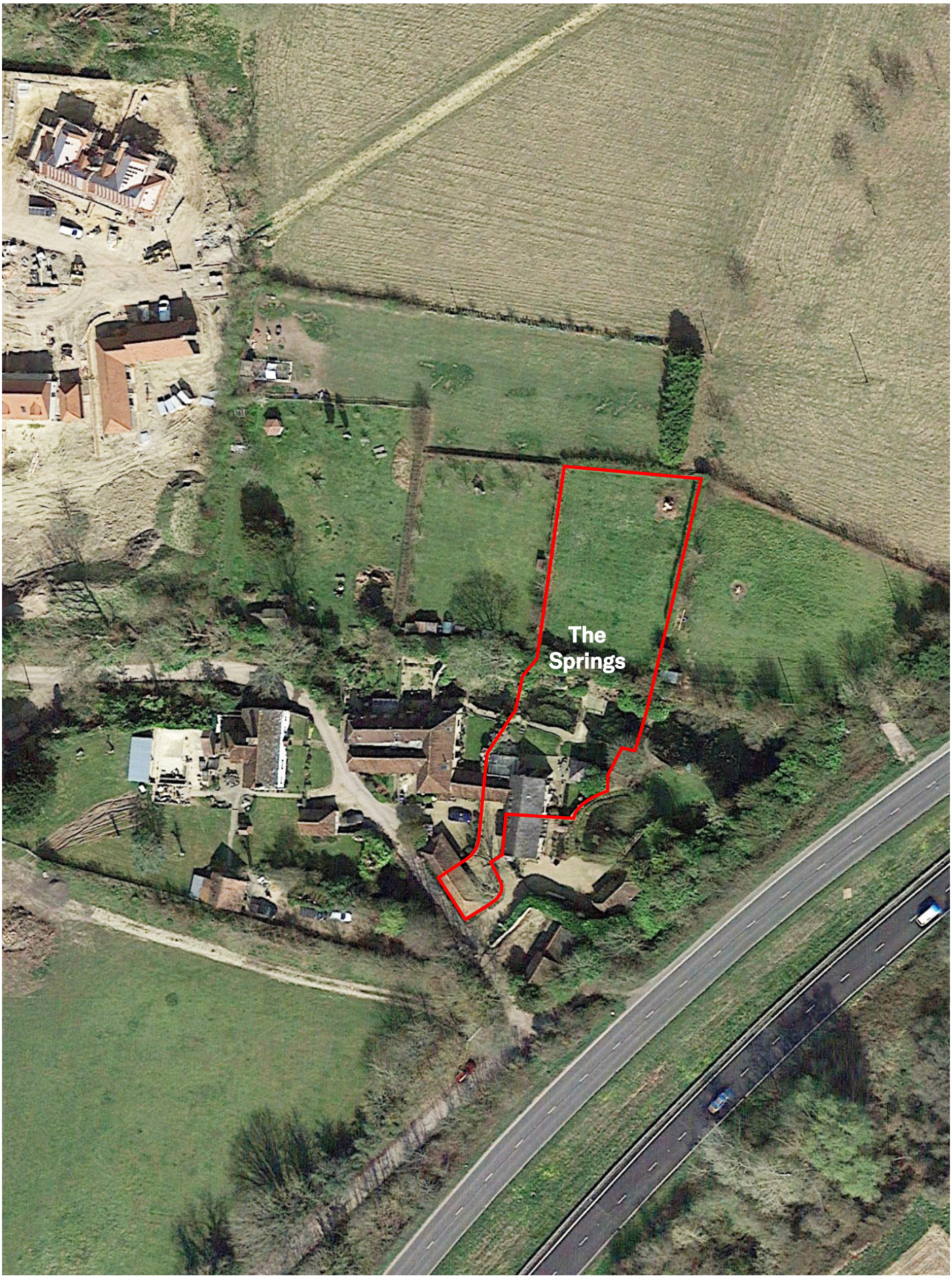
MortonScarr

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Design & Access Statement
Heritage Statement


The
Springs

Introduction

This Design & Access Statement has been prepared by MortonScarr Architects on behalf of Vicki Rishbeth for submission to Horsham District Council.

MortonScarr Architects has been appointed to carry out a partial refurbishment and ground floor extension of The Springs, Malthouse Lane, RH20 3BU. The site is located within a historic farmstead grouping of buildings just north of the A24 dual carriageway, south of Ashington.

