





frame architects

Design & Access Statement

Snoxall Cottage

00

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01

Introduction

This Design and Access Statement has been prepared by frame architects to support the planning application submitted to Horsham District Council. The application seeks to gain approval for ground and first floor extensions to the existing semi-detached dwelling, including internal alterations.

This report will identify the site, the surrounding area and discuss the design process for the proposed scheme.

02 Location



The application sits within the village of Rudgwick, approximately 6 miles west of Horsham.

Snoxall
Rudgwick
Horsham
RH12 3JF

03 Site

The site is within the hamlet of Bucks Green, within the village of Rudgwick. The site is accessed via a private road from the A281.

The application site has an area of 700 square metres.

— Application site



04

Existing

The existing property is a grade II listed former cottage that is now split into two separate dwellings, Snoxall and The Old Cottage. Both properties and two to the north are accessed by a private road via Guilford Road. A brickwork wall bounds the property to the south.



04
Existing



Front Elevation



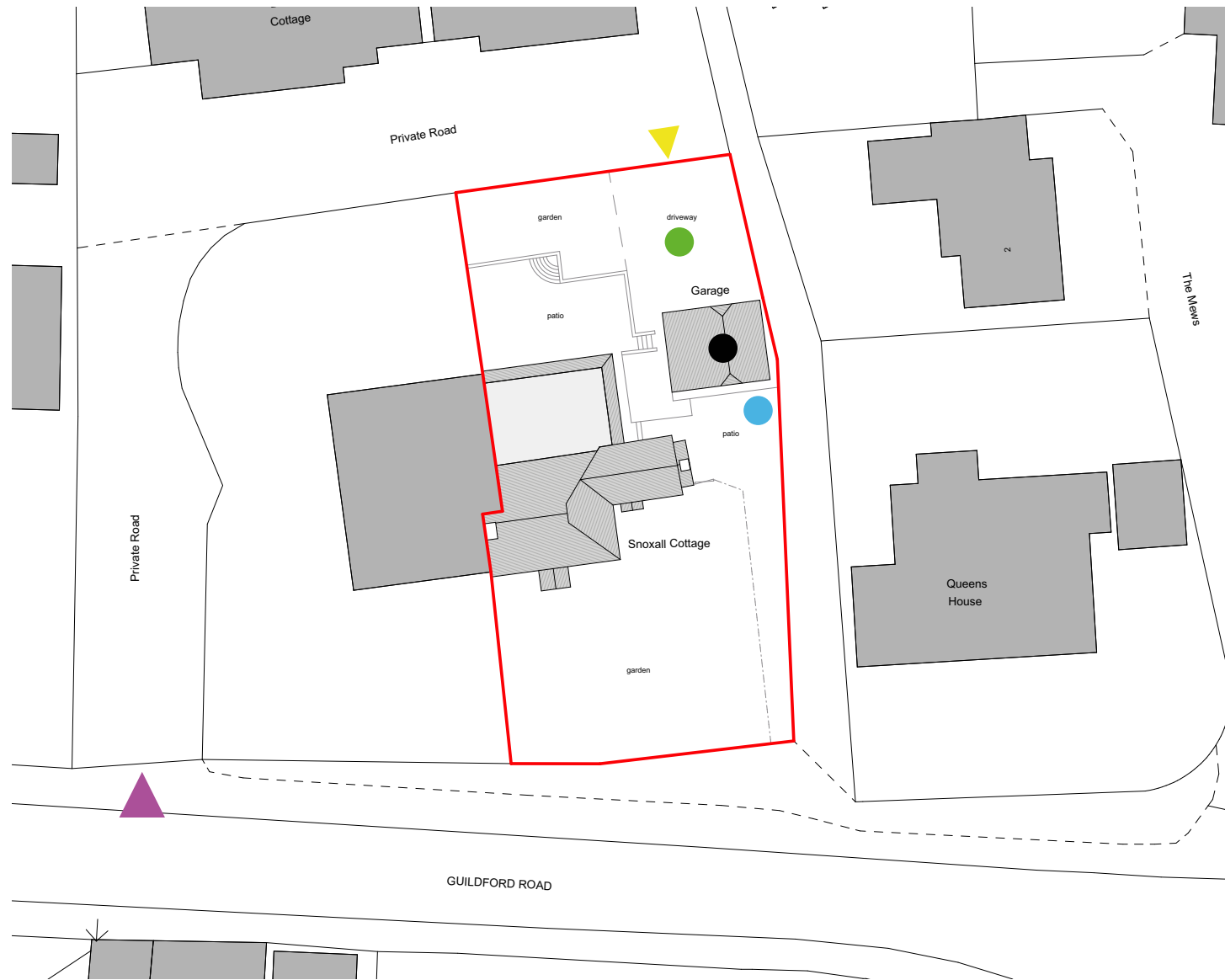
Side Elevation



Rear Elevation

05

Existing access



-  Vehicle access to private road from Guilford Road
-  Access to property
-  Designated car parking
-  Single car garage and cycle parking
-  Area for waste, separate bins for green and recycling waste

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Planning history

Erection of one house incorporating existing double garage Site: L'Antico Restaurant Guildford Rd Bucks Green Ref. No: RW/41/90
Status: Application Permitted

Ground floor extensions and alterations Site: L'Antico Restaurant Bucks Green Ref. No: RW/51/90 Status: Application Permitted

Ground floor extensions and alterations (listed building consent) Site: L'Antico Restaurant Bucks Green Ref. No: RW/52/90
Status: Application Permitted

Replacement windows & patio doors (listed building consent) Site: L'Antico Restaurant Guildford Rd Bucks Green Ref. No: RW/68/91
Status: Application Refused

Conversion of restaurant to provide 2 residential units and extensions and erection of 3 houses and garaging Site: L'Antico Restaurant Bucks Green Rudgwick Ref. No: RW/65/95
Status: Application Refused

Internal alterations, new porch & demolition of rear extension (listed building consent) Site: L'Antico Restaurant Bucks Green Rudgwick Ref. No: RW/66/95
Status: Application Permitted

Demolition of existing 2-storey building and erection of 2 attached houses and garaging Site: L'Antico Restaurant Bucks Green Rudgwick Ref. No: RW/10/96
Status: Application Permitted

Construction of new chimney and garden wall Site: L'Antico Restaurant Bucks Green Rudgwick Ref. No: RW/59/96
Status: Application Permitted

