Client Mrs Tiina Staddon
401 Design, Access & Heritage Statement
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L-1943 Swaynes
Development Documents (Design, Access & Heritage Statement)

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INTRODUCTION 1.0

1.0 SITE ADDRESS:

Swaynes,
Guildford Road,
Rudgwick.
RH12 3JD

1.1 BRIEF

A delicate intervention that seeks to protect the host dwelling whilst providing the client with a family space that opens the space up to natural light and view into their garden.

1.2 SUMMARY.

Drawing upon our collaborative meetings, discussions, sketches, and design development, this proposal represents a significant advancement in our shared vision. Careful consideration has been given to its spatial arrangement, ensuring that it seamlessly integrates with the house and garden, without obstructing the beautiful views from within the house.

This document has been prepared to endorse the construction of a replanned dining and seating space; demonstrating compliance with National Planning Policy Guidance; Adopted Regional Planning Guidance for England and Local Planning Policy.

This application is for a new glazed opening and associated internal adjustments.



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POLICIES & CONSULTATIONS 2.0

2.1 POLICIES

National Planning Policy and local Policies that relate to the project.

National Planning Policy Framework (NPPF) 2019

2. Achieving sustainable development
4. Decision-making
12. Achieving well-designed places
16. Conserving and enhancing the historic environment

Rudgewick Neighborhood Development Plan: For the period to 2031

The document has been reviewed and the following policies have been considered appropriate.

Policy RNP6 Materials
Policy RNP7 Architectural Style

2.2 CONSULTATIONS TO DATE

MVL Architects & Surveyors have engaged with the client throughout the design development process. Meetings and consultations have been carried out to meet the Local Validation Requirements.

Consultants to date involved the following: -

- Site Visits
- Email and Phone conversations
- Internal Reviews
- Design team meetings

DATE	COMMUNICATION	INSTRUCTION
30/10/2023	Site Visit	Record Brief and Existing Structures
07/11/2023		In house review
08/11/2023	Info. Issue	Sketch Scheme Issue
09/11/2023	Virtual meeting	Design presentation, review, and development
30/11/2023	Virtual meeting	Design development
08/12/2023	Drawing Issue	Initial design information issue
05/01/2024	Virtual meeting	Design presentation, review, and development
10/01/2024	Info. Issue	Design development
23/01/2024		Client approval and sign off