This application is a householder application. The proposal involves the removal of a thermally inefficient, entirely glazed existing ground floor rear extension to be replaced with a thermally improved replacement structure occupying a slightly larger footprint. A series of new rooflights are proposed within the existing clay tile roof on the rear elevation. Minor alterations of the existing building are also being made with general thermal improvements to the parts of the building being refurbished.

The following report describes the proposals within this application using the following headlines:
Proposed alterations,
Use,
Amount + Areas,
Layout,
Scale,
Landscape and Biodiversity,
Appearance,
Sustainability

Key photos of the area of proposed works are found at the back of the document.

A Heritage Statement is also enclosed that describes the impact of the proposal on the nearby Listed building of Malthouse Farmhouse.

Proposed Alterations
The proposed alterations include:

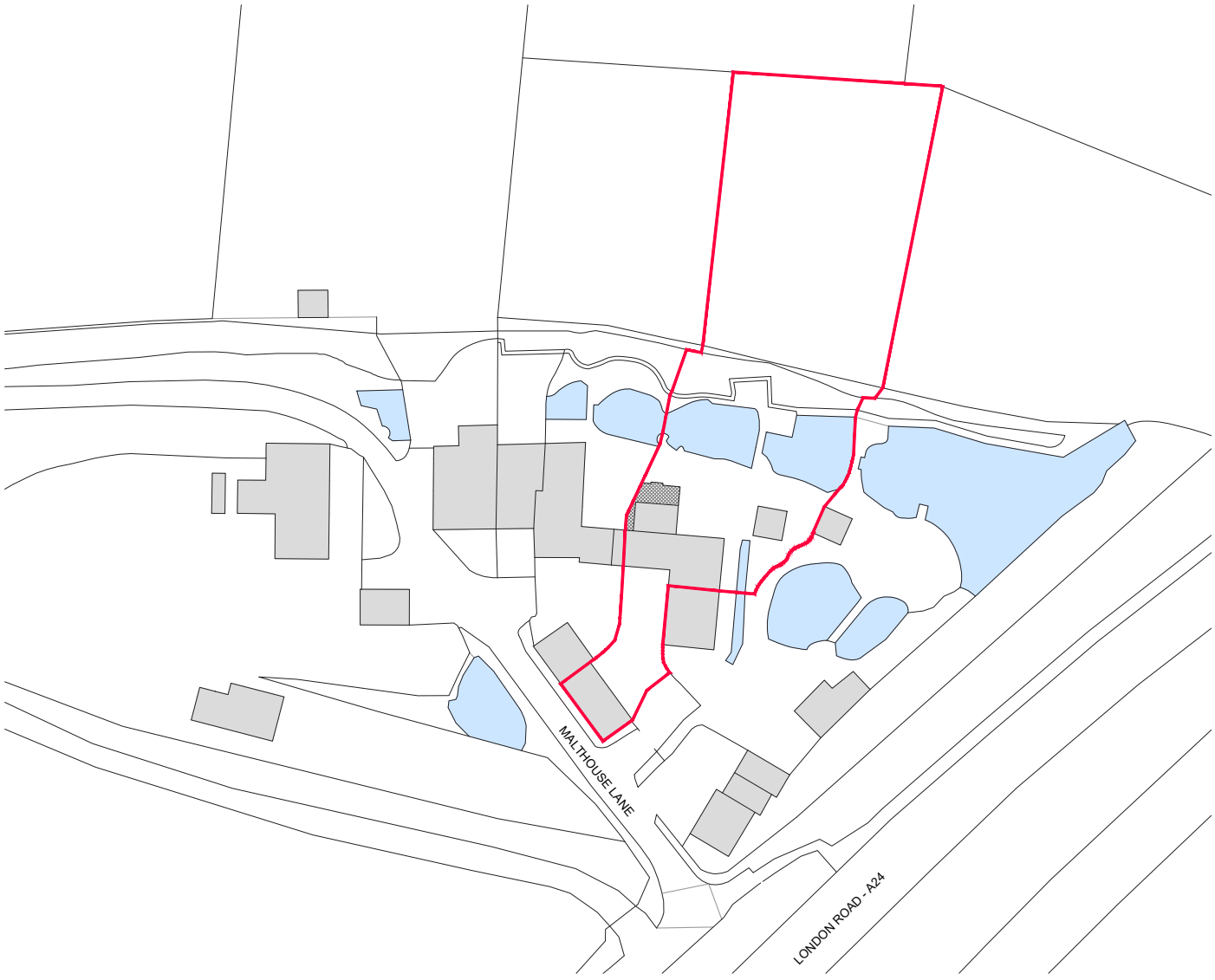
1. Replacing the existing ground floor, single storey glazed extension on the north elevation with a thermally improved, high quality replacement with a slightly larger footprint.