Construction of new chimney and garden wall (listed building consent) Site: L'Antico Restaurant Bucks Green Rudgwick Ref. No: RW/60/96
Status: Application Permitted

Conversion of restaurant into 2 residential units and demolition of part of existing extension Site: L'Antico Restaurant Bucks Green Rudgwick Ref. No: RW/9/96
Status: Application Permitted

Erection of 2 garages & stores Site: L'Antico Restaurant Bucks Green Rudgwick Ref. No: RW/15/97
Status: Application Permitted

Erection of a garden wall Ref. No: RW/30/98
Status: Application Permitted

Rebuilding of chimney Site: Snoxall Bucks Green Rudgwick Ref. No: RW/91/98
Status: Application Permitted

Retention of boundary wall Site: Snoxall Bucks Green Rudgwick Ref. No: RW/35/99
Status: Application Permitted

Retention of garage store and log store Site: Snoxall Bucks Green Rudgwick Ref. No: RW/4/02
Status: Application Permitted

07

Neighbours planning

DC/20/0090 The Old Cottage Bucks Green Rudgwick Horsham
Erection of a first floor rear extension.

An approved planning application submitted by the neighbouring dwelling, sought to carry out internal alterations and to add a first floor extension. In approving the neighbour's scheme, the Council recorded that the existing single-storey rear extension was an incongruous addition which failed to respond to the historic building. The report concluded that the proposed first floor rear extension would result in a more visually integrated addition and would help reverse harm to the architectural interest of the listed building. HDC Design and Conservation raised no objection.

The approved neighbour proposal used an assimilative approach. Its materials included tile hanging, plain tiles to rear roof slopes and Horsham stone to the western roof slope. This material use was important here due to the continuation of the roof plane and the visibility of this new form.





Historic photo unknown date



Historic photo 1951

08

Heritage asset

Snoxall Cottage forms part of a Grade II listed semi-detached historic building, now divided into two dwellings: Snoxall and The Old Cottage. Listing ref: 1026992

The building is of clear architectural and historic importance as a surviving timber-framed Wealden building with medieval origins, believed to date in part from the second half of the 14th century. Its significance derives from the surviving early fabric, its original hall-house form, traditional timber construction, steeply pitched roof form, and the later phases of alteration which show the continued adaptation of the building over several centuries. Of particular significance is the use of vertical planking as external wall infill, rather than the more typical wattle and daub, which is understood to be a rare early feature within the local area. However, the front and side walls were re-built in brickwork during the 18C and have some time. The primary roof elevation is clad in Horsham stone, another key part of the buildings significance.