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SURVEY 3.0







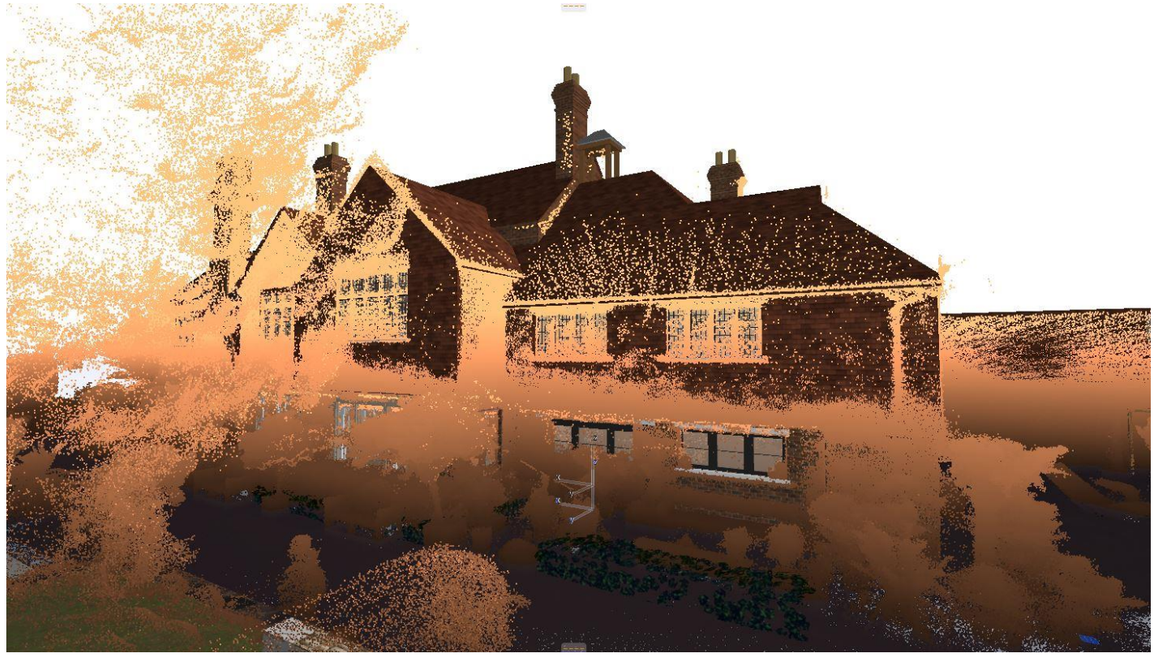


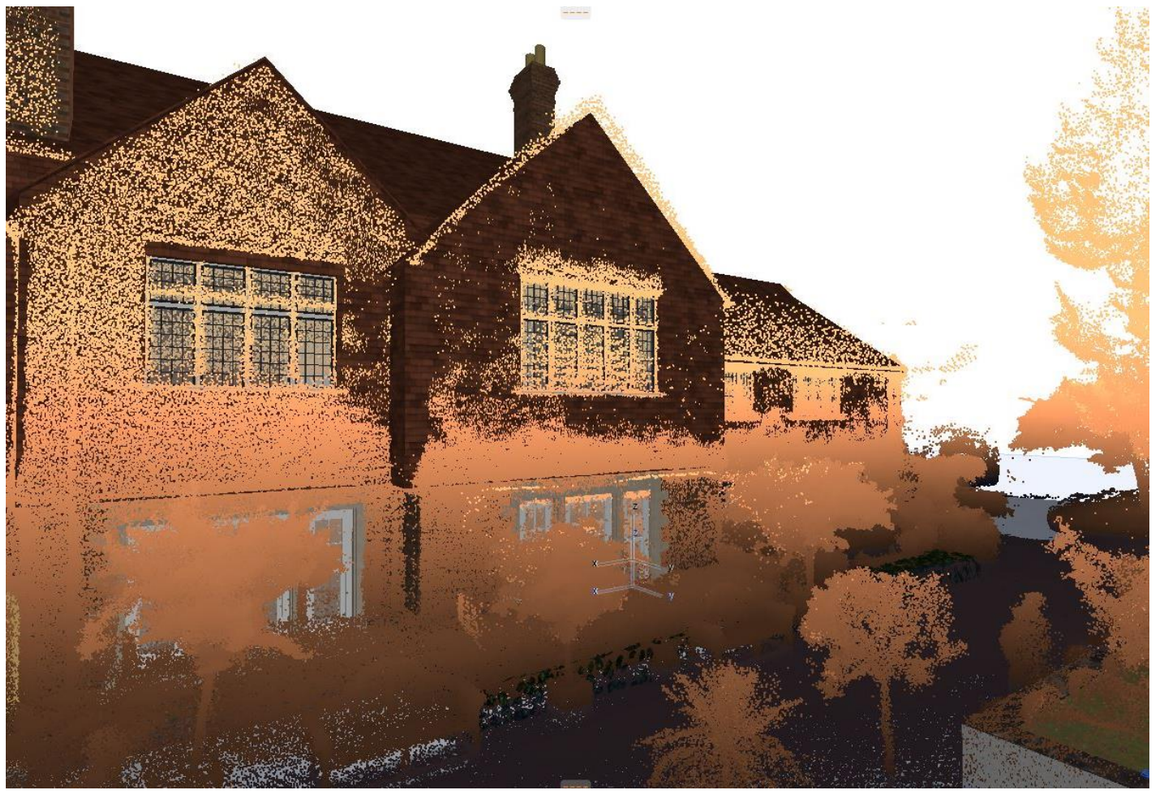




3.1 SITE PHOTOGRAPHY

The photographs above were taken during the site survey and are a representation of the current condition of the property.





