

Woodcock Cottage, Offham
Design & Access Statement
June 2021

BEN JONES ARCHITECTS

Introduction

This Design and Access Statement has been prepared to support a retrospective application for householder planning consent and Listed Building consent made for Woodcock Cottage, Offham. It should be read in conjunction with the application drawings.

Consent is sought for the omission of a side-facing window to the consented scheme SDNP/19/04373/HOUS as well as for the addition of a chimney flue installed to a detached outbuilding within the rear garden of the property.

The Property

The Grade II listed property is identified as 17th Century or earlier in its listing. It is a two storey cottage constructed of red brick at ground floor and with tile-hung walls at first floor level. The roof is of plain clay tile, with a large brick and flint chimney at the west end. The external joinery is a combination of leadlight timber frame windows, Crittal-type metal framed units set in timber frames, and modern aluminium-framed units.

The site lies within the South Down National Park and the Hamsey Offham Conservation Area.

Alterations have recently been made to the house under planning and Listed Building consents SDNP/19/04373/HOUS and SDNP/19/04374/LIS.

The outbuilding to which this application also relates sits to the south of the main house. It is a single storey structure with timber weather-boarded walls, timber-framed external joinery and a felted flat roof. It was extended and updated in 2013 under application SDNP/13/03801/HOUS.

Proposals

The omission of the window to the side-facing was made during the course of the recent works to implement the consented alterations and extension of the property. It was decided that the window was surplus to requirements and furthermore had the potential to compromise the privacy of Woodcock Cottage and the adjacent property due to its proximity to the site boundary. It was not needed for the purposes of daylighting due to the large glazed areas to the south elevation and its omission improved the kitchen layout internally.

The new chimney flue for which this application seeks retrospective permission was installed to the outbuilding to serve a woodburning stove. installed to provide an eco-friendly heating source in what has become a home-working space during the Covid-19 pandemic.

Heritage Considerations

Please see the accompanying Heritage Statement for discussion of the heritage considerations relating to this application.

Archaeology

The property lies within an Archaeological Notification Area and the Historic Environment Record Consultation report submitted with the October 2019 planning application has been included in the application documents for completeness.

47 Priory Street
Lewes
BN7 1HJ

01273 475526
mail@benjonesarchitects.co.uk

BEN JONES ARCHITECTS