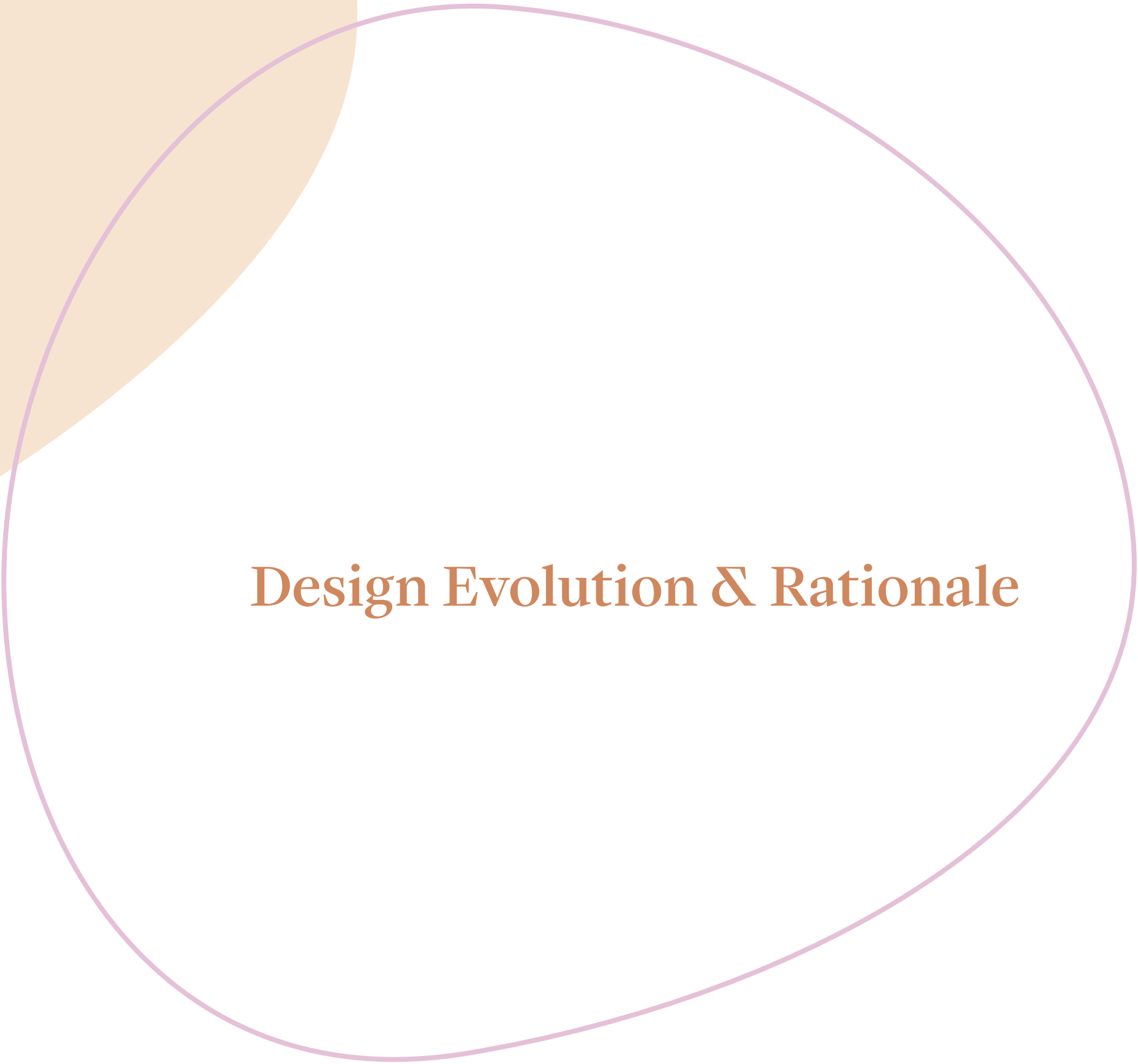




Design Evolution & Rationale

06 | Design Evolution & Rationale

6.1 Pre-Application Submission

Due to the building's grade II listing and location within a conservation area Pre-Application advice was sought from Horsham Council.

Early discussions with Lucy and Nick Goundry established the following brief:

- Extend the house to provide a new, more functional Kitchen/Dining area
- Create a 4th bedroom space
- Provide utility room, boot room and playroom spaces
- Put the front door back into use as a formal entrance
- Expand the front driveway area to provide parking for 3 cars

Ecotecutre initially created 3 extension options. The views shown on this page and drawings for each option were submitted for pre-app feedback in November 2025, accompanied by an explanatory note stating that Option 1 was the preferred design. The pre-app submission was registered as reference PE/25/0278.

An on site meeting was held with Sean Rix (the Conservation Officer) on December 18th 2025. Having reviewed the options, Sean was okay with the removal of the small chimney. However, he was keen to retain the existing Reception Room / Playroom bay due to its heritage building fabric.

He suggested that it may be best to increase the footprint of the building by further extending and elongating the two storey 1960s portion (similar to Option 1).

Instead of demolishing the bay and extending to the south-west he suggested that it would be better to extend to the north-west at ground floor level, enclosing the existing well within the new extension. A new catslide roof element could be created above, with the structure of the existing catslide roof retained as evidence of the previous building form.



Proposed front view - Options 1, 2 & 3



Proposed rear view - Option 1



Proposed rear view - Option 2



Proposed rear view - Option 3

6.2 Pre-Application Response

Following the meeting with Sean Rix Option 1 was further developed and revised to incorporate his ideas. Updated drawings were then provided to the council in January 2026.

A Pre-Application Advice Letter was received from Bethan Tinning on 12th February 2026. Feedback to the revised submission was positive, noting that the proposal would not result in visual harm to the character and appearance of the dwelling.

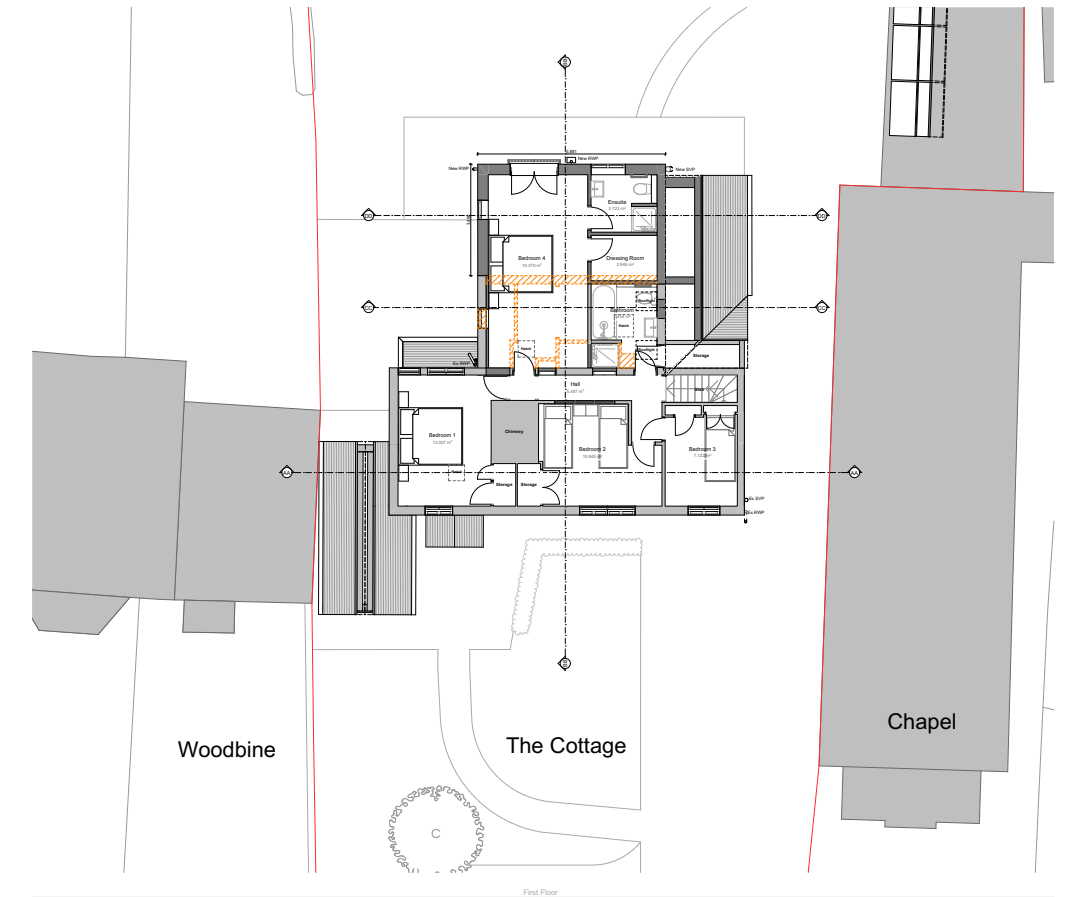
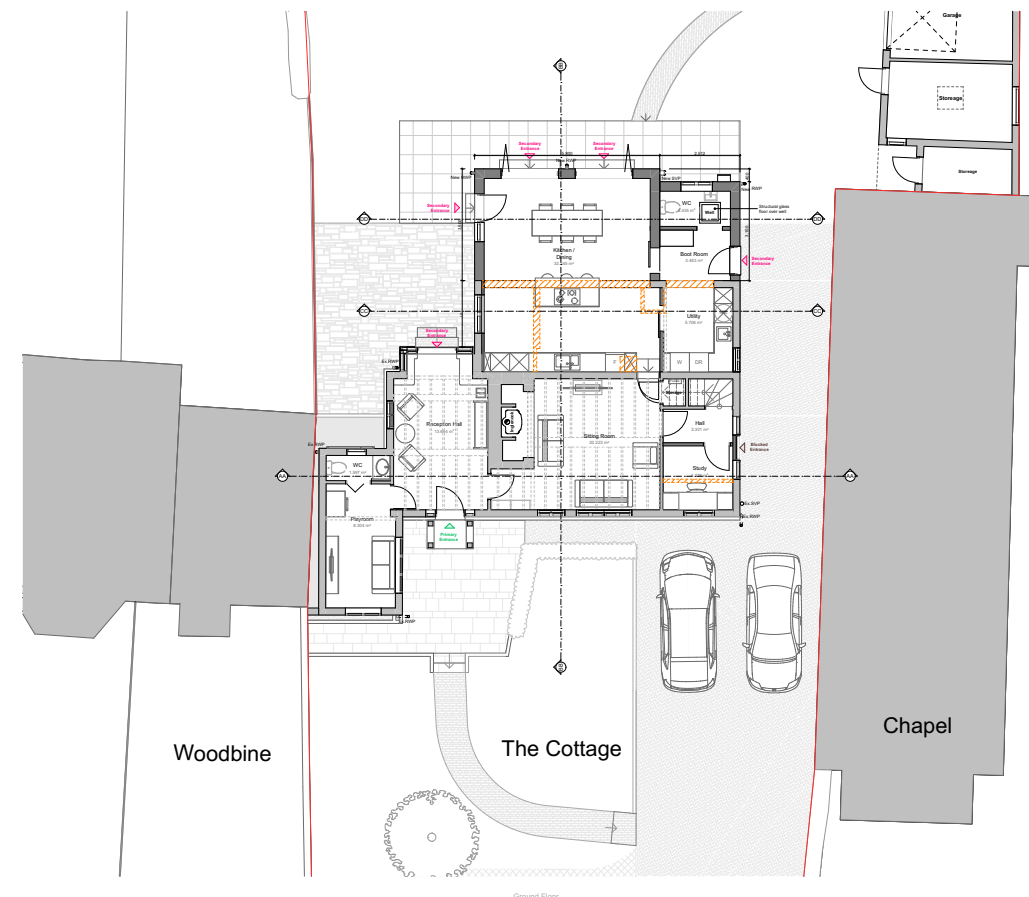
Under the heading Character and Appearance the letter stated:

“Following site discussions and the submission of a revised proposal it is considered that the two storey rear extension would provide the additional space sought while not harming the special interest of the listed building. The rear of the building has already been altered, and this has obscured much of the original timber framing, now only visible on the southwest corner. This scheme will reinforce the impact of the catslide roof which is a typical feature of dwellings of this age. The additional alterations to provide energy technologies are also acceptable.”

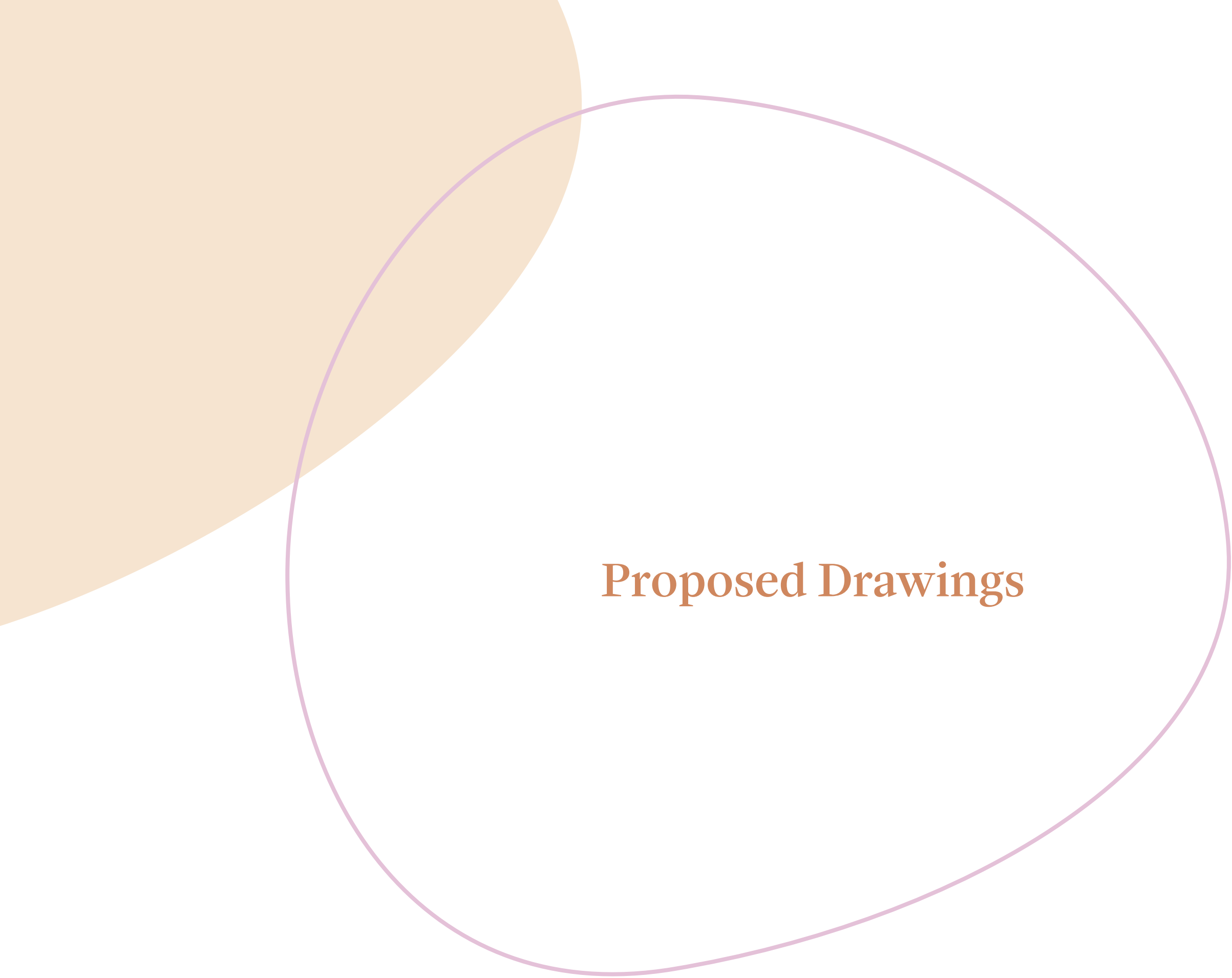
Under the heading Highways Impact the letter also stated that:

“The proposal seeks to enlarge the existing driveway to accommodate additional parking. As there would be an additional bedroom formed as part of the proposed extension, it is considered that additional parking would be required. For a dwelling with 4+ bedrooms in Rudgwick, a minimum of 2.7 parking spaces are required. It is considered that the enlargement of the driveway would be adequate to accommodate at least 2.7 parking spaces”

Following this feedback a few final updates were made to the design as presented in this document's Proposed Drawings section. These included the addition of 3 conservation rooflights and relocation of the proposed access gate.



Revised drawings and images submitted for Pre-Application Advice



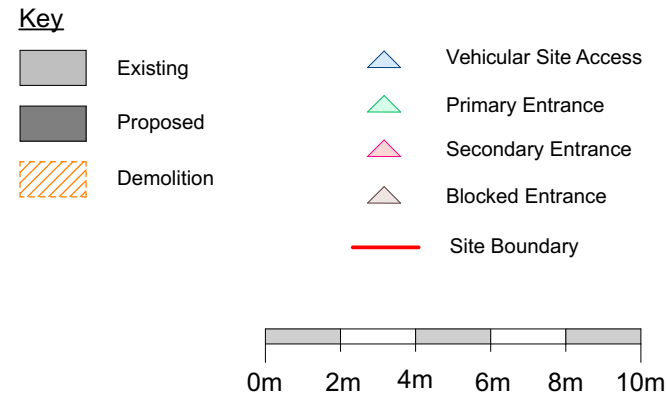
Proposed Drawings

7.1 Proposed Layout Plan

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

Notable proposed alterations include:

- Widening of the existing gravel driveway and parking area to enable 2no. cars to be parked side by side
- Installation of grass reinforcement mesh to front garden in order to create a vehicle turning area / 1no. additional parking space (for occasional use)
- Trimming of the front boundary hedge
- Installation of a free-standing EV charger, accessible to the front driveway
- Removal of the existing timber side gate and installation of a new double swing timber side gate
- Demolition of existing rear garden paving and concrete hardstanding to enable construction of a new extension
- Construction of a new rear extension with associated patio paving and paved steps
- Installation of an air source heat pump located to the west of the existing garage
- Installation of solar panels to the roofs of the existing garage, summer house and garden shed



