# 2301-
# **Mulberry Cottage:**
# Design & Access Statement

Mulberry Cottage (30 Friday Street),
Warnham,
Horsham,
RH12 3QX

June / 2023

*Revision B*
*September / 2024*


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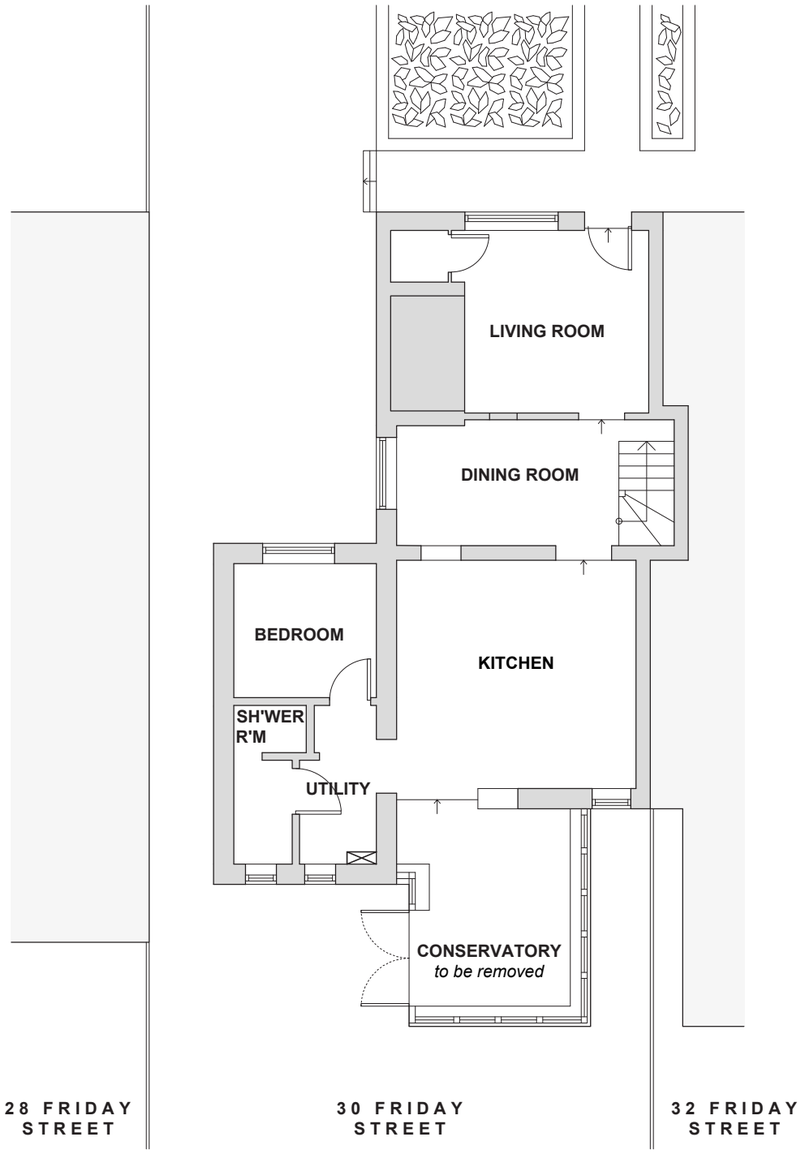
# Introduction.

This Design & Access Statement is to accompany a householder planning and listed building consent application. The proposal is a single storey rear extension to replace an existing upvc conservatory. The site address is Mulberry Cottage (30 Friday Street), Warnham, Horsham, RH12 3QX.

