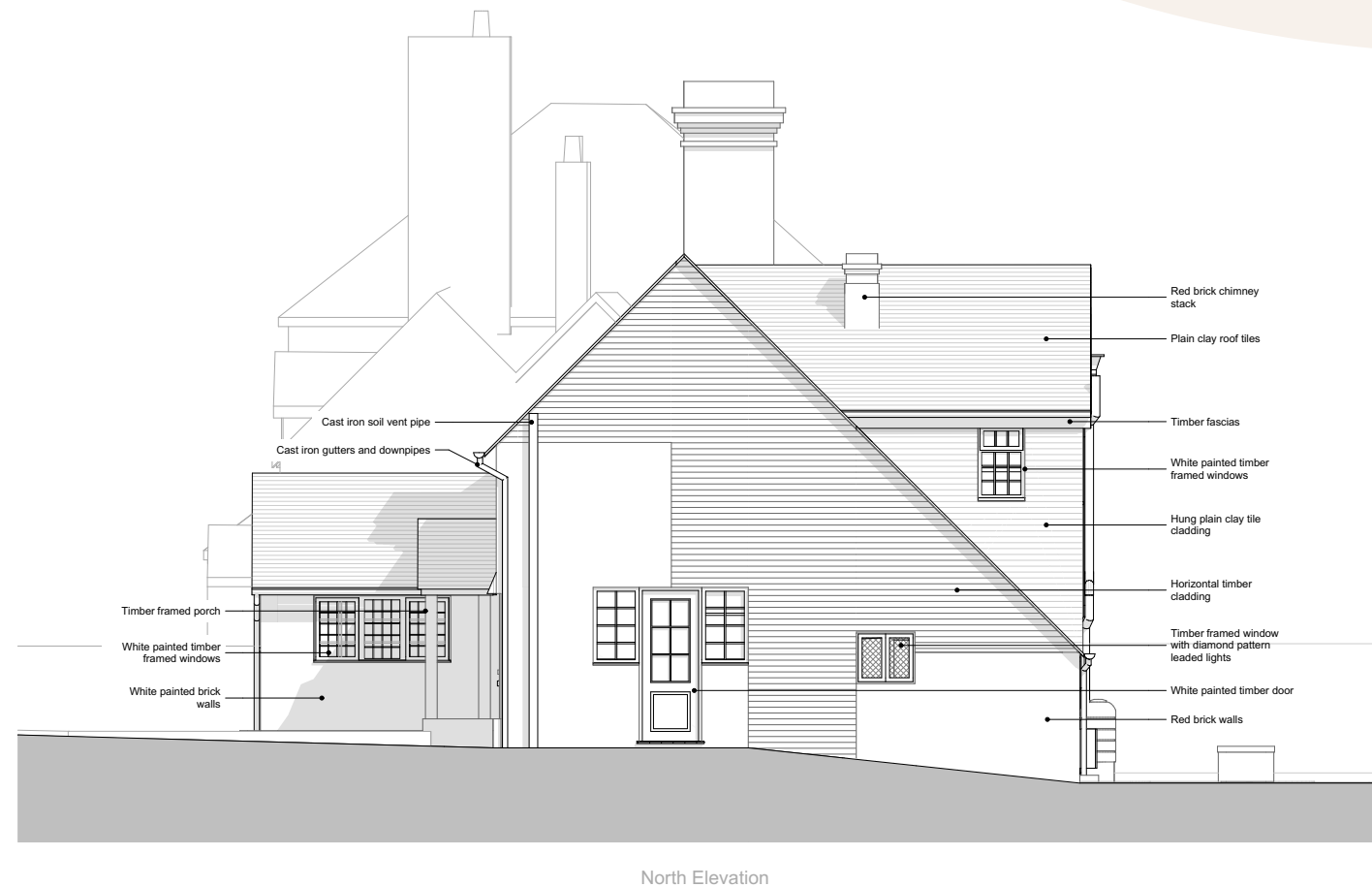
- A small, clay tiled pitched roof over the front porch
- A clay tiled pitched roof to the southern, single storey Victorian extension, with west and east facing gables
- A large rectangular central chimney stack
- A small, disused square chimney stack
- Clay tiled pitched roofs to the rear, two storey 1960s extension, with two west facing gables and a lead lined valley gutter
- A clay tiled pitched roof to the main part of the house, with north and south facing gables. The roof extends on the western side to form a catslide roof over the ground floor breakfast room
- Cast iron guttering



