



1 FLINT COTTAGES, LUMLEY ROAD

DESIGN, ACCESS & HERITAGE STATEMENT

Introduction

Helyer Davies Architects have been appointed by a private client to design the extension and renovation to the existing listed building at 1 Flint Cottages, Lumley Road, Southbourne, Emsworth, West Sussex, PO10 8AQ.

The proposed works to include:

- Single storey extension to the rear of the existing kitchen
- Extension and renovation to the existing outbuilding in rear garden
- Internal alterations to suit

This document is for the householder planning and listed building consent application to Chichester District Council. The following documents accompany the application:

- 23014 Drawing Collection
- Design, Access & Heritage Statement
- Flood Risk Assessment
- Preliminary Roost & Nest Assessment (by Ecological Surveys)
- Community Levy Infrastructure Form 1

A measured survey and topographical survey has been undertaken by Encompass Surveys in August 2023, to accurately establish existing floor levels, heights, internal and external details of the dwelling. The OS extracts are to show site location plan and block plan only.

Site Planning History

Previous planning and listed building consent applications for extension works to the site at 1 Flint Cottages have been approved by Chichester District Council. The details for these are as follows:

(04/03953/DOM & 04/03962/LBC)

Single storey side extension with link to existing building through arch to form kitchen. Demolition of internal wall with new support over, to open up existing lounge and remove existing narrow kitchen. - Permitted - 24 Dec 2004.

(01/02412/DOM & 01/02411/LBC)

To demolish existing outbuildings and construct a new office/study building for use by the owner working partly from home. - Permitted - 20 Dec 2001.

Relevant Local Planning History

The following information relates to planning applications at neighbouring sites on Lumley Road, which were approved planning permission by Chichester District Council, and act as precedents for this application.

2 Victoria Terrace, Lumley Road (21/02475/DOM)

Proposed rear/side single storey extension. – Permitted – 07 Jan 2022.

Mill Cottage, Lumley Road (16/01258/DOM) & (16/01259/LBC)

Replace window with doors on rear elevation, construction of porch to front elevation, internal alterations including: relocation of staircase and kitchen and enlarging bathroom. Proposed driveway and garage block. – Permitted – 13 Jun 2016.

Whispers, Lumley Road (11/00456/DOM)

First floor side extension. – Permitted – 18 Mar 2011.