# Existing House & Planning History.

The building is a two-storey semi-detached dwelling house. The house has had several planning approvals and listed building consents however the works have not always been carried out. A number of these include approvals / consents for the replacement of the conservatory with a single storey extension:

| | | | | |
|---|---|---|---|---|
| - | October 1995: | External painting | WN/27/95 | Works complete |
| - | October 2002: | Conservatory addition | WN/68/02 | Works not complete |
| - | November 2002: | Conservatory addition | WN/76/02 | Works complete |
| - | May 2013: | Garage conversion, single storey extension to replace conservatory, and first floor layout alterations. | DC/13/0641 / 2 | Application withdrawn |
| - | September 2013: | Garage conversion, single storey extension to replace conservatory, and first floor layout alterations. | DC/13/1388 / 9 | Works not complete |
| - | September 2016: | Non-material amendment to application DC/13/1388. | DC/16/1388 | Works partially complete |
| - | September 2016: | Single storey extension to replace conservatory, and first floor layout alterations. | DC/16/1644 | Works not complete |
| - | January 2017: | Approval of details reserved by condition 2 on DC/16/1388 (window details). | DISC/16/0237 | Works partially complete |
| - | December 2017: | Approval of details reserved by condition 3 on DC/16/1644 (window details). | DISC/16/0237 | Works partially complete |




Existing Ground Floor Plan
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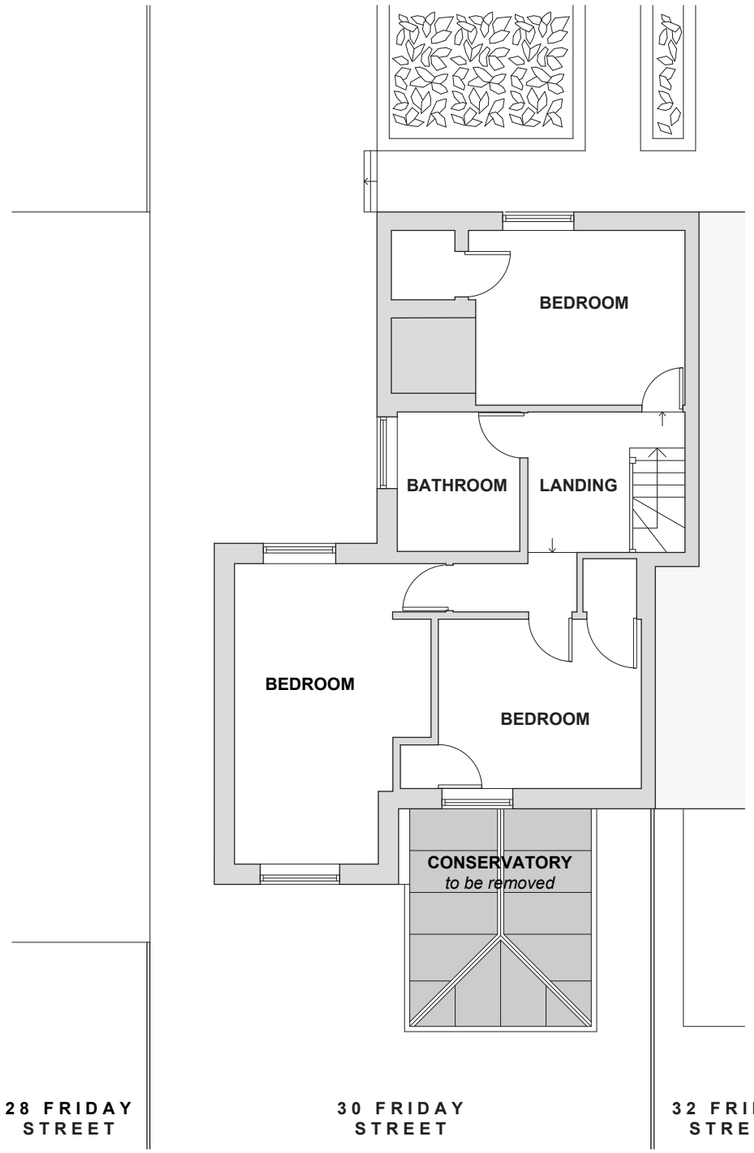