4.5 Existing Elevations

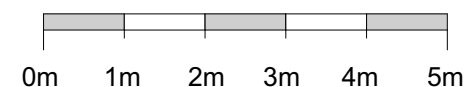
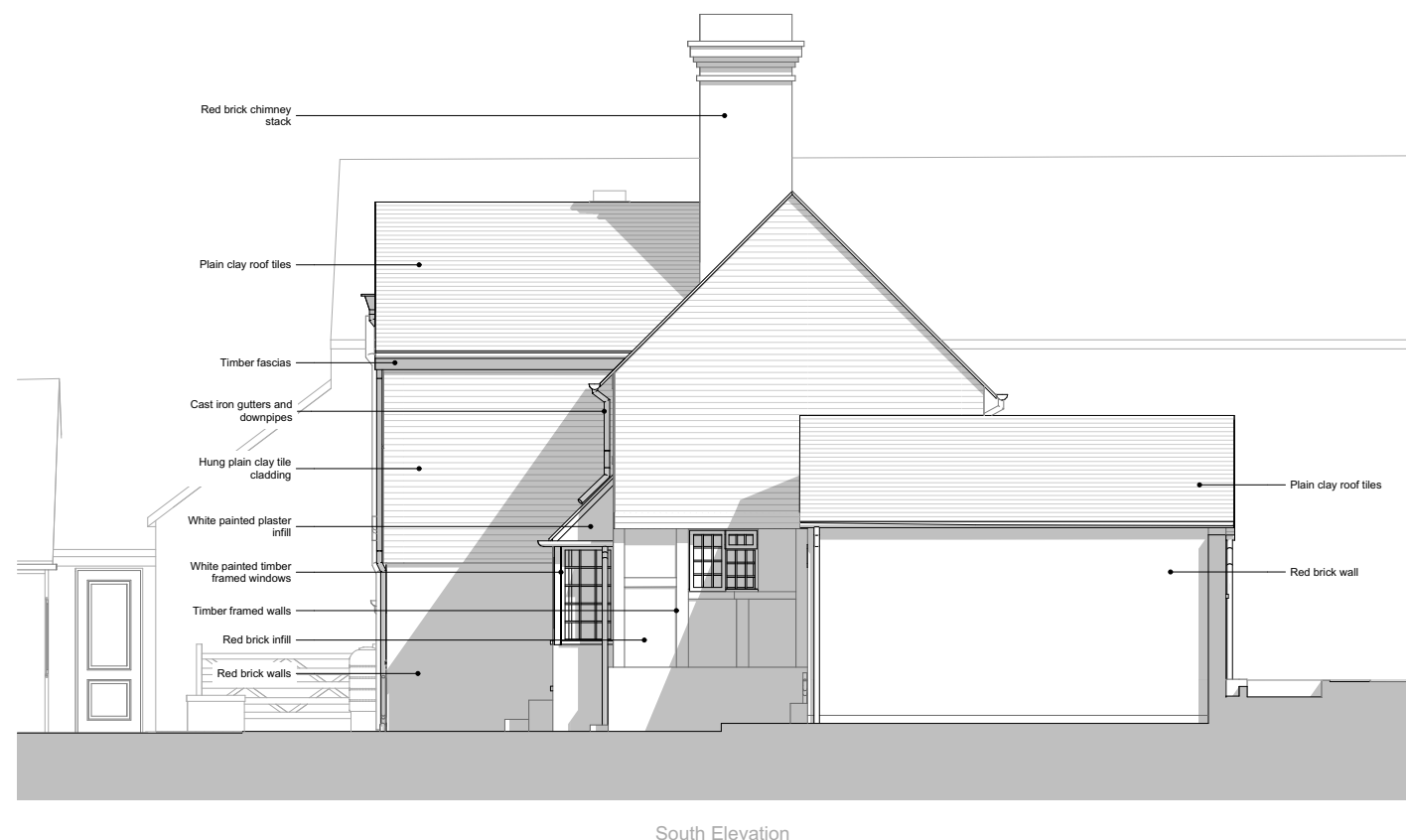
The existing North Elevation features:

- A catslide roof
- Red brick walls and horizontal timber cladding
- Hung plain clay tile cladding to the existing 1960s era extension
- Timber fascias to the existing 1960s era extension
- White painted brick walls to the Victorian era extension
- Plain clay roof tiles
- Cast iron gutters and downpipes
- A disused cast iron soil vent pipe
- A white painted timber door (used as the primary entrance) with white painted timber framed sidelights
- A small unpainted timber framed window with diamond pattern leaded panes
- White painted timber framed windows with rectangular pattern leaded panes
- A short red brick chimney stack



The existing South Elevation features:

- Red brick walls at ground floor level with hung plain clay tile cladding above to the existing 1960s era extension
- Timber fascias to the existing 1960s era extension
- Timber framed walls with red brick infill at ground floor level with hung plain clay tile cladding above to the main part of the house
- Red brick walls to the Victorian era extension
- Plain clay roof tiles
- Cast iron gutters and downpipes
- A white painted timber framed window with rectangular pattern leaded panes
- A white painted timber framed window of traditional rectangular style to the western bay
- Red brick walls at ground floor level with white plaster above to the western bay
- A tall red brick chimney stack



4.5 Existing Elevations

The existing East Elevation features:

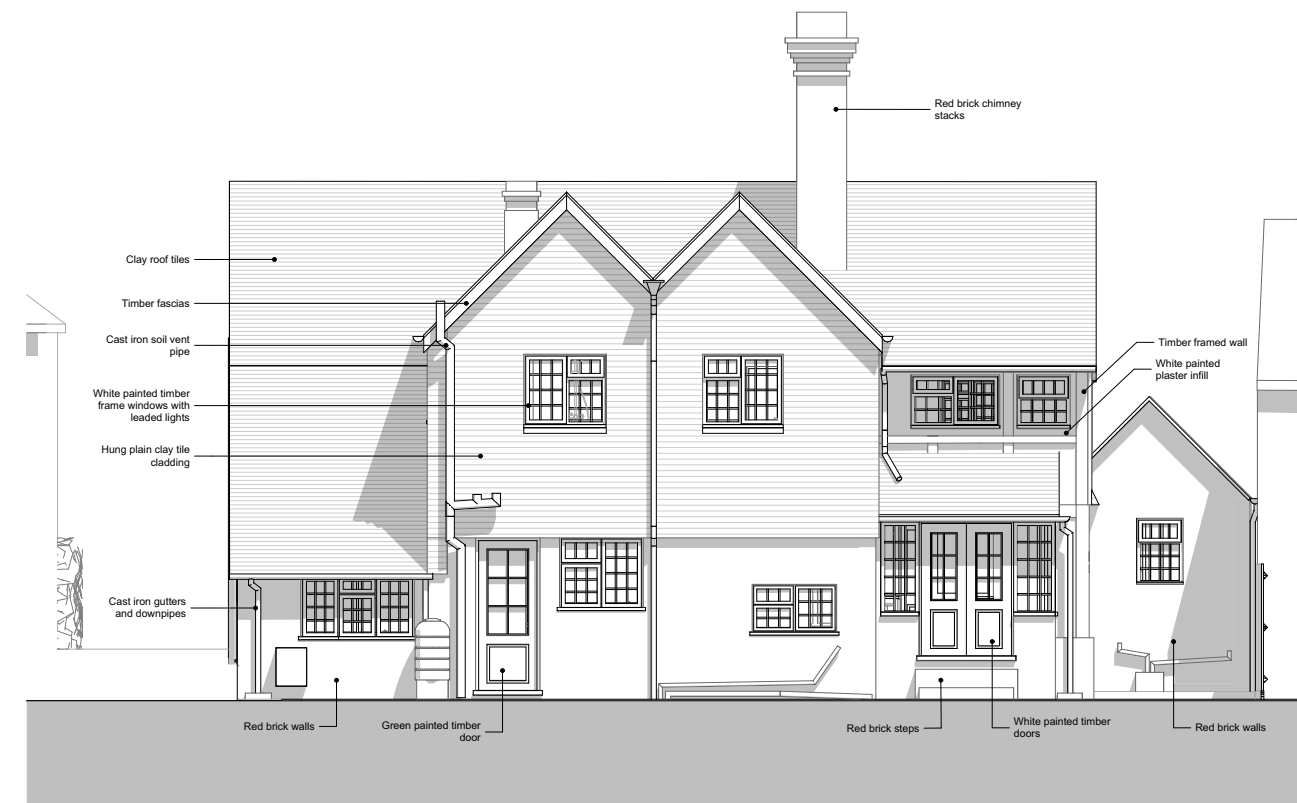
- A red brick plinth, timber framed walls with white painted infill brickwork at ground floor level and fishscale hung clay tile cladding above to the main part of the house
- White painted ground floor level walls with fishscale hung clay tiles above to the Victorian era extension
- Plain clay roof tiles
- Cast iron gutters and downpipes
- A white painted timber front door (rarely used) with white painted timber framed sidelights
- A white painted timber framed windows with rectangular pattern leaded panes
- A timber framed porch with timber fascias
- A tall red brick chimney stack