3.2 Point cloud Data

The following collection of images show the raw data collected on site. MVL Surveyors use laser scans to collect information about the existing building. This data is used to develop a 3D model of the existing property, allowing the proposals to be modelled and fully explored in 3D.

HERITAGE STATMENT 4.0

4.1 Historical & Aesthetic Significance

Extract taken from the Clients historic records and labeled March 1928:-

"Swaynes.

At Rudgwick

The residence of Mr. Secretan Swaynes (spelt variously as Swaynes, Swaines, Swains), Rudgwick, is one which has had an interesting history.
There appears to have been a building on or near this site as far back as 1353, for we read in the Sussex records that at ca court held on 20th December, 1353 (27 Edward III.)," Cushemal or rental of Robert de Stratford, Bishop of Chichchester. I. Swayn, for 4 acres in Rugwyk, 4 1/2d. rent ; Richard Sweyn, 1 cottage and 1 acre in Rugwyk, 7d. rent."

Parts of the roof and chimney of the house as it stands to-day are part of the house built in the latter half of the sixteenth century, while, according to Mr. Philip Mainwaring Johnston, F.S.A. the brickwork and weather-tiling date from about 1750.
The Gravatts door, with it dog -tooth pattern and roses, is of the same date.

The old stairway has moulding on the underside of the treads. There is some old daub in one of the top rooms showing the chopped straw. All the floors are old oak, and the fine oaken doors still have their bootlace latches.

Many of the window panes are fine pieces of old glass, but the dormer windows are of modern construction. There was at one time a window in each gable-end, one for each end of the attic.
There is a space round the chimney stack where it passes through this attic, which, in the early days, was used for storing grain.
The north and east walls of Swaynes are of oak and plaster panels to within a foot of the ground, while the south and west sides, those most exposed to wind and rain, have has the plaster replaced by brick and weather-tile.

In one of the rooms there is a fine old fire-back bearing the date 1613 I.O.F., together with a fleur-de-lis.

The oldest deed relating to Swaynes is one dated 21st April, 1669, "re a barn and lands called a parcel of Myes als Swaynes in Rudgwick. At a Court Baron held for the Manor of Brinsbury als Parham 'Wiggonholt' Rihard Bubiter surrendered and the Lord of the Manor granted by Rod to Richard Napper."

In 1701, "Nathaniel Palmer, of Fairfield, Co. Somerset, did, in cons. Of 110gns. To him paid, grant bargain sell to Richard King all that messuage, barn, etc., known by name of parcel of Myes also Swaines."

In one document mention is made of a law suit which arose between Richard King, then of Gravatts, and George Naldrett, Esq., and John Napper, "for the said Richard King and G Naldrett not repairing a common bridge, as was alleged, leading form a tenement called Smithers Farm, thro' certain lands called Swaines to a certain water mill called Wanford. For the ending of all such suits, Rd. King, in consequence of a yearly rent, did grant, &c., to John Napper a footway or path from Swaines House to Barnfield, and a field called Brdige Field, through his three-acre field and his Fishpot Field to a meadow of G. Naldrett, called Moorland Mead, also a footway or path form Smithers Farm through Fishpot Field to the said Moorland Mead, for 999 years, for a pepper corn rent."

The extract highlights part of the current house as dating from 1750 and would appear to be the part of the house shown in the attached photographs.

The details of the official list entry are shown below and can be accessed via the following:-

https://historicengland.org.uk/listing/the-list/list-entry/1026986?section=official-list-entry

Heritage Category:-	Listed Building
Grade:-	II
List Entry Nnmber:-	1026986
List Entry Name:-	Swaynes Farmhouse

Details

RUDGWICK BOWCROFT LANE (off) 1. 5404 Swaynes Farmhouse

TQ 03 SE 5/38

II

2. The old portion is a C17 or earlier timber-framed building now tile-hung. Two storeys and attic. Three windows. Three dormers. Horsham slab roof. Casement windows. C19 portion built round it to the west and north like an L.