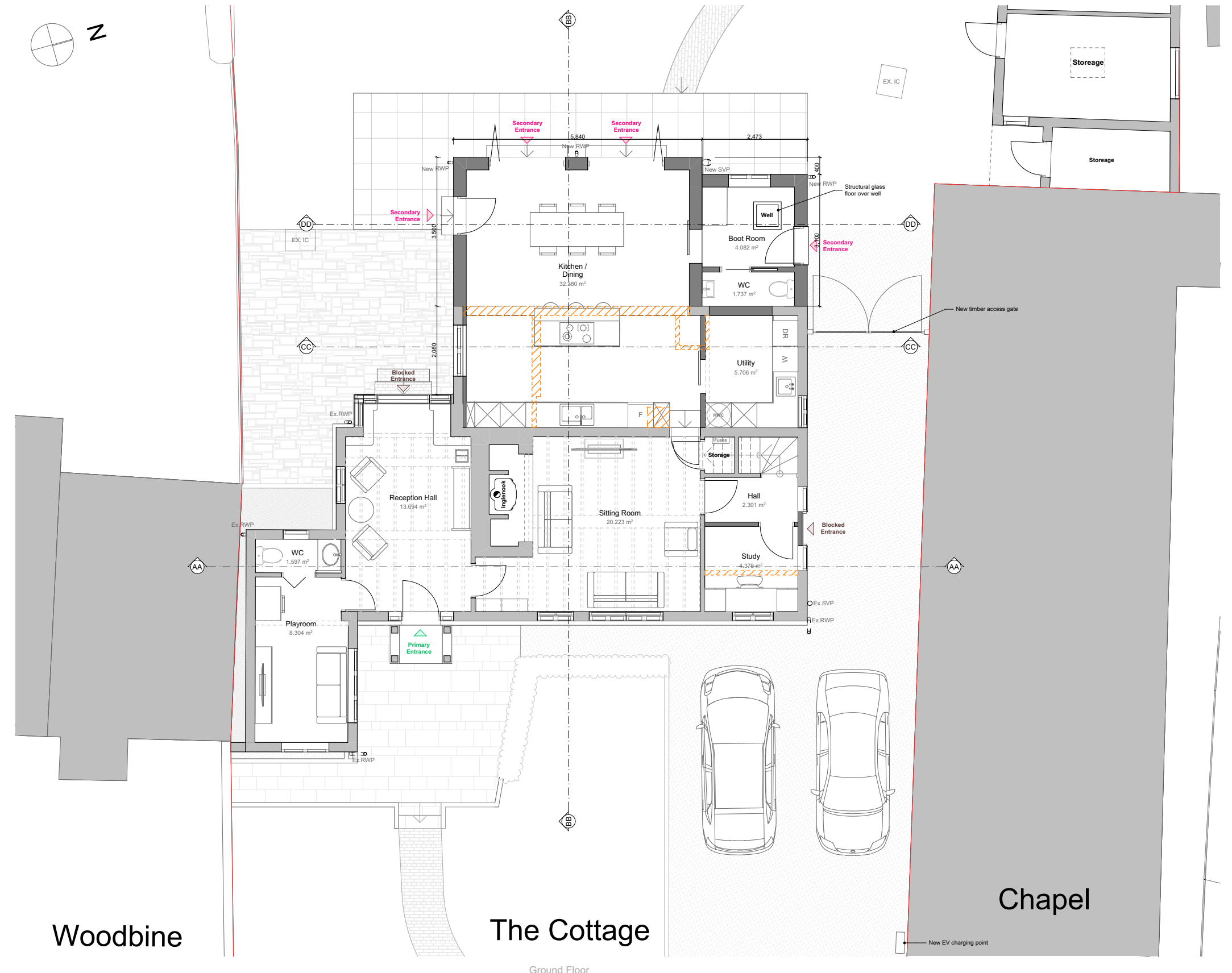
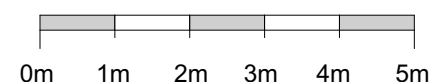
7.2 Proposed Ground Floor Plan

Alterations to the proposed ground floor level include:

- Change of use of the existing Study to a Playroom, including the removal of existing shelves and sink
- Installation of a sink within the existing WC
- Change of use of the existing Playroom to a formal Reception Room, allowing for more frequent use of the existing front door
- Change of use of the existing Breakfast Room to a Utility Room, with the existing western window to be removed and its opening closed up
- Demolition of the existing Store's internal wall
- Proposed Study to be created. Existing side door to be blocked off and new, fully reversible internal wall to be constructed.
- Existing external wall, internal Utility Room wall and Larder walls to be demolished
- Existing Kitchen chimney stack to be demolished
- Construction of new rear extension to create an enlarged Kitchen / Dining area, a new Boot Room and a new WC
- New external window and doors to be installed at the rear, including new side doors and west facing bi-folding doors
- The existing well will be enclosed by the new Boot Room. Its brick walls will be demolished and a structural glass floor will be laid over the top, flush with the new finish floor level.

Key

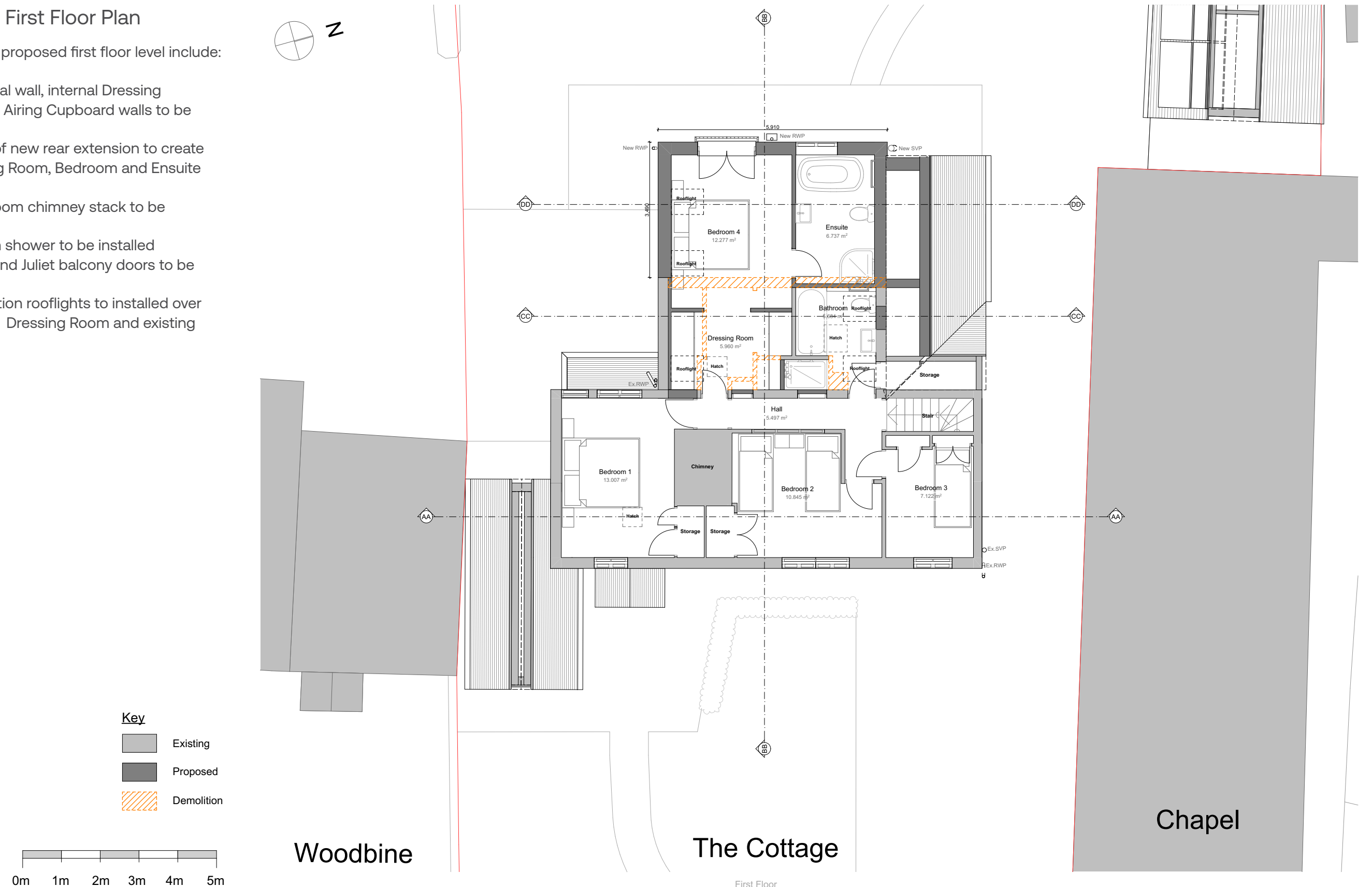
	Existing		Vehicular Site Access
	Proposed		Primary Entrance
	Demolition		Secondary Entrance
			Blocked Entrance
			Site Boundary



7.3 Proposed First Floor Plan

Alterations to the proposed first floor level include:

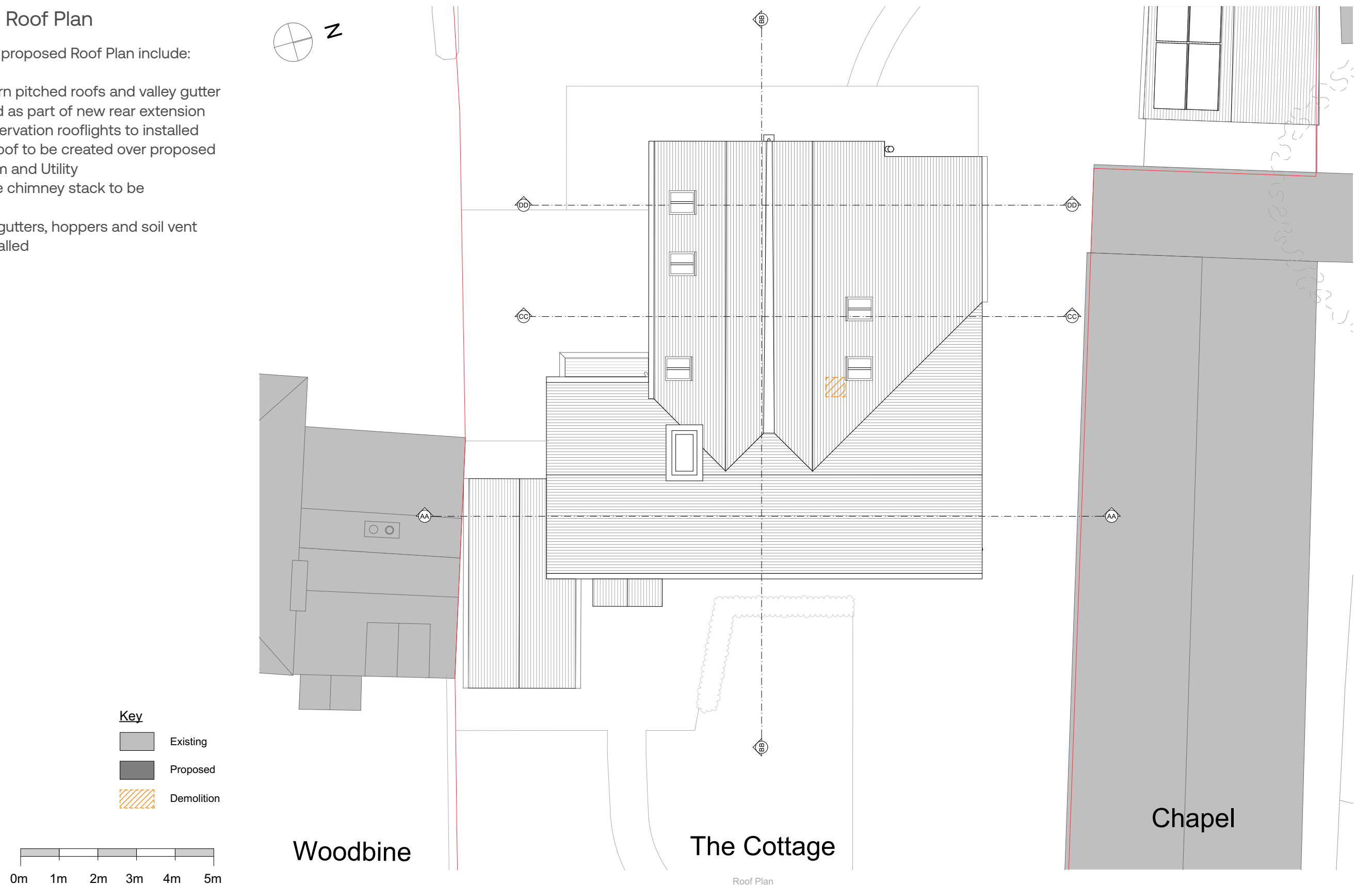
- Existing external wall, internal Dressing Room wall and Airing Cupboard walls to be demolished
- Construction of new rear extension to create a new Dressing Room, Bedroom and Ensuite bathroom
- Existing Bathroom chimney stack to be demolished
- New Bathroom shower to be installed
- New window and Juliet balcony doors to be installed
- New conservation rooflights to be installed over new Bedroom, Dressing Room and existing Bathroom