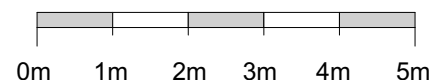
East Elevation

The existing West Elevation features:

- Red brick walls at ground floor level with hung plain clay tile cladding above to the existing 1960s era extension
- Timber fascias to the existing 1960s era extension
- Timber framed walls with white plastered infill at first floor level to the main part of the house
- Red brick walls to the Victorian era extension
- Plain clay roof tiles
- Cast iron gutters and downpipes
- A cast iron soil vent pipe
- White painted timber framed windows with rectangular pattern leaded panes
- A green painted timber back door
- Red brick walls to the western bay
- White painted timber double doors and white painted timber framed windows of traditional rectangular style to the western bay
- A tall red brick chimney stack



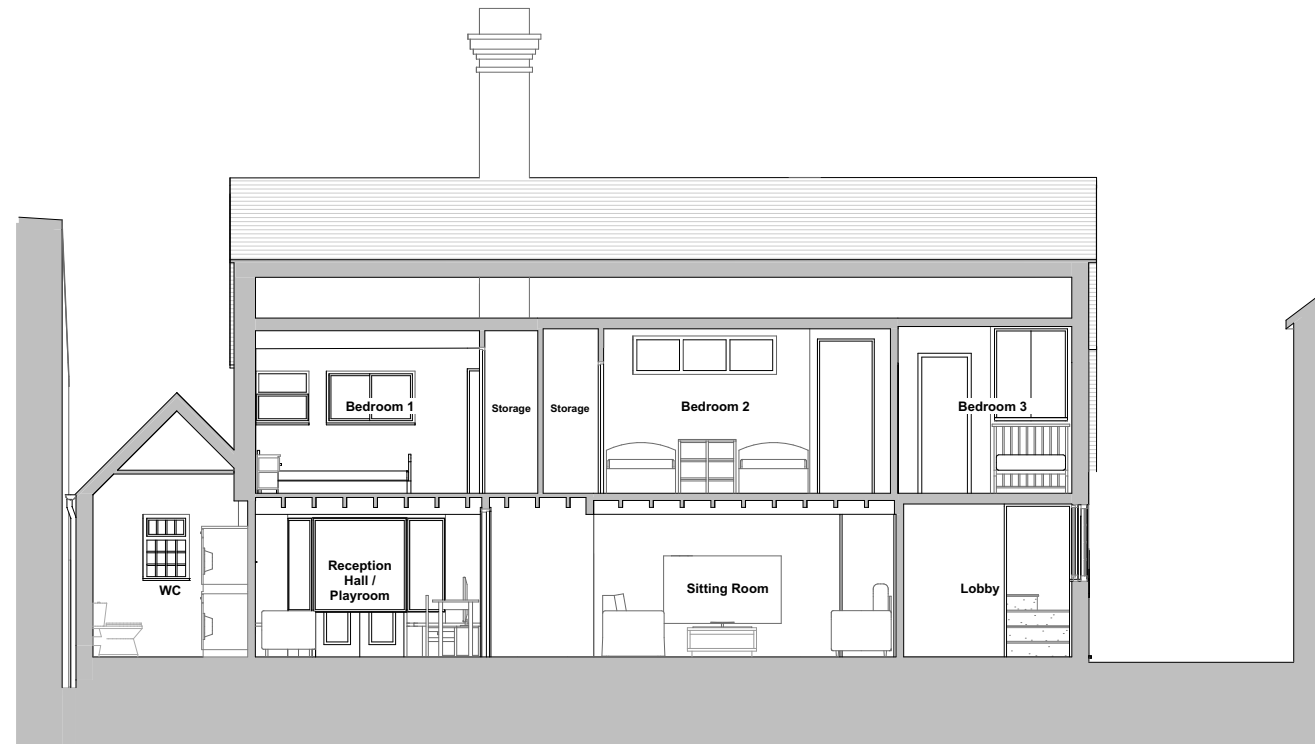
West Elevation



4.6 Existing Sections

The existing Sections show:

- The narrowness of the existing Dressing Room
- Changes in floor level
- Changes in the surrounding ground levels
- Secondary glazing to the interior side of the existing windows
- The existing arrangement of furniture and the locations of sanitaryware