The building has evolved considerably over time. Later alterations included the insertion of a chimney and upper floor, the rebuilding of external walls in brick during the late 18th century, and further 20th-century additions, including 1930s and 1980s work. These changes are part of the building's layered history, although the more recent rear additions are of lesser heritage value. In particular, the existing rear extension is visually and architecturally incongruent with the listed building, both in its proportions and detailing, which detracts from the legibility of the historic rear elevation. As a result, the principal heritage significance of the building is now most clearly appreciated from the less altered front elevation, while the rear has already been substantially changed by later development.

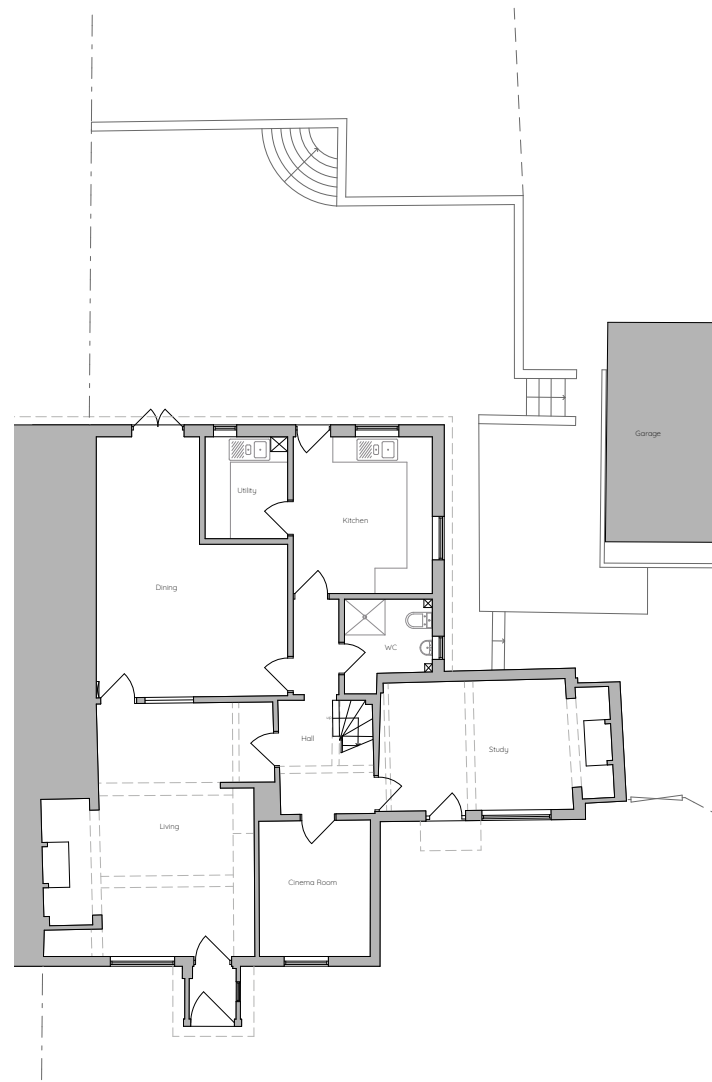
Originally a single cottage, as shown on the adjacent historic photo, the building became a guest house and tea room at some time in the mid C20, as evidenced from the adjacent photo from 1951. Some time after this it became the L'Antico Restaurant until being converted to two dwellings in 1995.