7.4 Proposed Roof Plan

Alterations to the proposed Roof Plan include:

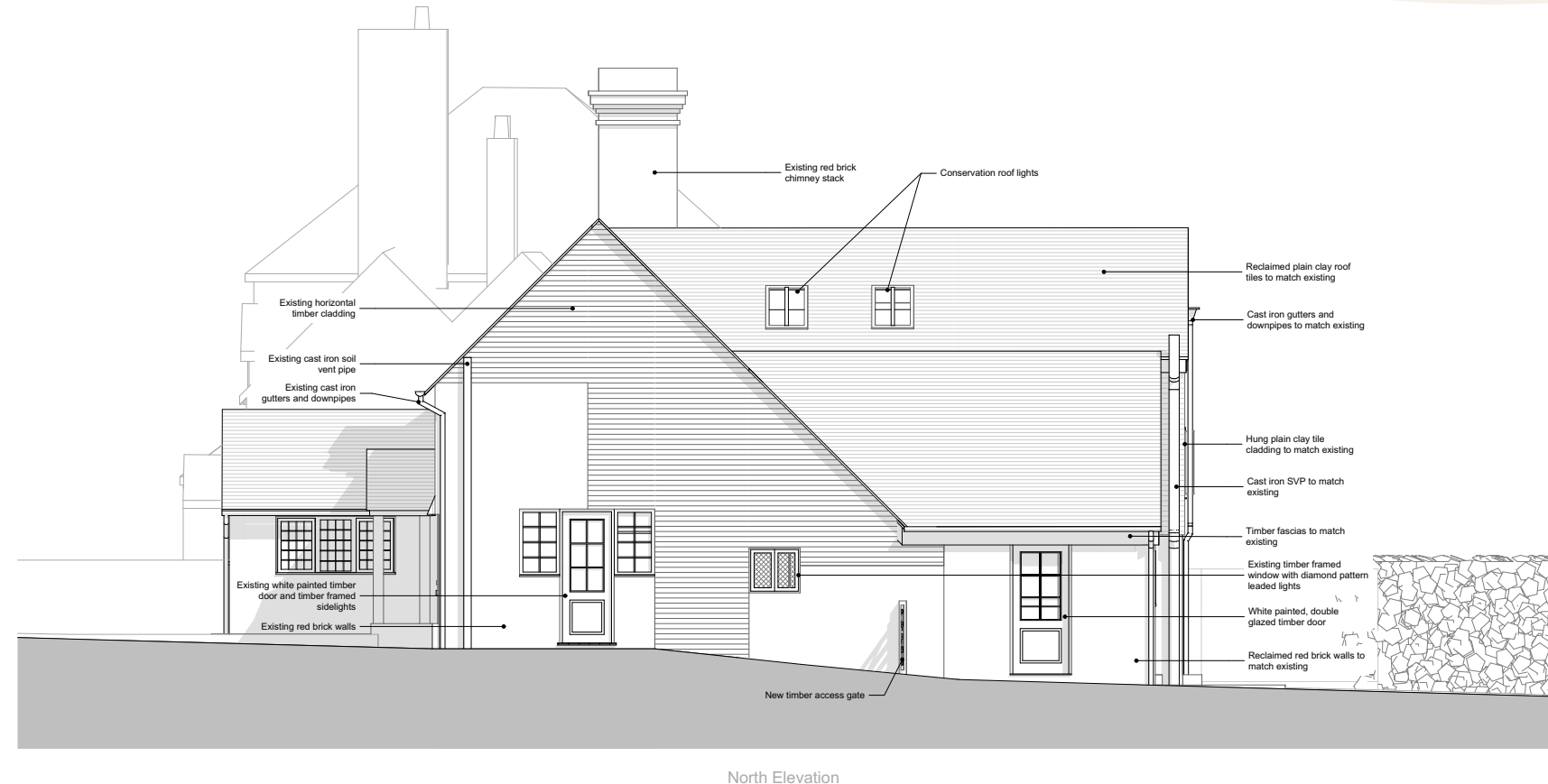
- Existing western pitched roofs and valley gutter to be extended as part of new rear extension
- 5no. new conservation rooflights to installed
- New catslide roof to be created over proposed WC, Boot Room and Utility
- Existing square chimney stack to be demolished
- New cast iron gutters, hoppers and soil vent pipe to be installed



7.5 Proposed Elevations

Proposed alterations to the North Elevation include:

- Construction of a new catslide roof element with reclaimed plain clay roof tiles and timber fascias to match the existing
- Western gable end roofs to be extended with reclaimed plain clay roof tiles to match the existing
- Installation of cast iron gutters and downpipes to new roofs
- Installation of 2.no conservation roof lights
- Ground floor level extension to feature reclaimed red brick walls to match the existing
- First floor level extension to feature hung plain clay tile cladding to match the existing
- Installation of a new double glazed, white painted timber side door
- Installation of a new cast iron soil vent pipe
- Removal of the small chimney stack
- Installation of a new timber side access gate



Proposed alterations to the South Elevation include:

- Western gable end roofs to be extended with reclaimed plain clay roof tiles to match the existing
- Installation of cast iron gutters and downpipes to new roof
- Installation of 3.no conservation roof lights
- Ground floor level extension to feature reclaimed red brick walls to match the existing
- First floor level extension to feature hung plain clay tile cladding to match the existing
- Installation of a new double glazed, timber framed, white painted side door
- Installation of a new white painted, timber framed window with double glazed, rectangular pattern leaded panes (to match the style of existing windows)
- Installation of new stone paved rear patio
- Construction of new red brick door step with stone slab paving to match the new patio



7.5 Proposed Elevations

Proposed alterations to the East Elevation include:

- Installation of a new timber side access gate

Proposed alterations to the South Elevation include:

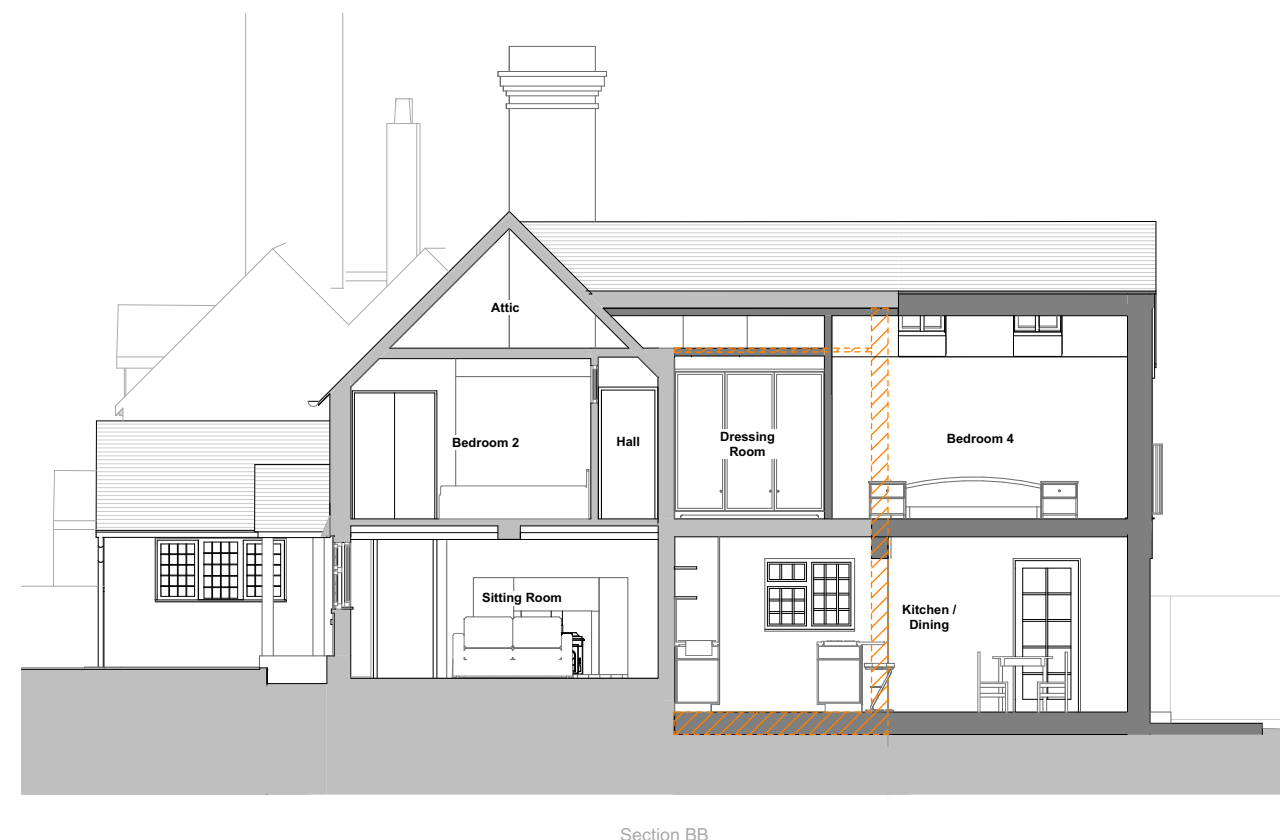
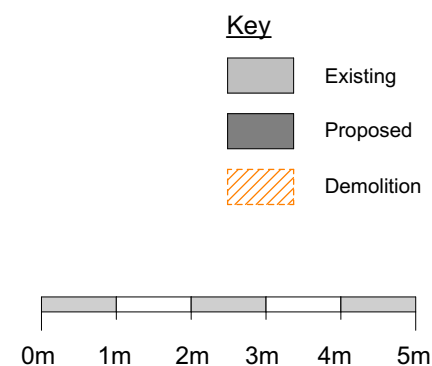
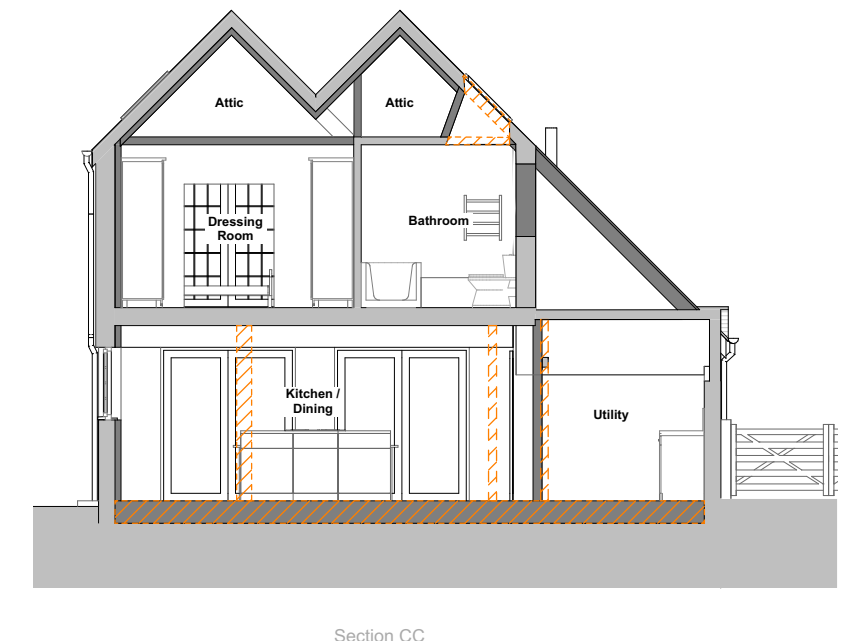
- Construction of a new catslide roof element with timber fascias to match the existing
- Western gable end roofs to be extended with timber fascias to match the existing
- Installation of cast iron gutters and downpipes to new roofs
- Ground floor level extension to feature reclaimed red brick walls to match the existing
- First floor level extension to feature hung plain clay tile cladding to match the existing
- Installation of 2no. new double glazed, white painted timber framed bi-folding doors
- Installation of 2no. new white painted, timber framed windows with double glazed, rectangular pattern leaded panes (to match the style of existing windows)
- Installation of new white painted timber framed Juliet balcony doors with double glazed, rectangular pattern leaded panes
- Installation of black painted metal Juliet balcony railings
- Installation of a new cast iron soil vent pipe
- Removal of the small chimney stack
- Installation of a new timber side access gate
- Installation of new stone paved rear patio
- Construction of new red brick door steps with stone slab paving to match the new patio



7.6 Proposed Sections

The Proposed Sections show proposed alterations including:

- Demolition of existing portions of floor slab, ceilings, external wall and internal walls in order to enable the construction of the new extension
- Construction of a new rear extension to provide a new Boot Room, Bedroom, Ensuite Bathroom and an enlarged Kitchen / Dining Room
- Addition of new conservation rooflights, including 2no. new rooflights over the existing family bathroom to provide the room with natural light
- Creation of a vaulted ceiling over Bedroom 4
- Inclusion of the existing well within the new Boot Room, with structural glass laid over the well opening at finish floor level





Proposed Appearance & Materials

8.1 Proposed Appearance

There will be little alteration to the front of the house. Noticeable changes to the frontage will derive from alterations to the front garden, however these will be in keeping with the local vernacular and will comply with Parish Design Statement guidance.

The use of grass reinforcement mesh to create a new occasional parking and vehicle turning space will ensure that the front garden retains a lawned look. The widened driveway will be surfaced with gravel to match the existing. The new timber side gate will be of a traditional diamond brace style.

The proposed two storey rear extension will extend the building westwards by 3.5m, and will increase the gross internal floor area by approximately 40m². New patio paving will wrap around the extension, increasing the total area of hardstanding by 4m².

The proposal will retain the characteristics of the listing and reflect the Rudgwick Style. The form, appearance and materials of the proposed extension will resemble the existing 1960s extension, with a double gabled western end.

The proposed roof will extend northwards to form a catslide roof over the new single storey Boot Room. This will benefit the traditional appearance of the new extension. The removal of the disused small chimney stack will not damage the cottage's appearance as it had minimal heritage significance.

New apertures to the West Elevation will be located similarly to the windows and doors of the existing. Proposed bi-folding doors and a Juliet balcony will provide the inhabitants with pleasant views across the back garden.

No new side windows are proposed at first floor level. 5no. conservation rooflights will help provide natural light to the family Bathroom, the new Bedroom and the new Dressing Room. The proposed arrangement of windows and doors should not cause issues of overlooking.

The proposal should also cause no issues of overshadowing due to path of the sun, the orientation of the building and the location of neighbouring buildings.



Front View 1



Rear View 1



Front View 2



Rear View 2

8.2 Proposed Materials

The proposed extension features materials to match the local vernacular and the existing house, including:

- White painted timber framed and double glazed windows with leaded lights
- White painted timber framed and double glazed external doors, including 2no. sets of bi-folding doors
- Black painted metal Juliet balcony railings
- Red brick walls at ground floor level
- Hung plain clay tiles at first floor level
- Reclaimed plain clay roof tiles
- Timber fascias to match the existing 1960s extension
- Cast iron rainwater gutters, hoppers, downpipes and soil vent pipes
- 5no. conservation rooflights

Proposed site materials also include:

- New stone patio paving in keeping with existing site paving
- An expanded driveway with gravel to match the existing
- A new area of grass reinforcement mesh within the front garden area to provide a space for occasional parking and vehicle turning
- A new diamond braced timber side gate to match the style of the existing gate



Hung plain clay tile cladding to match existing



Plain clay roof tiles to match existing



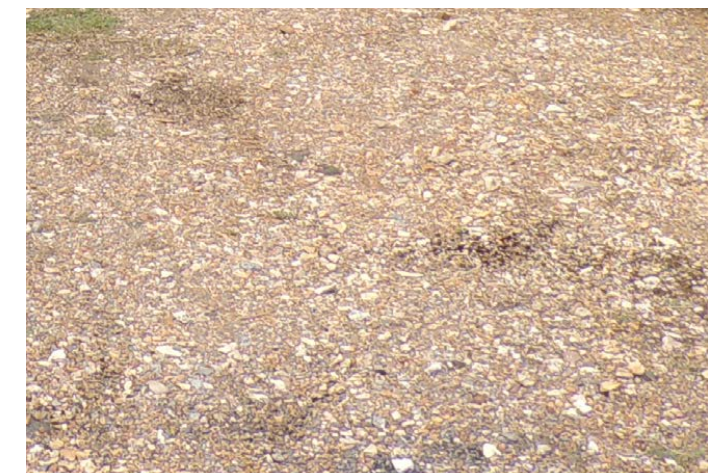
Red brick walls to match existing



Timber fascias & cast iron rainwater goods to match existing



White painted timber framed windows to match existing



Gravel drive to match existing



Stone patio paving



Conservation rooflights



White painted timber framed bi-folding doors



Grass reinforcement mesh parking area



Ecology & Ecosystem Services

9.1 Biodiversity Net Gain

The application is a Householder Planning Application with Listed Building Consent and is exempt from the mandatory biodiversity net gain (BNG) requirements.

Although work is proposed to construct a new extension, extend the rear patio and enlarge the front driveway, the majority of the garden will remain lawn and foliage.

The site is not located within a National Landscape Area.

9.2 Arboriculture

The site features several trees. These include one small tree located in the centre of the front garden and two large trees located to the west of the existing house and garage.

No trees will be removed or adversely affected as part of the proposal. Tree protection measures will be put in place during the proposed works to prevent damage.

There are no Tree Protection Orders relating to trees within the area of the site.



Aerial site photo

9.3 Garden Features

There is an existing compost pile located to the west of the garage. Compost piles help to boost biodiversity and this feature will be retained.

The front garden features boundary hedges. The front boundary hedge may be trimmed during the works to suit the width of the proposed driveway.