Listing NGR: TQ0919833132

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4.2 Design Proposal Impact

In response to the brief, we have designed a low impact change to the existing fabric of the house. The proposals respect the host structure and the earliest part of the house, which is highlighted in the listing and is intact and untouched.

An existing opening will be enlarged, carefully reusing material, if possible (new brick will be sourced that will match the existing), to make good the new opening.

This new opening will Improve access to the garden and natural light penetration into the heart of the home. This adjustment will better suit the needs of the client and improve their environment.

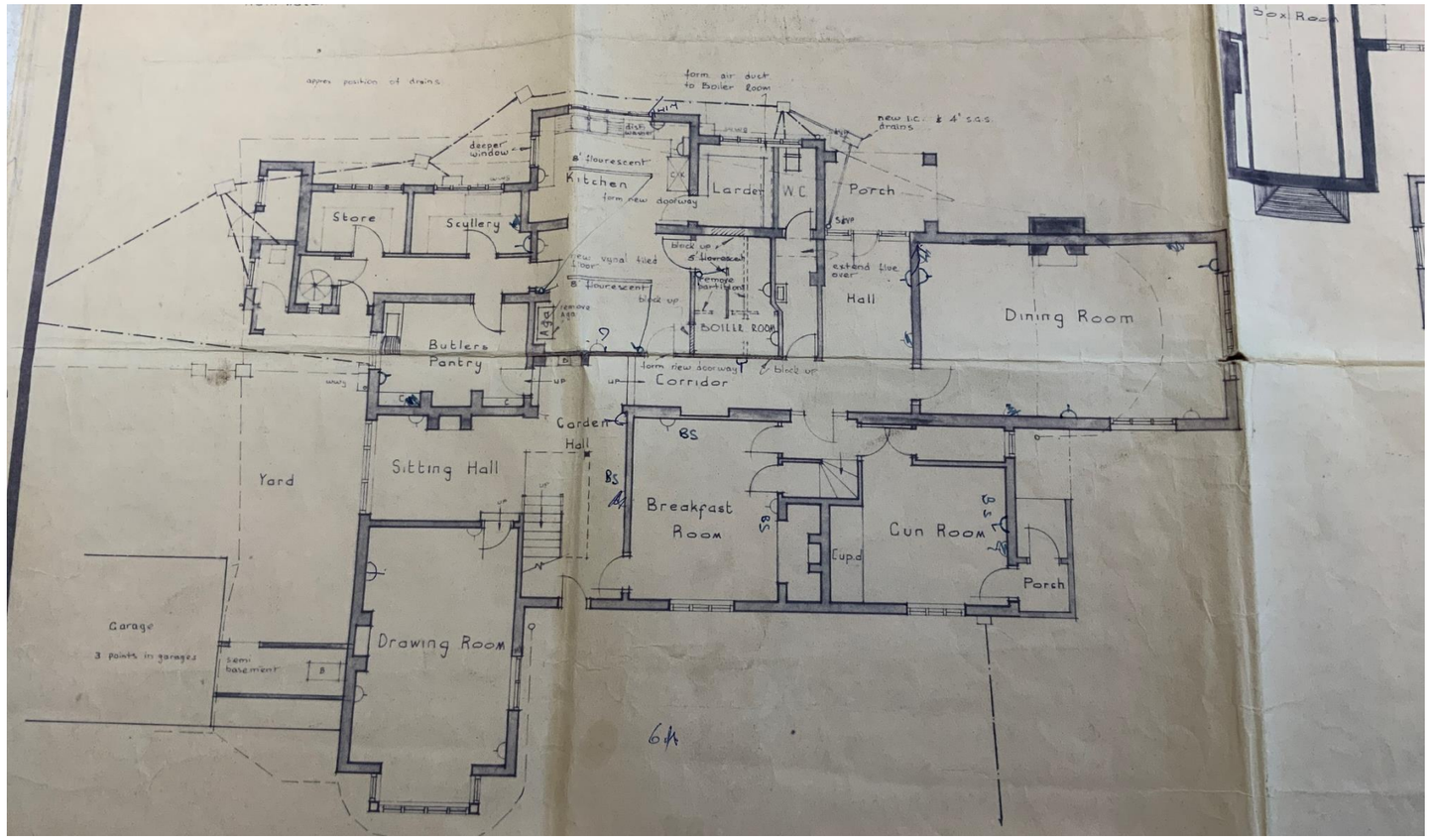
We have carefully considered the use of good quality materials, reducing the proposals' environmental impact. The new space will use improved materials that match the existing materials palette reducing the proposals carbon footprint.