09

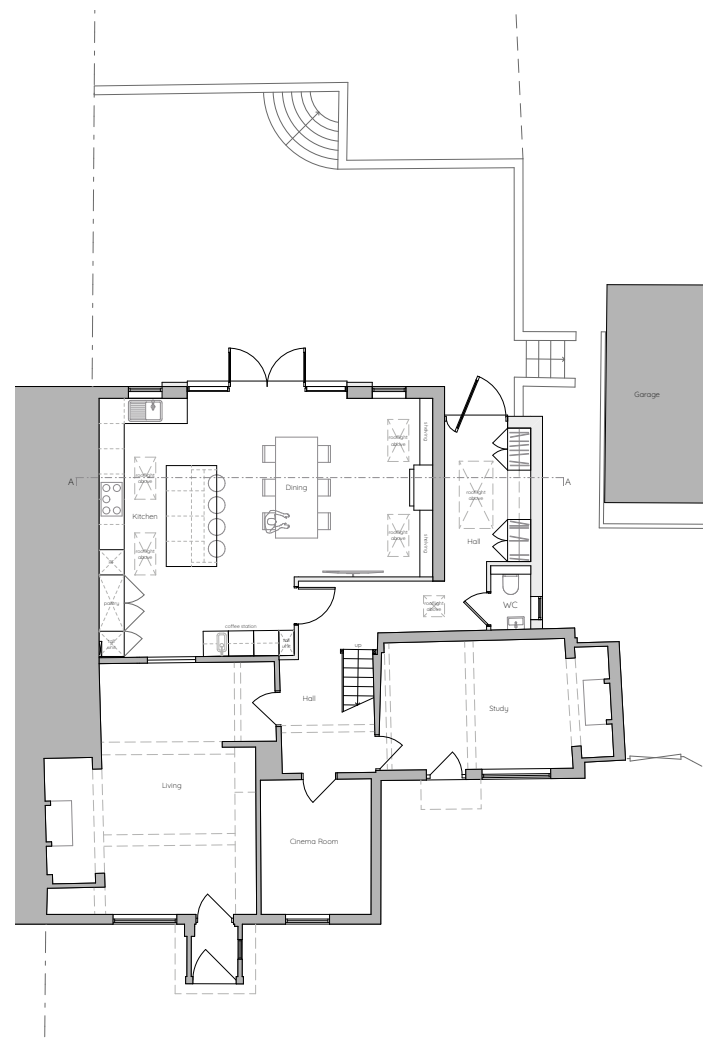
Design

The ground floor design seeks to rationalise the internal layout of the later added rear extension, to open up this area and create a large kitchen, dining space that responds to the rear courtyard. A new side extension creates an entrance space and relocates the downstairs WC. The existing stair is a relatively new addition to the dwelling, added during the conversion from restaurant to two dwellings. It is proposed to remove the small wall at the bottom of the stair allowing this to be a single run, making its use much more pleasant and its design in line with current regulations.

Changes are proposed to the fenestration to the the rear elevation to create a rationalised design with a centralised door opening to the courtyard with two windows mirrored either side.