Existing First Floor Plan
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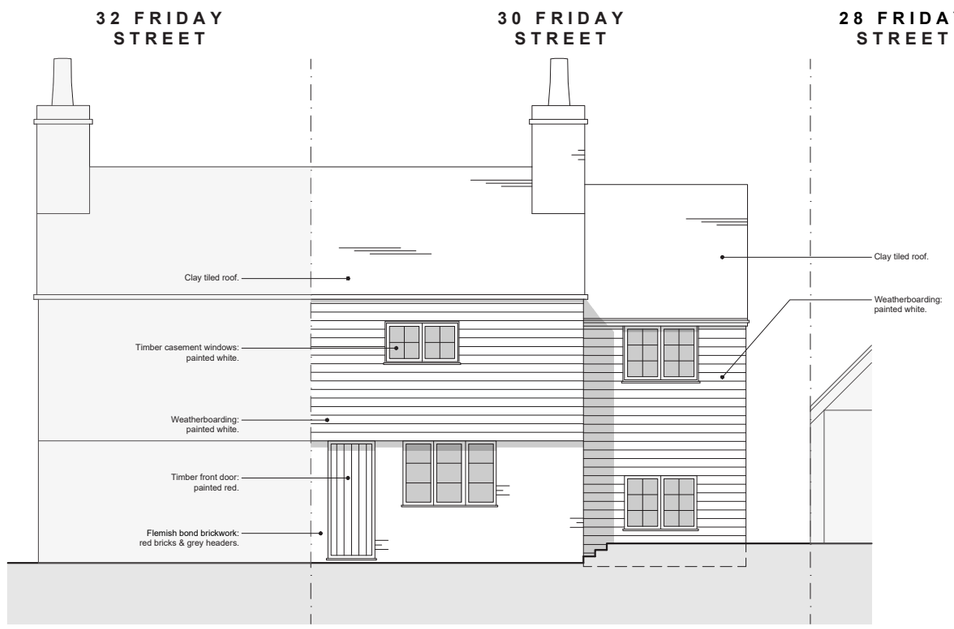
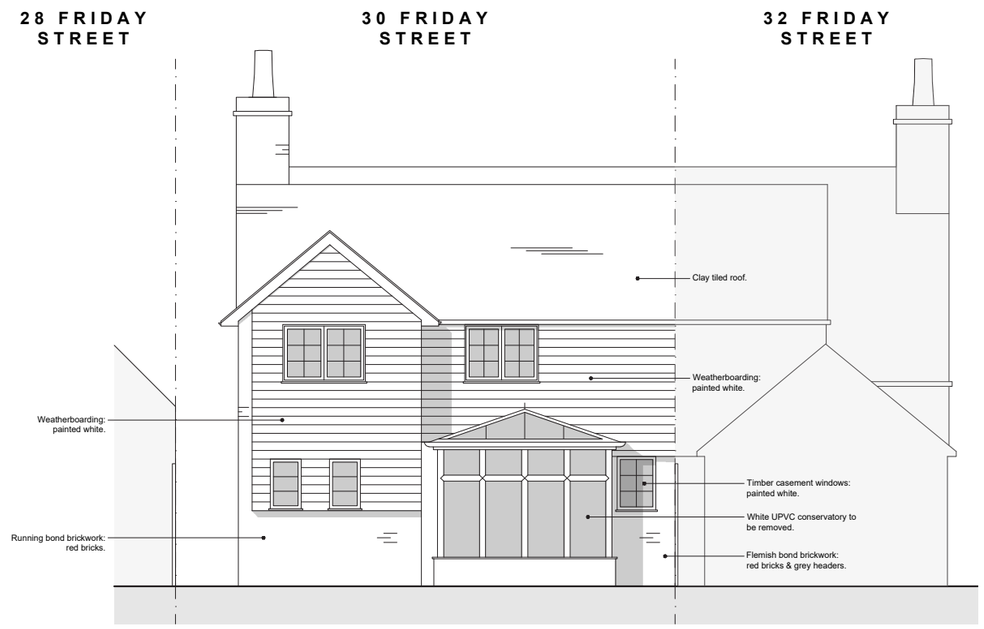



