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DESIGN STATEMENT

An application was approved in 2022 (DC/22/1404) - Conversion and alterations from existing conservatory to a garden room, incorporating replacement of roof, window and door changes.

This application is for material amendments to this scheme. The proposed amendments are as follows: -

1. Removal of rooflights
2. Window and door configuration

Site Address: ***18 Causeway, Horsham, RH12 1HE – Grade II listed dwelling***

Proposed Works: Proposed alteration to existing window and door and replacement conservatory roof with a slate roof extension to Grade II listed building

Client: Mr Tom Close

Introduction

This statement has been prepared as part of a Householder and Listed Building Application for the conversion of the existing rear conservatory and alterations to an existing door and window on the southern elevation.

Heritage Statement

18 Causeway in Horsham is an original 3 bay Hall house circa 1425. In the early 1600's a fireplace and chimney were added to the central bay allowing the centre bay to also have a second floor added and kitchen extension at the rear.

A rear bakery was added to the kitchen in the 1700's with a separate entrance and used as bakery/pie shop.

In the 1800's the front original Elizabethan oak frame was faced in brickwork.

In the 1990's an internal passageway was added to allow internal access from the kitchen to the bakery. The rear conservatory was also added.

Proposals
(Please read this report in conjunction with the proposed drawings)

The client would like to apply for 3 proposals. These proposals have been clearly marked on the plans and are numbered as follows:-

1. Existing timber kitchen door to be replaced with an existing window (removed from lobby).
2. The existing window in the lobby (link access added in the 1990's) to be replaced with existing timber door (from kitchen).
3. Existing conservatory roof replaced with pitched roof, to be finished with second hand clay tiles. New black aluminium windows and doors to be installed to replace existing timber glazing.

Proposal 1 (as shown on plan with red arrow)

Existing timber kitchen door to be replaced with an existing window (from lobby).

The existing kitchen door located to the left of the photo below is to be replaced with a window to match the existing 3 pane window to the right. The window to be used will be the window relocated from proposal 2 below. The window will match the existing single glazed timber window and will be painted white.

The timber post to the side of the existing doorway will remain and the opening below the window will be blocked up with brickwork and a painted with a white slurry finish to match.



Proposal 2 (as shown on plan with red arrow)

The existing window in the lobby (link access added in the 1990's) to be replaced with existing timber door (from kitchen).



The above photograph shows the internal link that was added in the 1990's. This provides an internal link from the kitchen to the sitting room and to the rear conservatory.

It is proposed to install a new doorway to replace the existing window above. The window is to be carefully removed and re-used to replace the kitchen door (Proposal 1). The brickwork below is to be cut out below and the existing kitchen door is to be re-used under the existing lintel. All brickwork is to be made good and the door re-painted in white to match.

Proposal 3 (as shown on plan with red arrow)

Existing conservatory roof replaced with pitched roof, to be finished with second hand clay tiles. New windows, doors to be installed to replace existing double glazed units.



The existing conservatory at the rear of the dwelling was added in the 1990's. The conservatory is timber framed and painted white which sits on a low brickwork cavity wall.

The conservatory faces south east and therefore can be unbearably hot in the summer months. In the winter the conservatory cannot be used due to the cold. A small radiator is located in the conservatory but cannot heat the large glazed area. Mobile heating units can be used which are bad for the environment and can cause condensation. Therefore, the conservatory is considered to be not fit for purpose and is rarely used.

The proposals will include the following:-

A. The Conservatory roof, windows and doors are be removed. The existing walls and foundations are to be checked for adequacy.
B. A new traditional roof is to be constructed finished with second hand clay tiles.
C. New aluminium windows and doors will be fitted under the new roof.
D. The garden room will include an extension of the existing heating system and will be controlled with a room thermostat.
E. It is considered that the proposed works will provide a garden room that will be fit for purpose and can be used all year round.



The photograph above shows the existing access doorway from the conservatory to the sitting room.

The sitting room is very dark as it only includes a low window in the link extension and the doorway above.

The proposals will also include the widening of the opening between the new garden room and the sitting room. It is proposed that the new opening will be 2400mm wide.

The works will provide improved access to the extension and will provide south facing daylight into the sitting room.

Scale

The dimensions and scale of the conservatory will remain the same. The ridge height will not exceed the existing.

Due to the contemporary nature of the design, it is considered that the proposal will have minimal impact on the main listed dwelling.

Appearance:

- The proposed garden room will include black aluminium doors and windows to replace the existing timber framed glazing. The client is keen use a very minimal frame in order to provide full views of the beautiful garden. The current conservatory window units are bulky and obscure a large part of the garden.
- The existing roof of the main dwelling is covered with handmade clay tiles. The new roof will be covered in second hand clay tiles to match.

Conclusion:

- The current timber framed conservatory is not fit for purpose and due to the rising temperatures this situation will worsen.
- All materials used on the new garden room will include minimalist modern detailing to create a clean edge to produce a contemporary appearance.
- Swapping the door and the window in the kitchen and lobby will improve the internal layout of the property. The new window in the kitchen will provide a further workable area for the kitchen and prevent a walkway. The door from the lobby gives access into the kitchen and the sitting room which will make the area more usable.