Existing ground floor plan



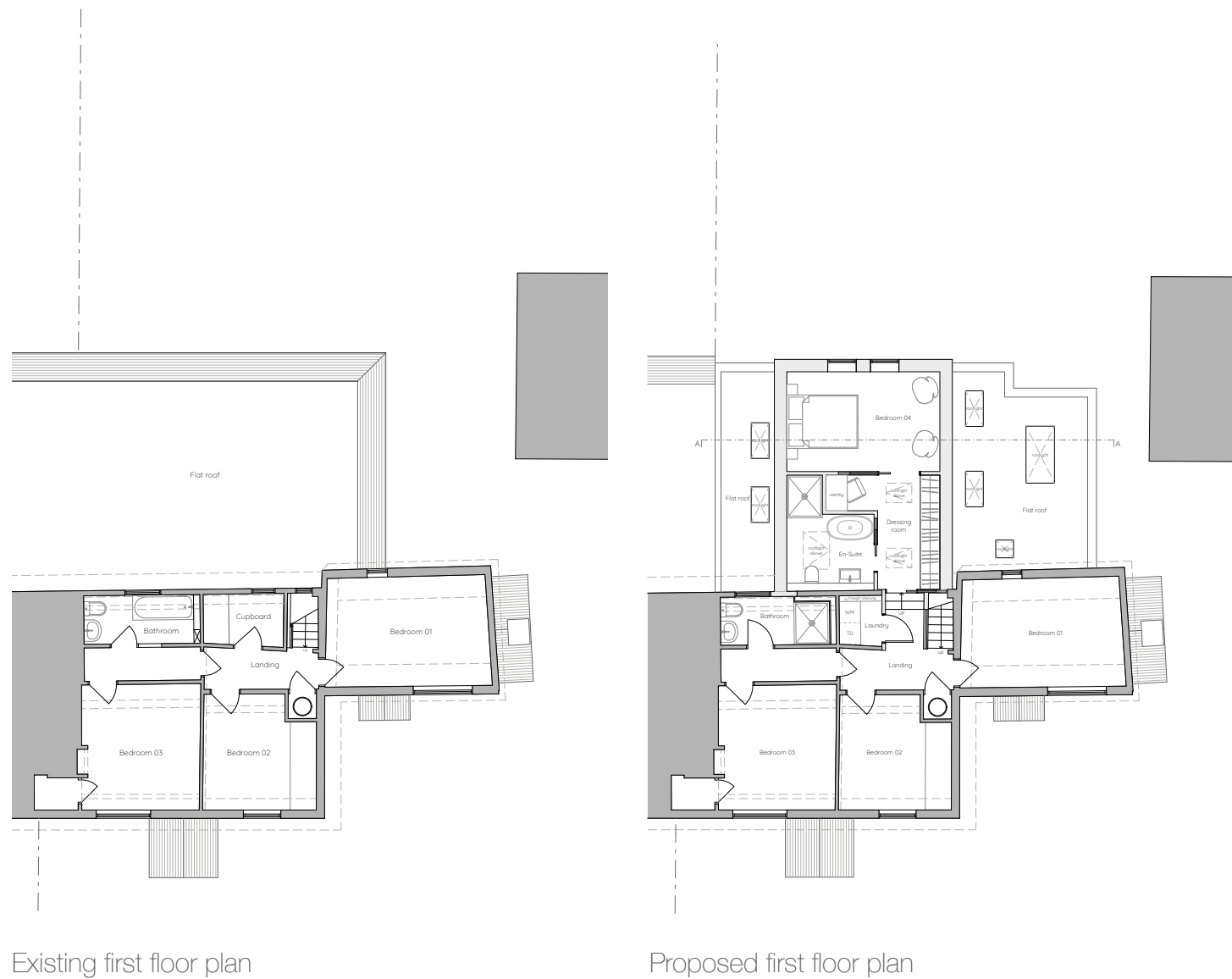
Proposed ground floor plan

09

Design

The design for the first floor extension very much mirrors the massing of the completed extension to the neighbouring property, The Old Cottage. It is proposed to remove a small section of wall to facilitate the access to this new area. The new extension will provide a new master suite, including bedroom, en-suite and dressing area.