Existing Front Elevation

1:100




Existing Rear Elevation

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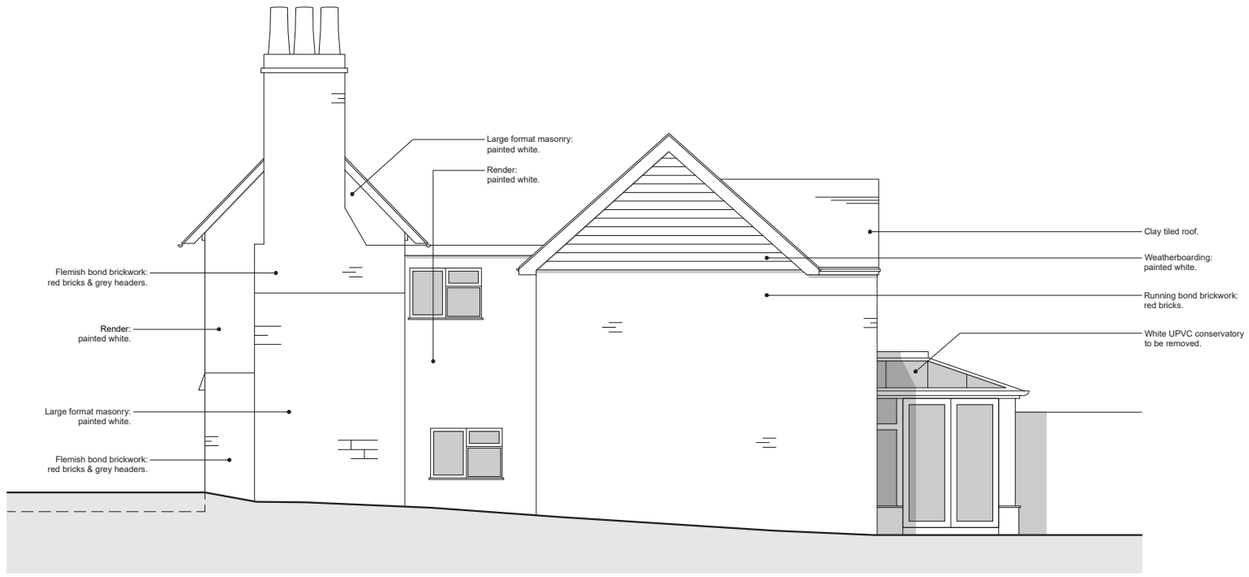


Existing Side Elevation

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## Use.

The existing building is a Class C3(a) Dwellinghouse. The proposals do not seek to change the building's use classification. The proposed use of the extension is similar to the existing conservatory i.e. a sun room.

## Scale & Amount.

The existing house has two-storeys and is equipped with 4no bedrooms, 2no bathrooms, 3no reception rooms, and a kitchen. The proposals do not seek to alter the number of these rooms.

The proposed extension will not extend further into the garden than the existing conservatory. The proposed width has been determined by aligning the internal walls of the existing house with the extension, and extending to the boundary to match the neighbour's (32) extension. As such, the proposed replacement extension will slightly increase the internal floor area of the house by 2.69m$^2$.

The proposed ridge height will match the previously approved design (DC/16/1644), and will be 150mm below the first floor window cill.

The proposed eaves height will align with the existing level of the weatherboarding to the north elevation of the main house.

## Layout.

The general layout of the site and house remains as existing.