Planning Maps

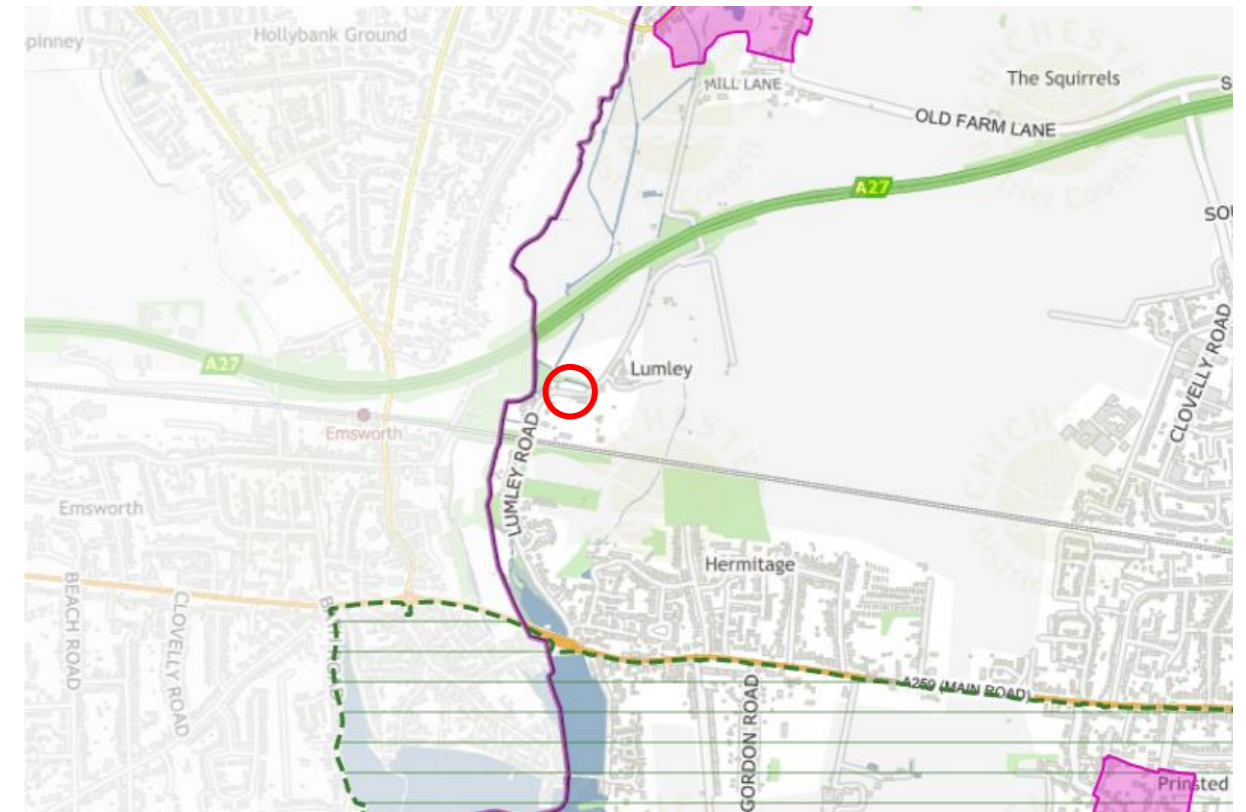


Figure 1. My Chichester District map. [mydistrict.chichester.gov.uk]

The site is not in a conservation area [pink areas shown above in Fig.1] and it is not inside the Chichester Harbour AONB [green dashed area shown in Fig.1].

Flint Cottages is a listed building [shown with blue dots in Fig. 2 below], it is within a Bat Movement Network [green line/hatched area in Fig. 2]. There are no TPOs on the site, but a TPO area across the road [black line/hatched area in Fig. 2 - ref. 75/00870/TPO & 75/01050/TPO].