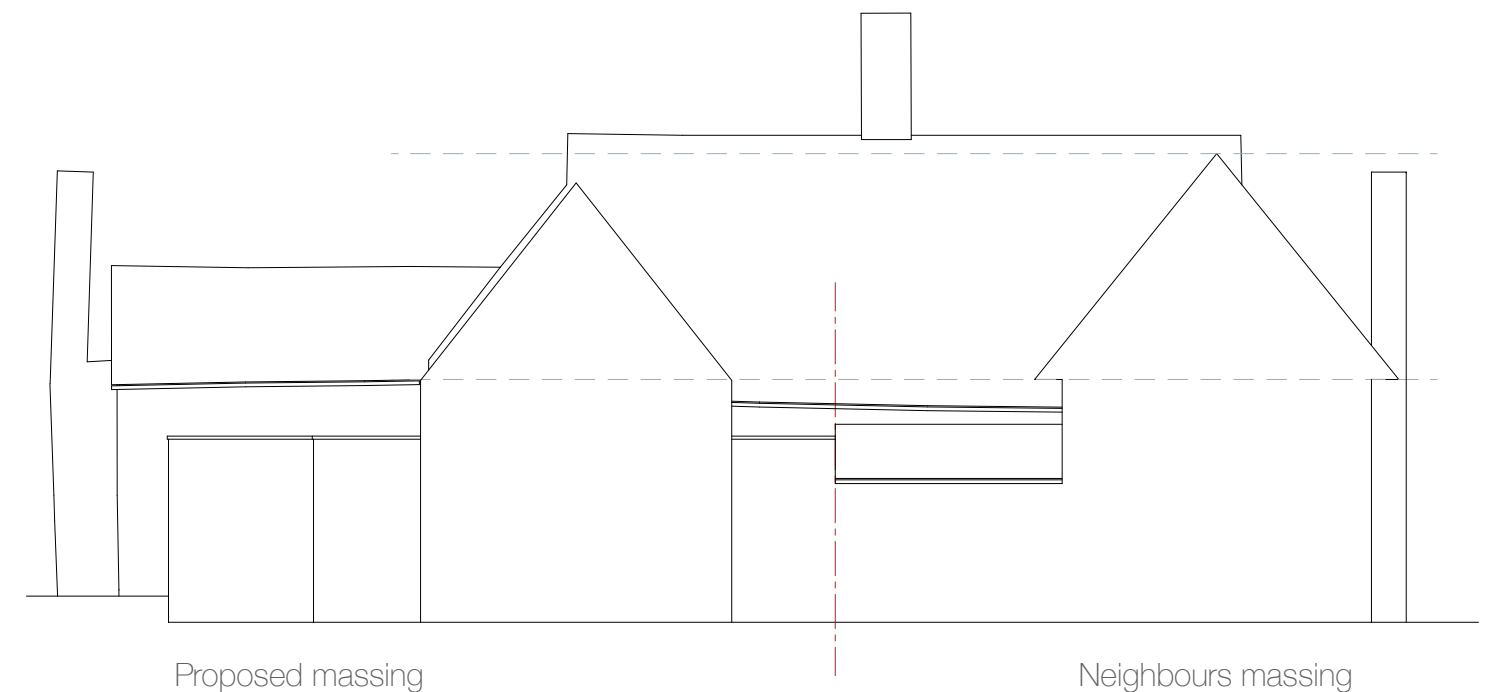
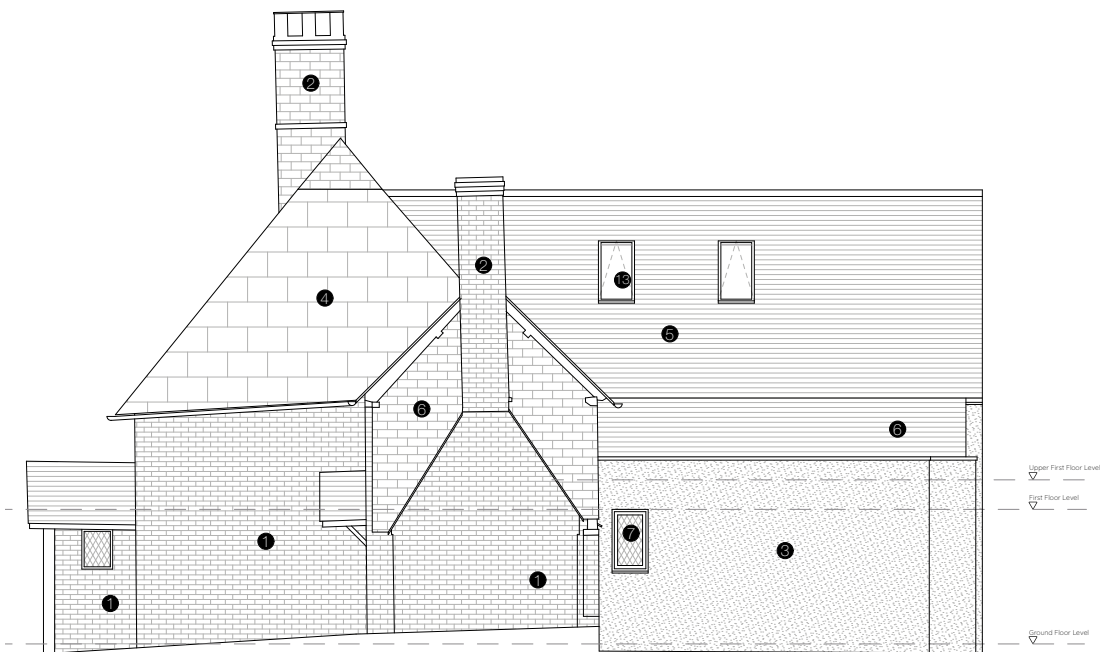
A small portion of later added internal wall is required to be removed from the existing store to open up a route to the new extension. A new wall closes off the remaining space to create a laundry area. Small internal works are proposed to the bathroom area, to replace the bath with a shower.



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Design

The proposed rear massing echos that of the neighbouring dwelling, with the depth and width being identical, although the proposed ridge height is to be 500mm lower. The design is different to the neighbours in that the rear forms a gable, to maximise the internal space. The clean detailing is used to create a distinctly different form to the existing dwelling.