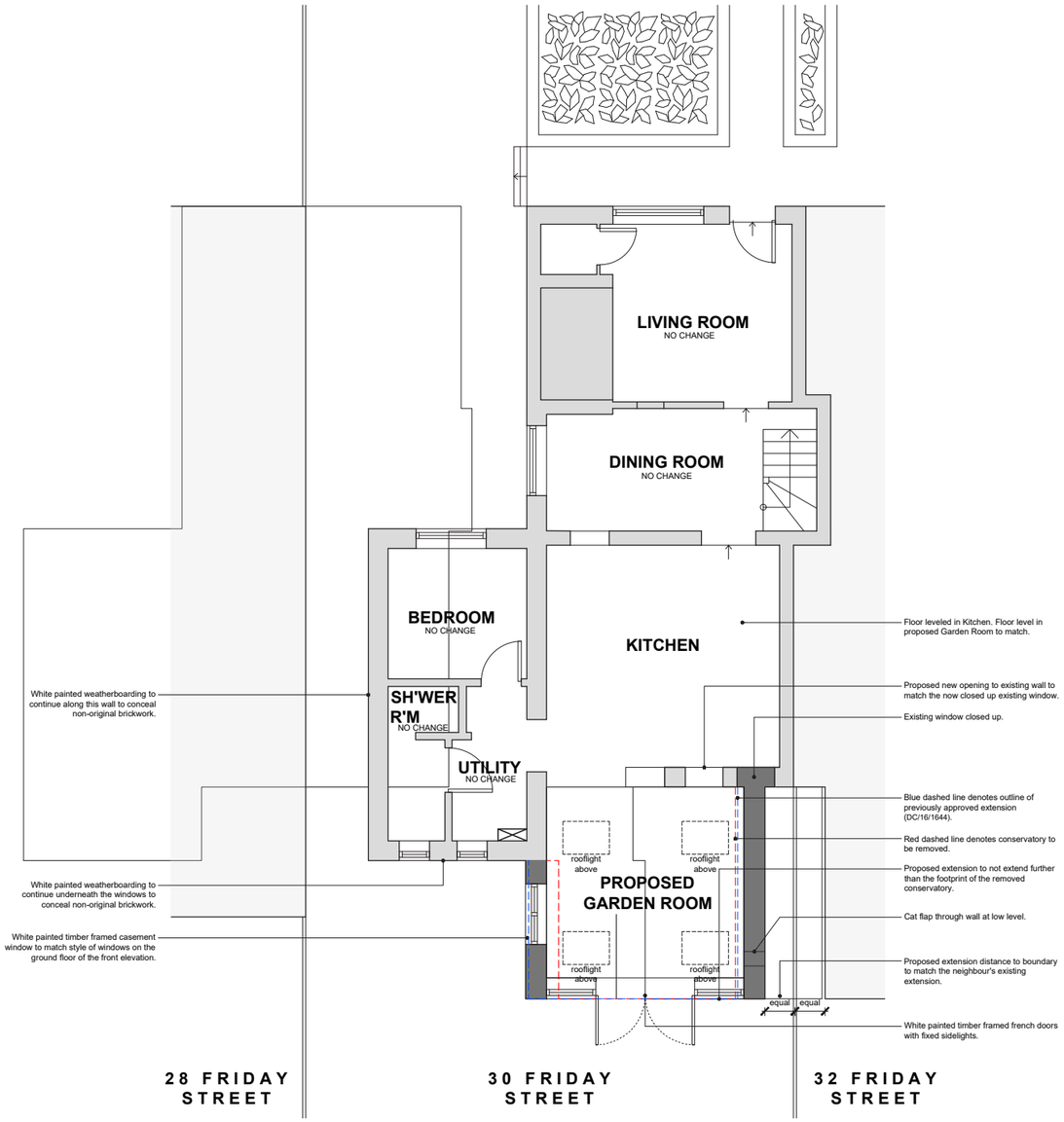
## Access.

Access to the site, and the house, will remain as existing. The access from the house to the garden will move from the west elevation of the rear addition, to the north elevation.

There is currently a small step from the kitchen into the conservatory, the proposals seek to alter this to create a level threshold.

## Sustainability.

The proposals seek to remove the existing poorly performing conservatory, with new solid construction of well insulated materials.