The new space aims to minimise the impact of the proposal on the house and site. Designed to be a 'Light Touch', the new family space will improve the connection of the house to the garden.

The proposed adjustment is screened from any public view and respects the listed building historic fabric.

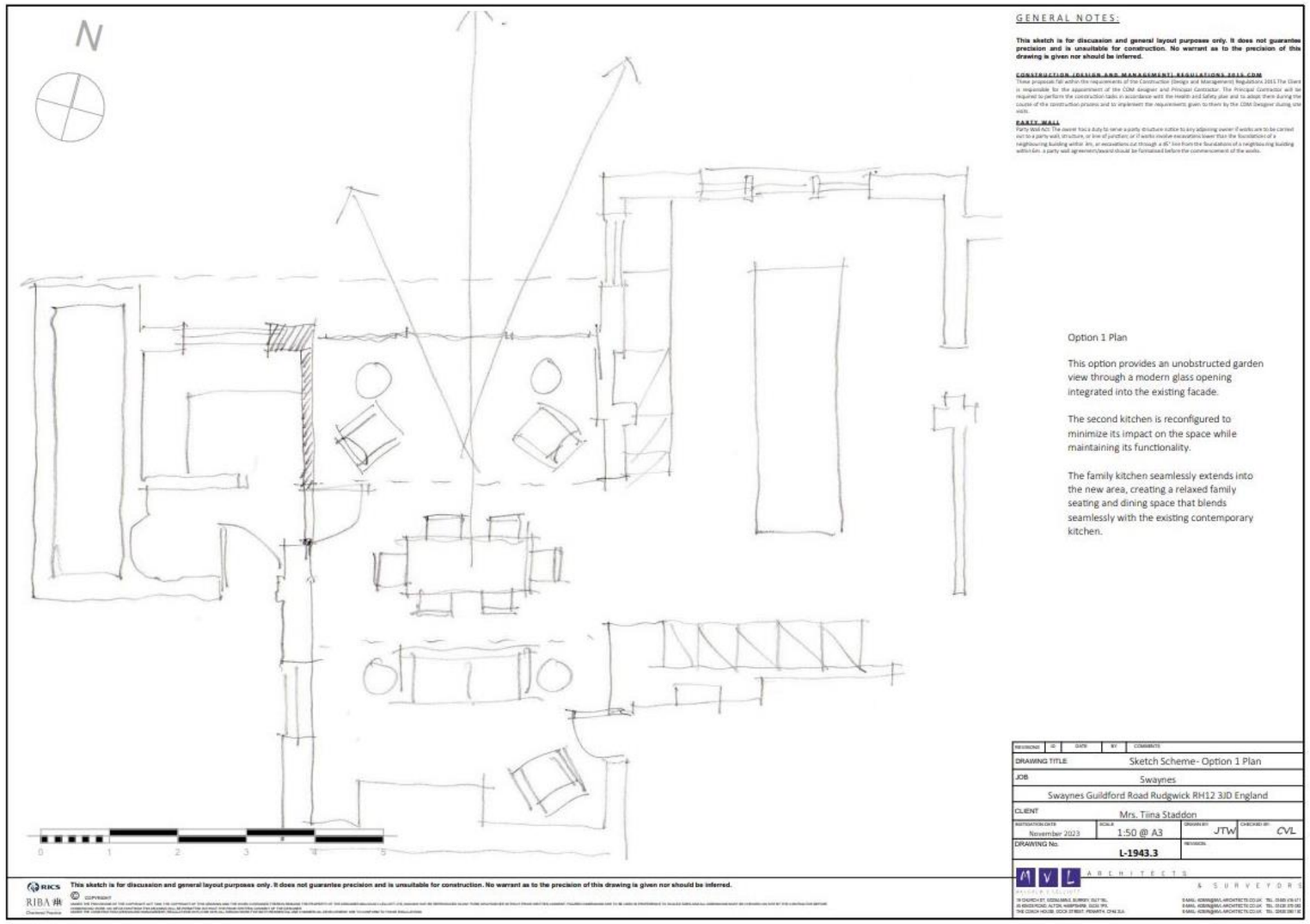






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SKETCH SCHEME 5.0



5.1 Concept Design.

The drawing above shows an initial sketch scheme that explored ideas of how to open the space up to the garden.

DESIGN DEVELOPMENT 6.0







Design Development Sketches

A process of review, test and comment prepared at each stage of the design

Design Development Sketches

A process of review, test and comment prepared at each stage to test elements of the design.

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DESIGN PROPOSAL 7.0



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7.1 Use

Design

The proposals sympathetically adjust the existing space, enhancing the overall experience and connection with the garden. Our approach involves simple adjustments to the existing fabric, focusing on the Victorian addition, leaving the earliest part of the house protected and untouched by the proposals. This approach optimizes and elevates the living accommodation.

Material selection has been thoughtfully considered to ensure cohesion with the existing palette, utilizing materials of the site, including good quality brickwork to match the existing and thermally efficient glazing system.

This document has been prepared to endorse the modest intervention; demonstrating compliance with National Planning Policy Guidance; Adopted Regional Planning Guidance for England and Local Planning Policy.

This application is for a minimal and sympathetic adjustment to a grade II listed home.

7.2 Amount

The proposals seek to remodel the existing rooms introducing more natural light into the space and improving access to the garden. The proposals do not add any more space.

7.3 Scale