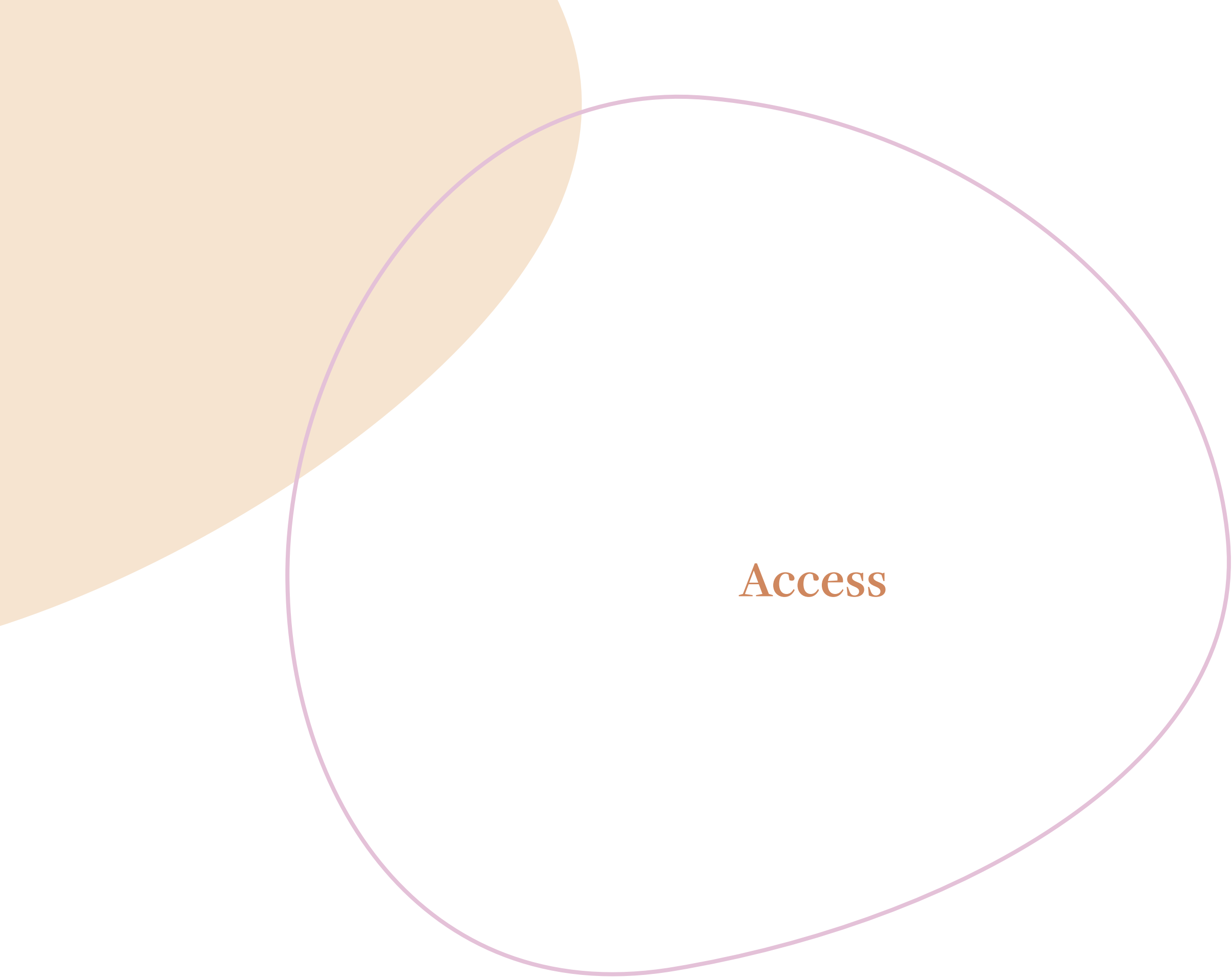
Back garden photo



Compost pile photo



Front garden photo



Access

10.1 Existing Access

Vehicular Access

Existing vehicle access is from Church Street. The pavement immediately east of the site features a dropped curb. The front garden features an irregularly shaped gravelled driveway, providing enough space to park 2 cars end-to-end.

The existing rear garage can be accessed via a narrow gravel track located to the north side of the house. An existing timber gate is located towards the end of this track, and is usually left open. The garage includes 2 sheltered parking spaces, however one of the spaces is very small and they are rarely used for car parking by the inhabitants.

Pedestrian Access

Both front and rear gardens feature paved hardstanding areas and brick paved garden pathways. The front path leads from the driveway towards the front door. The rear path leads from the back door towards the garage.

The house is primarily accessed by the inhabitants via the existing northern side door. The Cottage does feature a front porch and front door, however the present use of the Reception Hall as a Playroom means that it is used irregularly.

The Reception Hall / Playroom also features a rear bay with double doors and steps to the back garden. The addition of secondary glazing has blocked off use of these doors. The existing Kitchen features a back door that is often used to access to the rear garden.



10.2 Proposed Access

Vehicular Access

Vehicular access from Church Street will be retained. The existing front garden's gravelled driveway will be widened to provide a more rectangular parking area, allowing for 2 cars to be parked side-by-side. A free-standing EV charger will be installed close to the south-east corner of the Chapel.

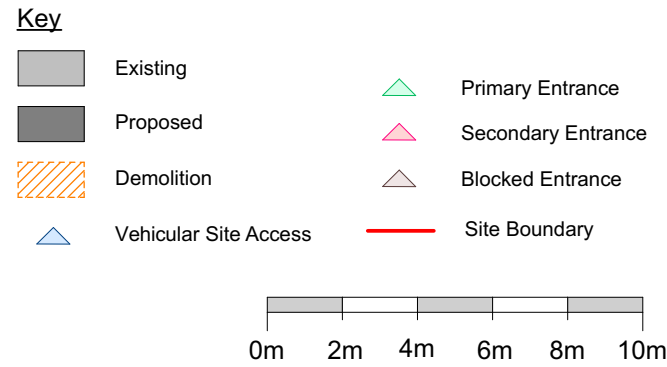
A 3rd external parking space will be added for occasional use, located at right angles to the driveway and surfaced with grass reinforcement mesh. The mesh surface will also function as a vehicle turning area. The ability to turn around within the site will help reduce risk as entering and exiting Church Street can be challenging due to limited visibility.

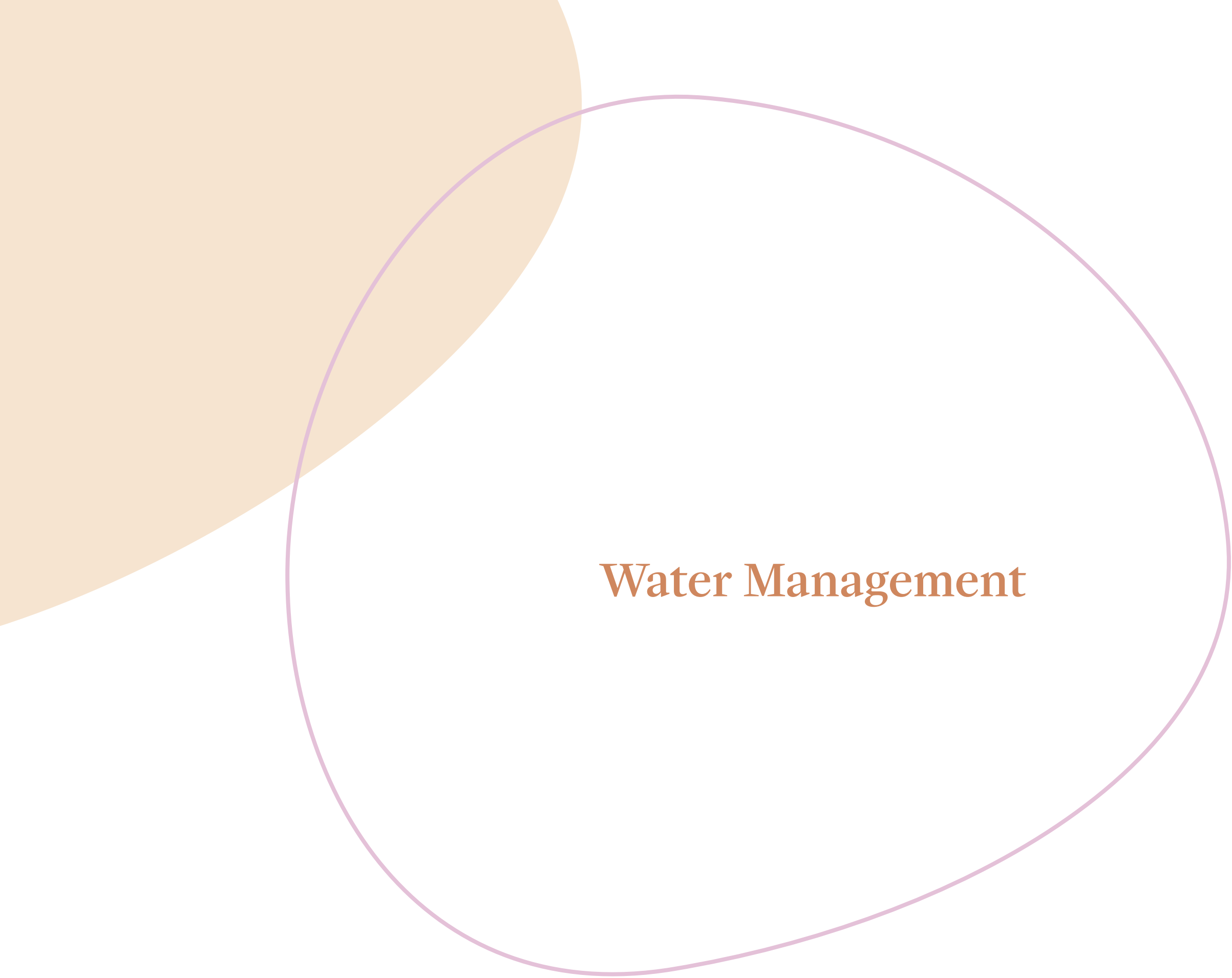
The existing gravel side track will also be retained. The existing gate will be removed and a double swing of similar traditional appearance will be installed. No changes will be made to the garage, excluding the addition of roof fixed solar panelling.