Proposed Ground Floor Plan

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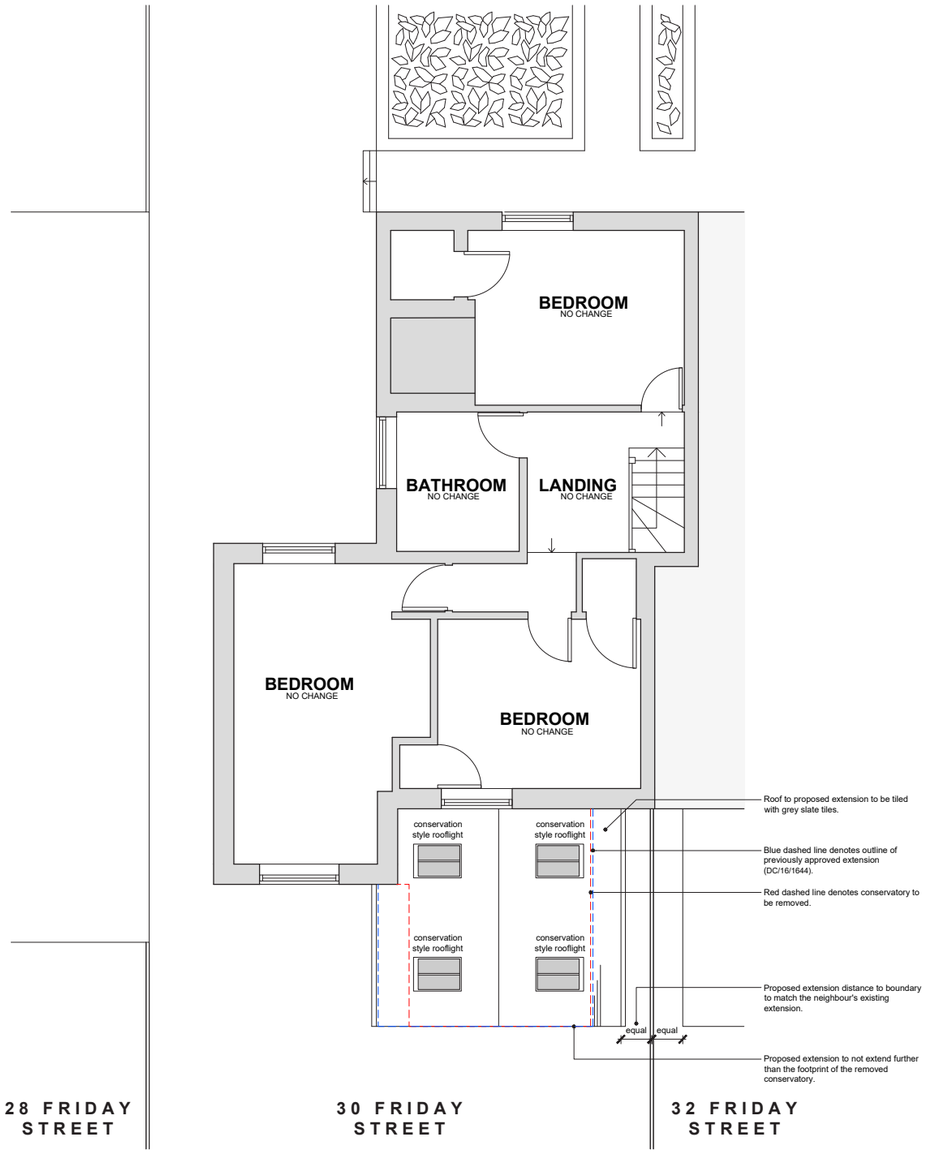


Proposed First Floor Plan

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# Appearance.

The existing house typically employs Flemish bond brickwork, with red bricks and grey headers, to the ground floor walls and painted timber weatherboarding to the first floor walls. The two storey side extension deviates from the material palette by including standard running bond brickwork, with red bricks, and a brick pier design to the rear elevation. The proposals seek to return the character of the existing house by cladding over the running bond brickwork with the traditional white painted weatherboarding.