2. General thermal improvements to the dwelling by insulating a section of the existing floors and roof, immediately adjacent to the extension. The rest of the building is retained in its current state.

3. Introducing 3 new roof lights in the existing single-storey, clay tile pitched roof facing North.

4. Slightly increasing the amount of hard landscaping immediately next to the new extension.

The location plan below shows the application site from OS survey mapping. The proposed rear extension is hatched in dark grey. The scale of these extensions are in keeping with the small scale granular development of the rest of the farmstead and are also modestly proportioned when compared with the overall site application boundary outlined in red.



Proposed Site Plan

Use
The existing use is a single C3 dwelling house and the application does not seek to alter this.

Amount & Areas
The house has an existing single storey extension at it rear, adjacent to the kitchen and hallway. This entirely glazed rear extension is not fit for purpose and proves impractical for the majority of the year due to inadequate thermal efficiency through low performing external fabric, resulting in condensation and damp internally.

The existing Gross Internal Area of the property, including outbuildings is 172 m^2 and the proposed Gross Internal Area is 187 m^2. The difference in footprint is 15m^2, representing a total increase in GIA of 9%. The footprint is increased along the North elevation only, where the existing low quality extension is being replaced.

The roof line of the proposed rear extension is slightly higher than the existing glazed building. The extension steps down locally next to the party wall boundary line to reduce the visual scale of the building as soon from the neighbours to the West. The proposed chimney height is lower than the ridge line of the pitched roof and will not be seen from the principal, South elevation.

Layout
The works to the North of the property at ground floor will allow for an open plan kitchen and dining area. Minor changes to the rest of the internal building layout are proposed in the lower single storey wing to improve the accommodation and encourage natural light deeper into the building. The rest of the property remains unchanged.

Scale
The proposed single storey extension is similar in height to the current glazed extension and aided by it's flat-roof design remains in proportion with the existing building, being subservient to both the single and 2 storey sections of the house. The proposed extension only extends a further 3m northwards beyond the line of the existing glazed extension. The location of the extension to the northern elevation of the property, as well as the design incorporating a lower section of roof along the boundary means that it will not result in an overshadowing or loss of amenity to the neighbouring property. The new extension also envelopes and makes use of the awkwardly shaped disused parcels of land that currently flank the existing extension.

Landscape and Biodiversity
Minimal changes are being made to the landscape. No trees or established planting beds are being disrupted as a result of the proposed works. A small area of grass (17m^2) to the North of the existing extension is earmarked to be removed as part of the proposals and replaced with pavers to provide access to the perimeter of the extension.



The existing glazed extension has poor thermal performance and lacks integration with the garden. You can see condensation forming on the glass in this image, rendering the space inside cold and damp.



Awkward parcels of space are created as a result of the current glass extension footprint. These are internalised in the proposed building, ensuring that the walls are thermally enhanced and waterproofed.

Appearance

The existing building is part 2 storey and part single storey. All external walls are built using a mixture of flint and other stone, with window and door openings as well as corners of the building framed using red brick quoins. Windows and external doors throughout are painted Anthracite (RAL 7016). Roofs are steeply pitched and clad with red clay tiles.





Existing building with anthracite coloured windows and doors

The materials present across the site offer a rich textural quality that allude to the history of the building. Heavy, tectonic materials such as brick, flint walls, and clay tiles on the roof create an established aesthetic that a new proposal may either replicate in a contemporary fashion or contrast against.

A defining feature of the existing house is 3no brick and flint buttresses that line the northern elevation of the 2 storey section of the house and splits the rear building elevation into bays. Pitched roofs are a prevalent feature on site and in the wider context, however within the single storey section of the property this has resulted in a low eaves heights, limiting the window and door proportions and subsequently limiting the amount of natural light into the plan.



Existing materiality on site - red/earth tones & flint.



Existing materiality on site - light stone and clay tiles.

The proposal is deliberately distinct in its appearance, allowing clear legibility between the old and new. The proposed materials reference the existing material palette with regards to colour but are texturally paired back and tectonically different, providing a contemporary take on the materials that form the existing building.

The layout of the proposed extension is simple, with two walls acting as bookends to a set of sliding windows that retract from the corner and which open up views onto the garden. These 'bookend' walls are clad using profiled terracotta tiles that will closely match the colour of the existing building brickwork, whilst also providing a textural quality through light and shadow that mirrors the roof tiles, and contrasts with the slim-framed sliding windows.