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Materiality

The existing building has a rich pallet of materials including white painted brickwork to all elevations, Horsham stone roof tiles to the front and side elevations and a small portions of hung tiles to the side elevation, The rear elevation has timber framing with render infill to the first floor and black painted timber leaded windows throughout.

The material palette is very simple, to not over complete the design but to reinforce its simplicity. It was a deliberate choice to utilise materials from the existing palette to create a clear design language between the existing and proposed. As discussed earlier, it was not a desire to create a pastiche design, mimicking the existing, but instead allow the design be of its time to add another layer to the history of the building. In this way the materials gently reflect the existing but are finished in a clean and simple way.



Existing timber framing with render infill to rear elevation



K Rend Silicone TC10 in Limestone White

The render is heavily textured to both reflect the design but also to create a quality that avoids an overly smooth finish that would not sit well against the existing palette



Black aluminium framed windows

The framing is to reflect that of the existing windows and the timber, but in a slim framed, modern context



Reclaimed clay roof tiles

To match the tiles on the rear of the building we will source reclaimed tiles to match the scale, texture and colour of the existing for the roof and hung tile elevations

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Impact on historic significance

The proposal has been assessed against the National Planning Policy Framework, in particular the requirement to identify and assess the significance of heritage assets affected by development, including change within their setting. The scheme has been designed to preserve the significance of the listed building and to avoid harm to those elements of its setting which contribute positively to its special interest.

The proposal has been carefully located and proportioned so that it remains visually and physically subservient to the principal listed building. Its siting to the rear ensures that the more sensitive and publicly experienced front elevation remains unaffected. The works are focused on an area of the building which has already experienced later alteration, rather than on the earliest and most historically sensitive fabric. The proposal also serves to rationalise and 'clean up' the existing incongruent rear elevation.

The scale, form and detailing of the proposal have been guided by the need to respect the architectural hierarchy of the listed building. The proposed addition is modest in scale, matching that of the neighbours extension. The roof line sits below the main ridge height, and has been designed to step down from existing side roof plane so as to be read as a different, identifiable form. The simple massing and traditional proportions allow the historic building to remain clearly readable, while improving the appearance of the existing rear arrangement.

The chosen materials and detailing are intended to respond positively to the local vernacular and the character of the listed building, while still allowing the new work to be understood as a later addition. This approach preserves the legibility of the building's historic development and avoids creating a false historic appearance.

The proposal will not affect the principal elevation of the listed building and will not result in the loss of significant historic fabric. Its limited scale and rearward position also mean that it will not cause harm to the buildings significance. Overall, the development is considered to preserve the special architectural and historic interest of the listed building, maintain the legibility of its historic form, and respect the character and appearance of its setting.

The proposal is therefore considered to accord with the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, the heritage provisions of the National Planning Policy Framework, Historic England guidance on the setting of heritage assets, and relevant local planning policy relating to heritage assets and managing change within the historic environment.

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Planning policy context

The proposal has been prepared with regard to relevant national and local planning policy. The key considerations are the impact of the works on the Grade II listed building and its setting, the quality and appropriateness of the design, the effect on neighbouring amenity, and matters relating to sustainability, access and parking.

At national level, the National Planning Policy Framework supports sustainable development and seeks to ensure that new development is well designed, responds positively to local character, and protects the historic environment. Where development affects a listed building, particular regard must be given to the significance of the heritage asset and the contribution made by its setting. Great weight is given to the conservation of designated heritage assets, and proposals should preserve those aspects of the building and its setting which contribute to its special architectural and historic interest.