The scale of the proposed works is sympathetic to the scale mass and bulk of the existing property. The new opening is concealed within an existing recess.

7.4 Layout

The proposals seek to open the internal space up to an existing patio area and gardens beyond. The proposals will be screened by a low-level hedge and cannot be seen from a public vantage point.

7.5 Landscaping

The landscaping will not be disturbed during construction, the aim of this project is to lightly touch the landscape and leave it in excellent condition.

7.6 Appearance

The proposed adjustments aim to identify itself as a part of the home adopting a similar, material palate from the existing host dwelling.

7.7 Access

Vehicular access is unaltered in respect to this application. Pedestrian access will be improved with inclusion of level threshold and increased door widths making access for all easier.

7.8 Conclusion

This is a straightforward proposal that is consistent with the relevant planning policies and guidelines. It is considered that the development is acceptable and should be viewed in a positive manner.



Artistic Impression - Existing interior



Artistic Impression - Proposed interior

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Artistic Impression - Proposed new opening.

APPENDICES 8.0

8.1 SUPPORTING DOCUMENTATION

In addition to this design & access statement, this application should be read in conjunction with the following drawings:

Existing Drawings

L-1943-1-100 Existing Ground Floor Plan

L-1943-1-200 Existing West Elevation
L-1943-1-201 Existing South Elevation
L-1943-1-202 Existing East Elevation
L-1943-1-203 Existing North Elevation

L-1943-1-300 Existing Section A - A
L-1943-1-301 Existing Section B - B

Proposed Drawings

L-1943-3-020 - Proposed Location Plan
L-1943-3-021 - Proposed Block Plan

L-1943-3-100 - Proposed Ground Floor Plan

L-1943-3-200 – Proposed North Elevation
L-1943-3-201 – Proposed East Elevation
L-1943-3-202 – Proposed South Elevation
L-1943-3-203 – Proposed West Elevation

L-1943-3-300 – Proposed Section A - A
L-1943-3-300 – Proposed Section B - B
L-1943-3-300 – Proposed Section C - C