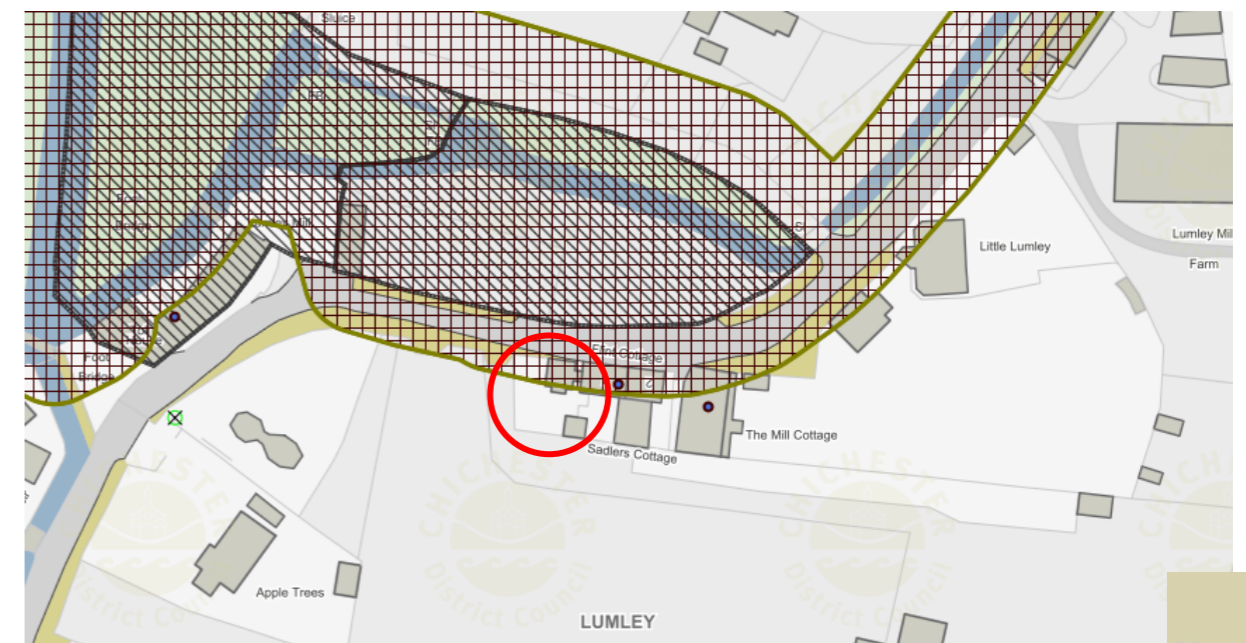


Figure 2. My Chichester District map. [mydistrict.chichester.gov.uk]

Site Location

The site at 1 Flint Cottages is situated on the south side of Lumley Road, a private road between the villages of Emsworth and Southbourne, in West Sussex. Lumley Road is accessed from the A259 from the south, just outside the town centre of Emsworth.

The existing house is an early 19th century semi-detached cottage finished with flint walls and a slate roof, with more recent additions including brickwork extensions and an outbuilding, with some flint detailing to match the existing material palette.

The surrounding buildings in this area of Lumley road are primarily residential dwellings that vary in size, style and materiality. Although the houses in the area are mostly of traditional appearance, they do not follow any particular style. The location also include terraces of houses, as well as larger detached houses. Materials found in the area include examples of brickwork timber clad and rendered walls, with slate and clay tile roofs.

The site is not within a conservation area, nor is it in the Chichester Harbour Area of Outstanding Natural Beauty. There are no individual TPOs on the site, and the nearest TPO area is across the road, to the North of the site. The site on Lumley Road is within a Bat Movement Network, therefore a Preliminary Roost & Nest Assessment has been carried out to establish whether there is potential for bats to nest on the site.

Site History

The community at Lumley was created in around 1760, when the MP Lord Lumley built Lumley Mill. This provided local employment in grinding flour and baking bread & biscuits on the mill's site. Lumley now remains as a small hamlet centered around the old mill, with four Grade II listed and other historic buildings.

Listed Building

The existing building at 1 Flint Cottages, Lumley Road, is listed on the National Heritage List for England, along with the neighbouring property at 2 Flint Cottages. The Historic England listing details for this are as follows:

List Entry Name: FLINT COTTAGES
 Statutory Address: FLINT COTTAGES, 1 AND 2, LUMLEY ROAD
 Heritage Category: Listed Building
 Grade: II
 List Entry Number: 1354605
 Date first listed: 10 May 1973
 Details: One building. Early C19. Two storeys. Four windows. Coursed flints set in galletting with white brick dressings and quoins. Eaves cornice. Hipped slate roof. Casement windows. The central portion projects with a pediment over a segmental typanum over the two central windows decorated with fan ornamentation.

This detailed description of the listed building relates to the original part of the dwelling at 1 Flint Cottages, where it is attached to No. 2 Flint Cottages. The proposals in this application will not impact this part of the house. Although the main part of the proposals will be directed away from the part of the building detailed in the listed building entry, they are within the curtilage of a listed building nonetheless, and as such, will be designed sympathetically.



Figure 3. Google maps aerial image of Emsworth.



Figure 4. Google maps aerial image of top of Lumley Road.

Flood Risk

Flood Zone definitions are set out in the National Planning Policy Guidance:

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map - all land outside Zones 2 and 3).
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map).
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map).
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map).

(Please note: These flood zones refer to the probability of river and sea flooding, and do not account for the presence of any flood defences and the effects they would have.)

The Environment Agency is responsible for managing the flood risk from rivers and the sea.

1 Flint Cottages is located on the south side of Lumley Road, where ground water levels are generally high, as the main River Ems flows directly to Lumley Mill.

As per Fig. 5, the site is in Flood Zone 2, which is defined as having a 'medium probability of flooding' from rivers or the sea. Therefore, a separate Flood Risk Assessment will accompany this document.

Lead local flood authorities (LLFA) are responsible for managing the flood risk from surface water and may hold more detailed information.