The extension is topped by a cast-stone fascia on two sides that extends out to provide a canopy over the sliding doors. Rather than being flat, it's top edge is sloped to reference the sloping buttresses of the existing house. A light grey cast-stone is chosen to reference the lime mortar and pointing of the nearby flint and brick walls.



Proposed Rear Elevation



3D Visualisation

Sustainability
The proposed works included in this application will provide measured thermal improvements to the existing dwelling.

- All new construction will be extremely well insulated, built to exceed building regulations with regard to Part L & U Values.

- The existing building will be improved through new floor insulation, additional roof insulation in the area adjoining the new extension space.

- Through a comprehensive refurbishment of the property, energy saving measures will be undertaken throughout, reducing drafts, improving performance of all external elements, and future proofing this home by significantly reducing operational energy requirements, incorporating low temperature underfloor heating throughout the new extension and portion of the existing building.

Conclusion
The proposals are designed to be in keeping with the existing building and subservient to its form and massing, yet enhance it by referencing existing materiality in a contemporary manner via an extension whose layout supports modern living and which at the same time engages with the surrounding natural landscape through large glazed openings.

Through their location, scale and mass, the proposals are designed to have little or no impact on any neighbouring dwellings or structures, but instead provide an excellent example of a considered and contemporary approach to extending rural buildings.

Site Photos



North Elevation



South Elevation



Eastern Elevation



Masonry Buttresses



Garden and Spring to the North of the Extension



Dark & low Kitchen



Existing Living Room (retained)



Existing Glass extension to the rear - thermally inefficient



Existing internal structure and windows left exposed



Materials left exposed in the existing house



Awkward and unusable spaces created between the existing extension and main building

HERITAGE STATEMENT

1. Introduction

This heritage statement is prepared to accompany the planning application for the extension of The Springs, Malthouse Lane, which is a property located near Malthouse Farmhouse, Ashington and which historically formed part of the wider Malthouse Farm. The purpose of this document is to assess the potential impacts of the proposed extension on the heritage significance of the site and its surroundings, in compliance with the requirements set forth by Historic England.

2. Site Description

The subject property is a residential dwelling situated in close proximity to Malthouse Farmhouse, a heritage asset of local interest. Malthouse Farmhouse is a Grade II listed building, characterised by its historic architecture and rural setting. The historic farm complex includes a traditional farmhouse - Malthouse Farmhouse - and several ancillary agricultural buildings of which the application site forms part, which collectively illustrate the historical development of the area.

3. Historical Context

Malthouse Farm dates back to the 17th century and is an example of rural farmsteads that were prevalent in Ashington during this period. The Farmhouse is of timber framed construction, part of which is still exposed, with the remainder since re-fronted with brick (now painted), and with a Horsham slab roof.

In contrast, the ancillary farm buildings of which The Springs application site forms part, are constructed using a mixture of flint and ragstone external walling, with red brick quoins framing corners and window and door openings. All ancillary buildings have red clay tiled roofs.

The surrounding landscape retains much of its historic rural character, contributing to the overall heritage significance of the site.



Malthouse Farmhouse (east elevation)



The Springs (south elevation)

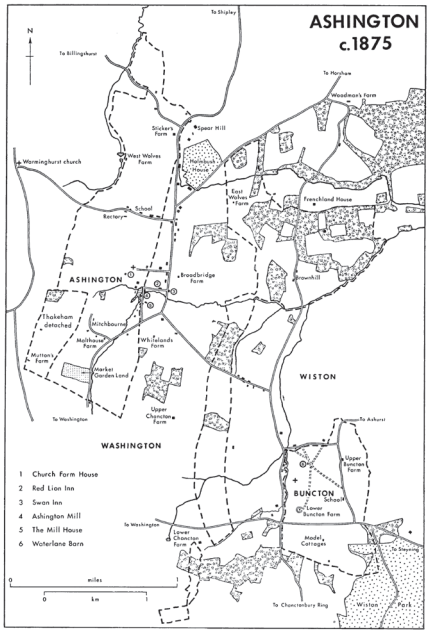
The official list entry for Malthouse Farmhouse is as follows:

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1027443
Date first listed:	09-May-1980
List Entry Name:	MALTHOUSE FARMHOUSE
Statutory Address 1:	MALTHOUSE FARMHOUSE, MALTHOUSE LANE
National Grid Reference: T	Q 12583 15205

Details
ASHINGTON MALTHOUSE LANE 1. 5404 Malthouse Farmhouse TQ 11 NW 7/405

'C17 or earlier timber-framed building with the timbering exposed in north wall but refronted with brick, now painted. Stringcourse. Horsham slab roof with pentice behind. Two storeys. Four windows and two window-spaces. Later L-wing behind.'