Pedestrian Access

The use of the existing Victorian side extension will change from a Study to a Playroom, allowing the Reception Hall to become a more formal space. The front door will become the primary entrance and the existing side door will be blocked off to enable the creation of a small Study. The proposed Boot Room will feature a new northern side door.

The existing back door will be demolished. The proposed Kitchen / Dining space will feature 2 sets of west facing bi-folding doors and a south facing side door. New paving will wrap around the south and west sides of the extension, with external steps up from the level of the rear patio to the threshold level of the new Kitchen / Dining doors.





Water Management

11.1 Flood Risk

Surface Water

The yearly chance of flooding due to surface water (flash flooding) is very low. The yearly chance of flooding between 2040 and 2060 due to surface water (flash flooding) is also very low.

Rivers and the Sea

The site location is within Flood Zone 1 and has a low probability of flooding from rivers and the sea.

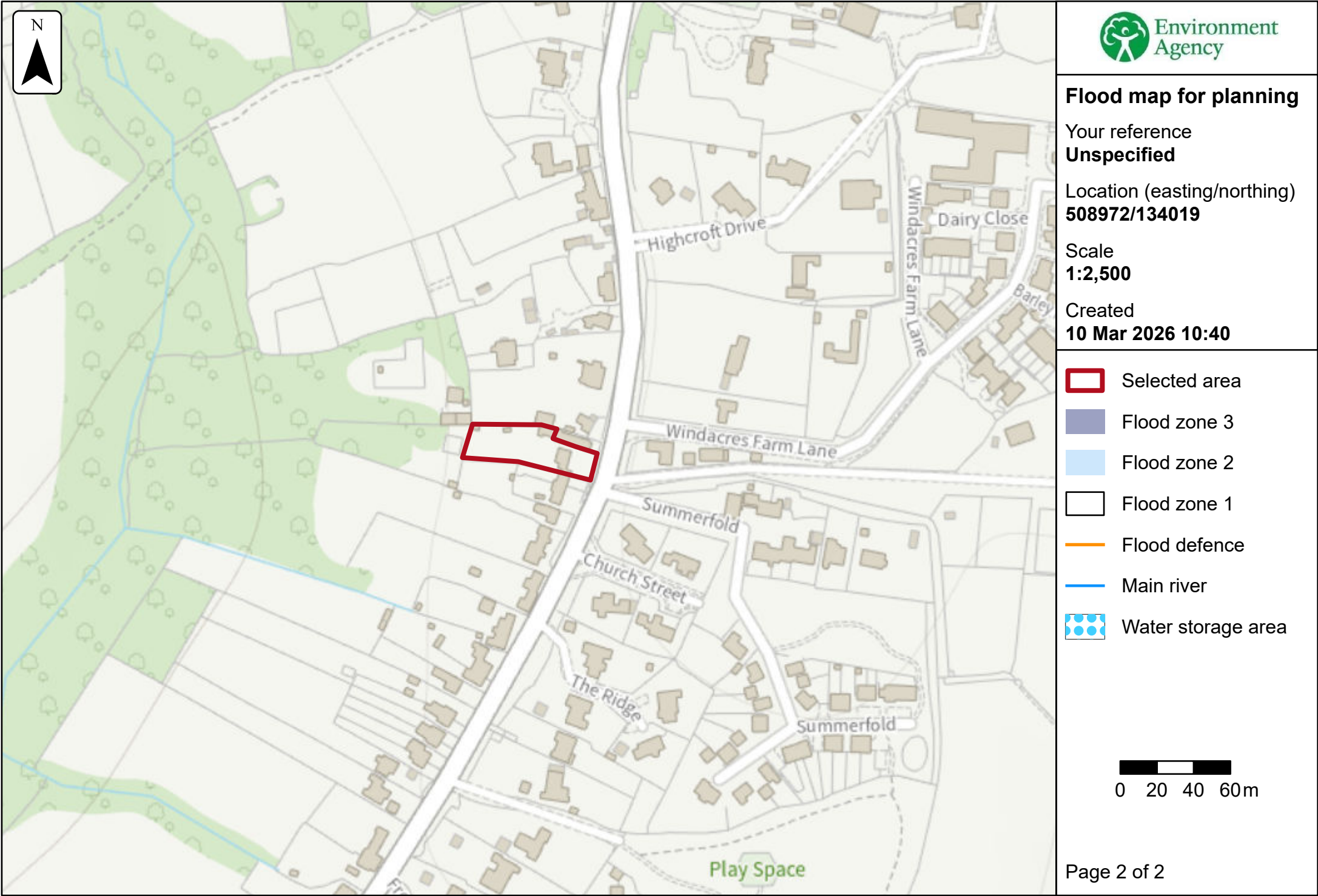
The yearly chance of flooding from rivers and the sea is very low. The yearly chance of flooding between 2036 and 2069 from rivers and the sea is also very low.

Groundwater

The location is outside of a groundwater flood alert area.

Reservoirs

Flooding from reservoirs is unlikely in this area.



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11.2 Proposed Drainage Plan

Surface Water Drainage

The proposal will comply with Approved Document H. The proposed clay tiled roof will have a pitch of approximately 45°. The new roof areas will drain to cast iron gutters and downpipes, specified to comply with building regulations.

The surface water drainage design will have suitable capacity for future predicted rainfall. A proposed soakaway will be located within the back garden.

The proposed rear patio shall be constructed to adequate drain away from the house, with a gradient of at least 1:80 falling towards the lawn. The widened front driveway area will be permeably surfaced with gravel, in the same manner as the existing driveway. The proposed third parking space will also be permeably surfaced, with grass reinforcement mesh.

The existing well will be retained, but will be enclosed by the new Boot Room. It will form an interior feature, with a structural glass floor laid over the opening.

Foul Water Drainage

New below ground pipework and an external inspection chamber will be installed to direct foul water drainage. The existing western soil vent pipe (SVP) will be removed.

A new cast iron SVP will be installed on the western side of the new extension, to service the new Kitchen, Utility, WC and Ensuite fittings and the existing family Bathroom fittings.

Key

Existing

Proposed

Demolition

Existing foul water drainage

Existing foul water drainage to be disconnected

Proposed foul water drainage

Proposed surface water drainage

Site Boundary

0m

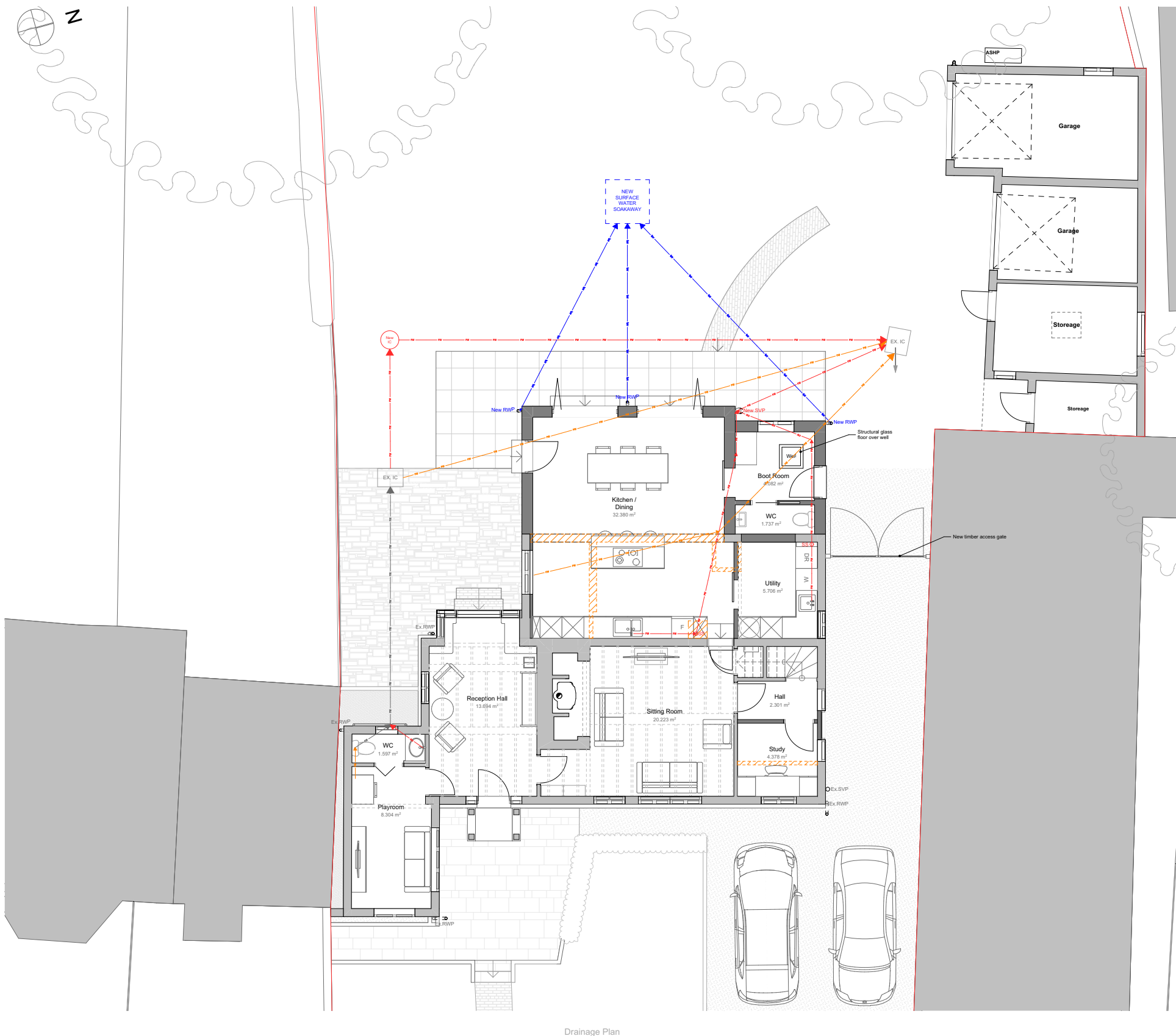
1m

2m

3m

4m

5m





Sustainability & Energy Efficiency

12.1 Sustainability & Energy Efficiency

Enhancing the listed building for contemporary habitation will help sustain the building's long term residential use. The proposal aims to combat sources of wasted energy.