The conservatory the proposals seek to replace is white UPVC. The external walls of the proposed extension will by Flemish bond brickwork, with red bricks and grey headers, to match the original house.

The roofs of the existing house are a combination of plain tiles and felt (to the flat roof). The proposed extension seeks to use slate tiles for the pitched roof covering.

The rooflights will be conservation style to allow them to sit within the roof slope.

The existing house has white painted timber framed windows, plus two white UPVC windows. The proposed windows and doors will be timber framed painted white.

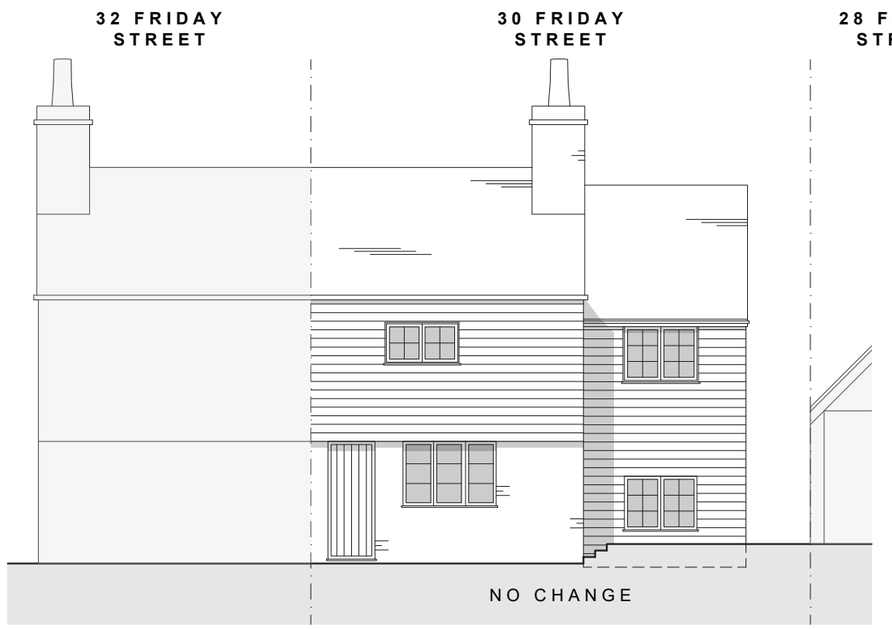
# Heritage.

The building is Listed Grade II (TQ1551333469). The description of the listing is as follows:

> *C18. Two storeys. Two windows. Ground floor red brick and grey headers, above weather-boarding. Tiled roof. Casement windows.*

The house features two main extensions: the conservatory to the rear, and the two storey side extension. The conservatory was built in the early 2000s and the age of the side extension is unknown, however the construction suggests it was constructed no earlier than the 1960s. The side extension was originally utilised as a garage until it was converted into a habitable space in the 2010s. Both of these extensions are not in keeping with the character of the main house due mostly to their material palette.

The proposal seeks to return character to the site by removing the out of place materials with materials that match the vernacular i.e. Flemish bond brickwork and white painted weatherboarding.