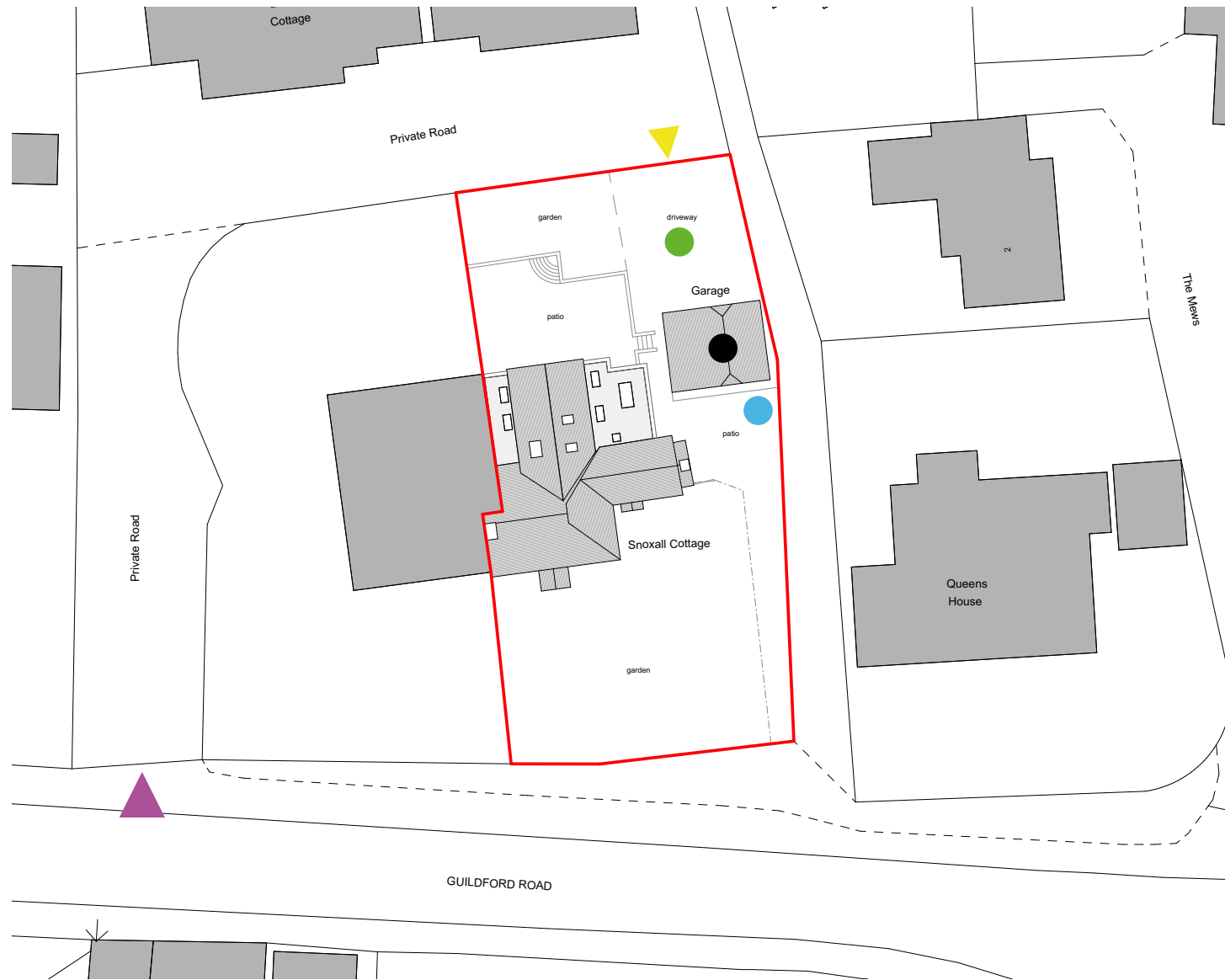
At local level, the relevant policies of the Horsham District Planning Framework include those relating to sustainable development, design quality, development principles, heritage assets, environmental protection, biodiversity, sustainable construction, transport and parking. In particular, Policy 34 seeks to sustain and enhance the significance of heritage assets and ensure that development responds sensitively to their character, fabric and setting.

The proposed works to Snoxall have been designed in response to these policy requirements. The scheme is modest in scale, located to the rear, and focuses on an area already affected by later alteration. It would replace or rationalise an existing incongruous rear extension with a more sympathetic form, using proportions, materials and detailing that better respect the listed building. The proposal would not harm the principal elevation, would preserve the legibility of the historic building, and would not result in unacceptable impacts on neighbouring amenity, access or parking.

Overall, the proposal is considered to accord with the aims of national and local planning policy by delivering a carefully considered and proportionate alteration which preserves the special interest of the listed building while improving the quality of the existing rear elevation.

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Proposed access



-  Vehicle access to private road from Guilford Road
-  Access to property
-  Designated car parking
-  Single car garage and cycle parking
-  Area for waste, separate bins for green and recycling waste