Appliances & Renewable Energy:

- New energy efficient appliances will be installed within the Kitchen and Utility Room
- A+ white goods and low-energy technologies, such as LED lighting, will be used within the new spaces to save energy and minimise internal heat gains
- Low-flow plumbing fixtures and efficient appliances will be installed within the Kitchen, Utility, Ensuite and new WC to conserve water
- An EV charging point will be installed in the front garden
- Solar Panelling will be added to the roofs of outbuildings

Thermal Efficiency & Heating:

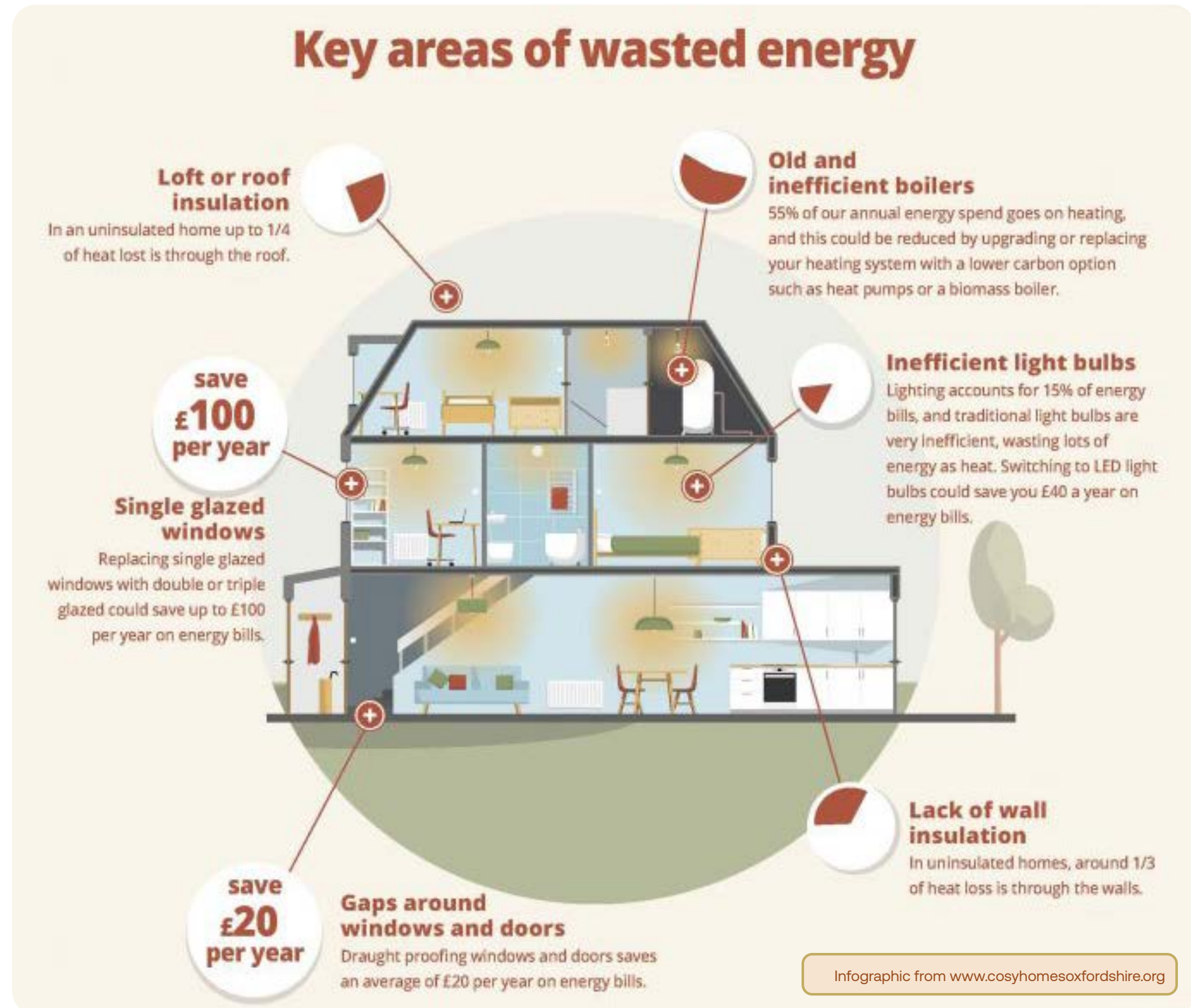
- The new extension will feature double glazed windows and doors with low U-values
- New walls, roofs and floors will be well insulated to provide a thermally efficient envelope
- The construction of the new extension will comply with the latest building regulations, including approved documents L (Conservation of fuel and power) and O (Overheating)
- The existing airing cupboard will be removed and a new hot water cylinder will be installed within a Utility room cupboard
- The heating system will also be updated with the installation of an Air Source Heat Pump

Natural Daylighting Strategy:

- The new extension will feature glazed bi-folding doors, glazed side doors, 3no. new windows and 5no. new conservation rooflights, helping reduce the need for artificial lighting
- Daylighting should create a comfortable, well-lit environment that is energy efficient

Locally Sourced Materials:

- New materials will be locally sourced where possible to minimise the carbon emissions associated with transportation



12.2 Construction Waste

A Site Waste Management Plan (SWMP) will be drawn up, defining a strategy for a resource efficient construction process.

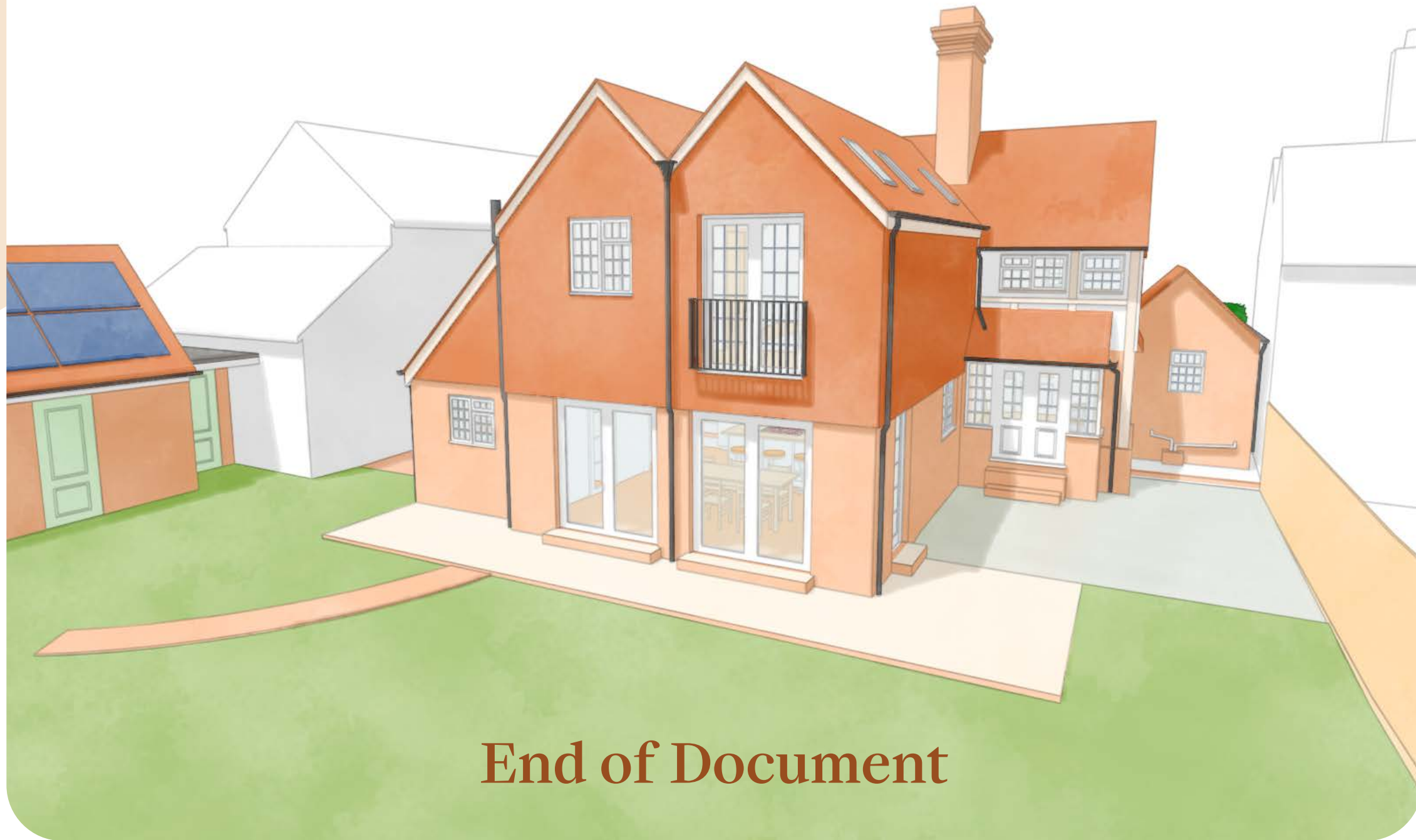
SWMPs help to manage and reduce the amount of waste produced by construction projects, which means less waste goes to landfill. Other environmental benefits include less damage to the local environment, less fly-tipping, lower energy use and greater use of recycled materials.

The goals of the Site Waste Management Plan will include:

- Reduction of unnecessary construction waste
- Choosing lower embodied carbon construction methods where appropriate
- Reducing water and energy use during the construction phase



Image from www.axil-is.com



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