Proposed Front Elevation

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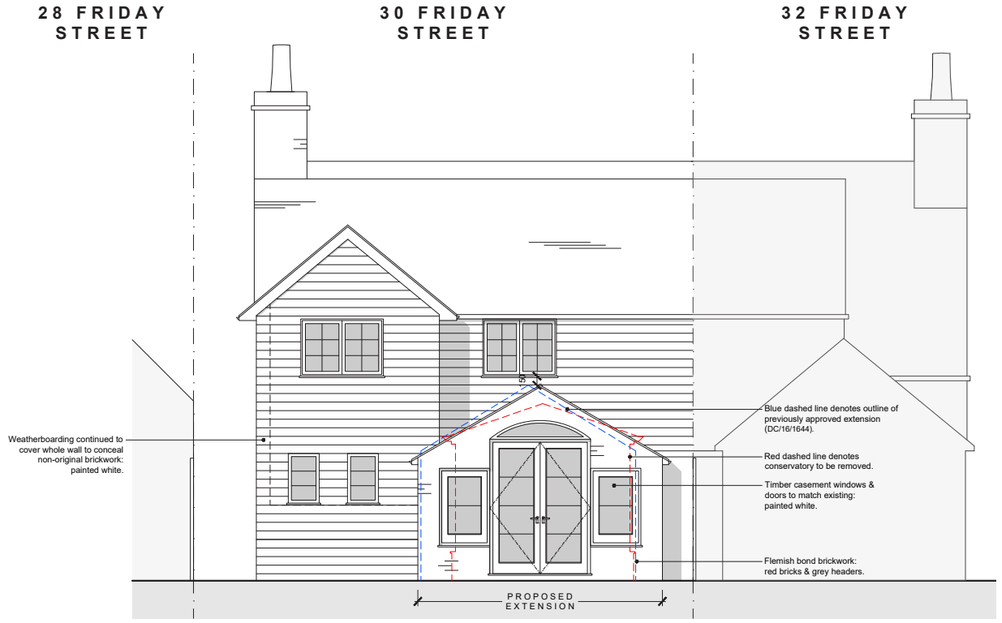


Proposed Rear Elevation

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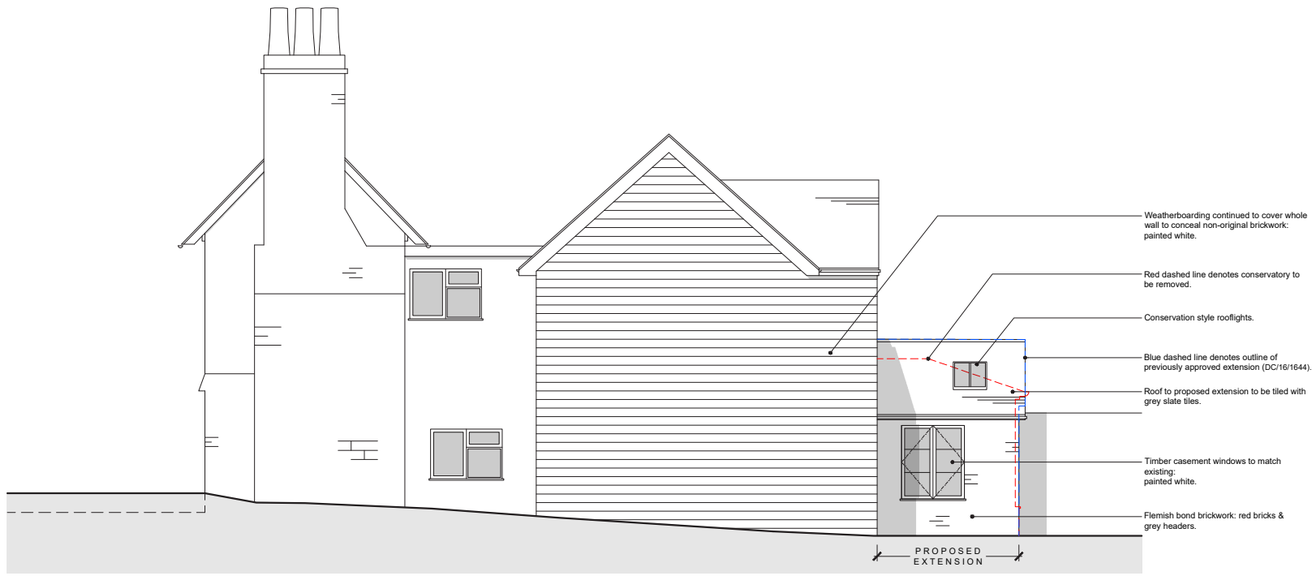


Proposed Side Elevation

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