Whilst the Farm dates back to the 17th Century, historic maps of the local area that show Malthouse Farm from this period are not available. The maps below date back to the late 19th Century, with each showing the arrangement of the collection of buildings that originally formed the farm.



1875



1896

4. Heritage Significance
The heritage significance of Malthouse Farmhouse and its surroundings is derived from:

- **Architectural Value:** The farmhouse and associated buildings exhibit well-preserved examples of c.17th-century rural architecture.
- **Historical Value:** The site represents the agricultural history and development patterns of Ashington.
- **Aesthetic Value:** The farmstead and its landscape setting contribute to the rural character and visual appeal of the area.
- **Communal Value:** Malthouse Farmhouse is a local landmark and contributes to the community's sense of place and historical continuity.

5. Proposed Extension - Description of Works
The proposed extension to The Springs involves the demolition of a single storey extension which is failing due to poor construction and which cannot be used due to condensation and water ingress. The application seeks permission for a replacement single storey addition to the rear (north) of the existing house which is similar in height to the existing, but greater in length. The proposed extension is described within the Design Access Statement on the preceding pages.

The proposed extension will enhance the living space by creating greater visual and physical connections with the surrounding garden and water course, while respecting the architectural integrity and character of the property. The rest of the external fabric of the property will remain unaffected by the proposals.

Key aspects of the design include:

- **Use of materials that are sympathetic to the existing building and surrounding heritage assets:** the proposed extension is to be clad in clay red shaped tiles that reference the clay red brick quoins and red clay roof tiles of the current building. The use of contemporary materials that reflect the historic is an important design tool in ensuring that proposals clearly contrast and remain distinct from the original building.
- **Scale and massing that are subordinate to the main house, ensuring the extension does not dominate the existing structure:** the proposal is for a single storey extension that is set far below the existing ridge line of the lower single storey element of the existing property, and connects to the existing eaves in a similar manner to the current extension.
- **Siting that minimises visual impact from key viewpoints, particularly those from Malthouse Farmhouse and public rights of way:** The proposed extension is positioned on the North facade of the existing property, completely out of sight from Malthouse Farmhouse to the west, and Malthouse Lane which runs between the buildings.

6. Impact Assessment
The potential impacts of the proposed extension on the heritage significance of Malthouse Farmhouse and its setting have been carefully considered:

- **Visual Impact:** The extension is designed to blend with the existing building and is sited to entirely avoid intrusion into key views into and from Malthouse Farmhouse. The use of appropriate materials and detailing will ensure visual harmony with the host building.
- **Setting:** The extension will not encroach upon the immediate setting of Malthouse Farm either physically or visually, preserving the open rural character of the landscape. The distance between the proposed extension and the heritage asset ensures that there will be no adverse impact on its significance.

- **Historical Fabric:** No historical fabric associated with Malthouse Farmhouse will be affected by the proposed works. The extension respects the historical context of the site.

7. Mitigation Measures
To further mitigate any potential impacts, the following measures are proposed:

- **Design Quality:** Ensuring high-quality design and craftsmanship in the extension to complement the existing building and its context.

- **Landscaping:** Implementing appropriate landscaping around the extension to soften its visual impact and enhance the overall setting.

- **Monitoring:** Regular monitoring during construction to ensure compliance with heritage conservation principles.

8. Conclusion
The proposed extension has been carefully designed to respect and enhance the heritage significance of the site and its surroundings. By adhering to best practice in heritage conservation and incorporating mitigation measures, the proposed single storey extension to the North facade of The Springs will ensure that the heritage values of Malthouse Farmhouse and its setting are preserved. The extension will provide a sympathetic addition to the existing dwelling, contributing to the sustainable use and enjoyment of the property for future generations.

This heritage statement demonstrates a thorough understanding of the heritage significance of Malthouse Farmhouse and the wider buildings that originally formed Malthouse Farm, and provides a clear justification for the proposed extension, ensuring compliance with Historic England's requirements.

9. References

- Historic England. (2019). Statements of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12.

- British History Online. A History of the County of Sussex. https://www.british-history.ac.uk/vch/sussex/vol6/pt2/pp62-65

- West Sussex County Council. (2020). Ashington Conservation Area Appraisal.

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