Section AA



Section BB

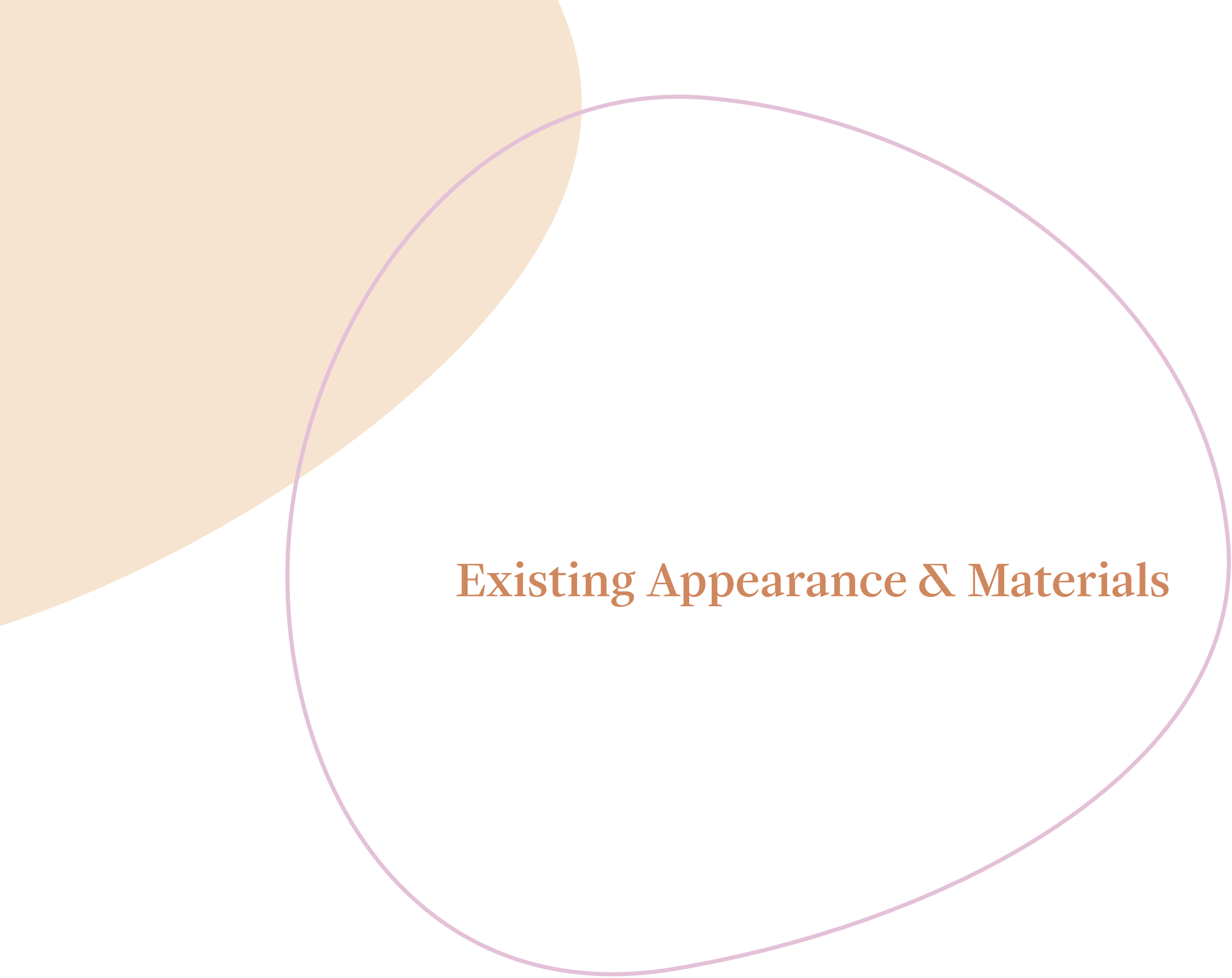


First Floor

Key

Existing

0m 1m 2m 3m 4m 5m



Existing Appearance & Materials

05 | Existing Appearance & Materials

5.1 Existing Vernacular

The page provides images of nearby buildings from Google Street View, in order to illustrate the scale, materials and character common to the vernacular. Prevalent local features and materials include tall chimneys, white framed windows, hung clay tile cladding, red brickwork, gravel driveways and front garden hedges.



Hencocks



Woodbine & Cobblers



Kings



Earnes House & Southdown House



Little Kings



Webbs Cottages



Woodham, Craigweil, Falconry , Ramblers, Lyndhurst & Boothby



Winter's Tale



Downsview

5.2 Existing Appearance

The front of the existing house is reflective of its history and the character of its surroundings. The house fits comfortably into the street scene, with a similar appearance to nearby houses, such as Hencocks and Little Kings.

The front facade has a more decorative character than the sides and rear, with fishscale hung tile cladding and white painted brickwork. The origins and age of the building are illustrated by its timber wall framing.

The main part of the house is two storeys tall, with a single storey side extension. The height and scale of the building is in keeping with its neighbours. The Cottage's tall red brick chimney stack is clearly visible from Church Street.

The rear of the existing house reflects its various eras of construction. The 1960s extension is the most dominant element, featuring a double gable roof form and plain clay hung tile cladding. The building's sides and rear feature red brick walls, with different shades and qualities of brick illustrating the different building periods.

The appearance of the front garden is also in keeping with the locality. It features front hedges and a gravel driveway, similar to the frontages of Cobblers and Hencocks. The existing timber side gate is also similar to the gates of nearby houses.



Front View 1



Rear View 1



Front View 2



Rear View 2

05 | Existing Appearance & Materials

5.3 Existing Materials

The existing house features a variety of traditional materials, characteristic of the local vernacular including:

- White painted timber framed windows with leaded lights
- White painted timber external doors
- Timber framed walls
- Red brick chimneys
- Unpainted red brick walls (dating from various building eras)
- White painted brick walls (to front of house)
- White painted render (to rear of house)
- Hanging fishscale clay tile cladding (to front of house)
- Hanging plain clay tile cladding (to rear of house)
- Horizontal timber cladding (to north elevation)
- Unpainted timber fascias
- Cast iron rainwater gutters, hoppers, downpipes and soil vent pipes

The site also features:

- Stone patio paving
- Brick paved garden pathways
- Concrete hardstanding (to rear of house)
- A gravel driveway
- A red brick well
- A diamond braced timber side gate



Hanging plain clay tile cladding



Plain clay roof tiles



Horizontal timber cladding



Unpainted red brickwork and timber wall framing



White painted brickwork and timber wall framing



Hanging fishscale tile cladding



Stone paving



Timber fascias and cast iron rainwater goods



Timber doors



White painted timber framed windows