The LLFA for the site at 1 Flint Cottages is West Sussex council. As per Fig. 6, the site is defined as having a 'very low risk' of flooding from surface water.

Flood Risk Maps

Key:

- High
- Medium
- Low
- Very low
- Location you selected

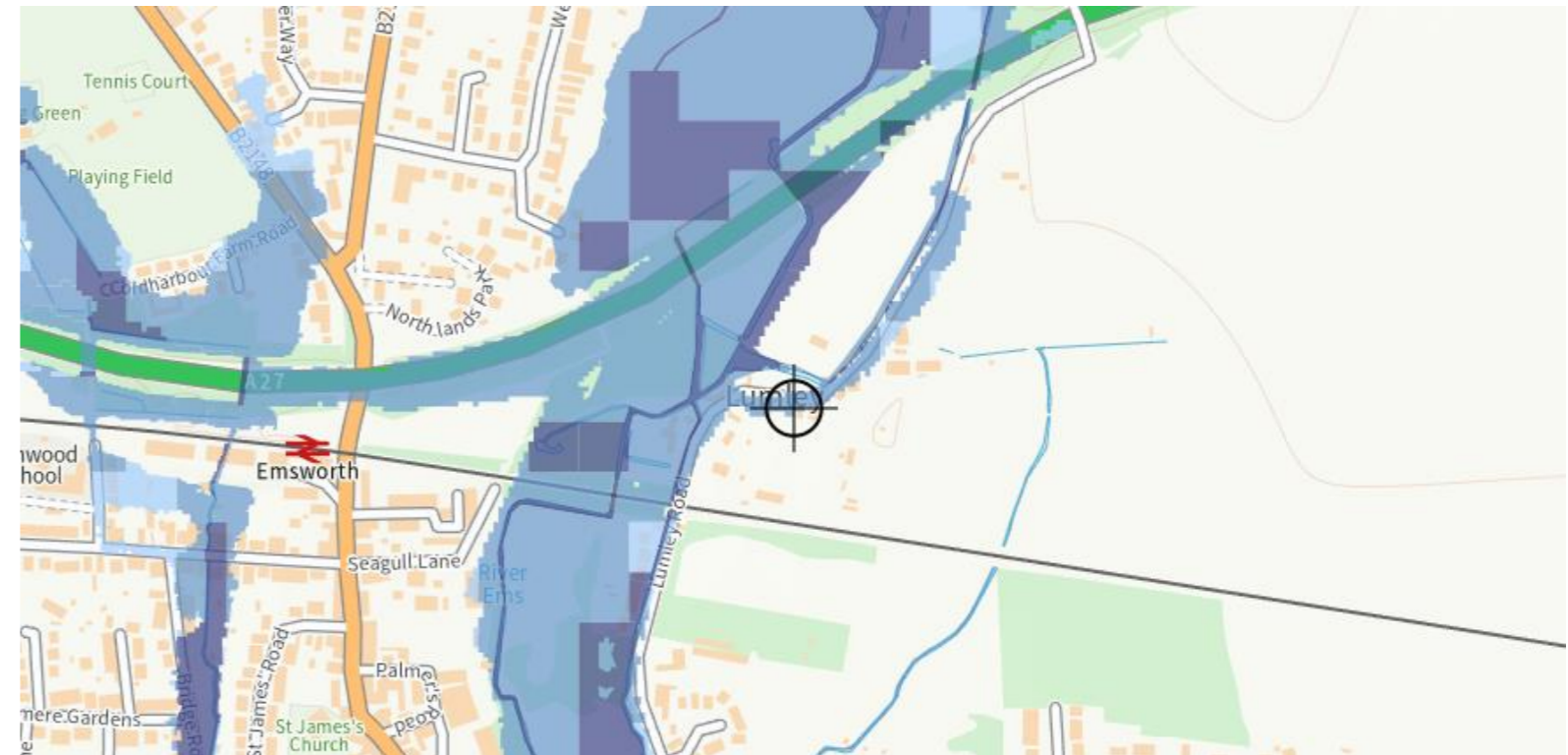
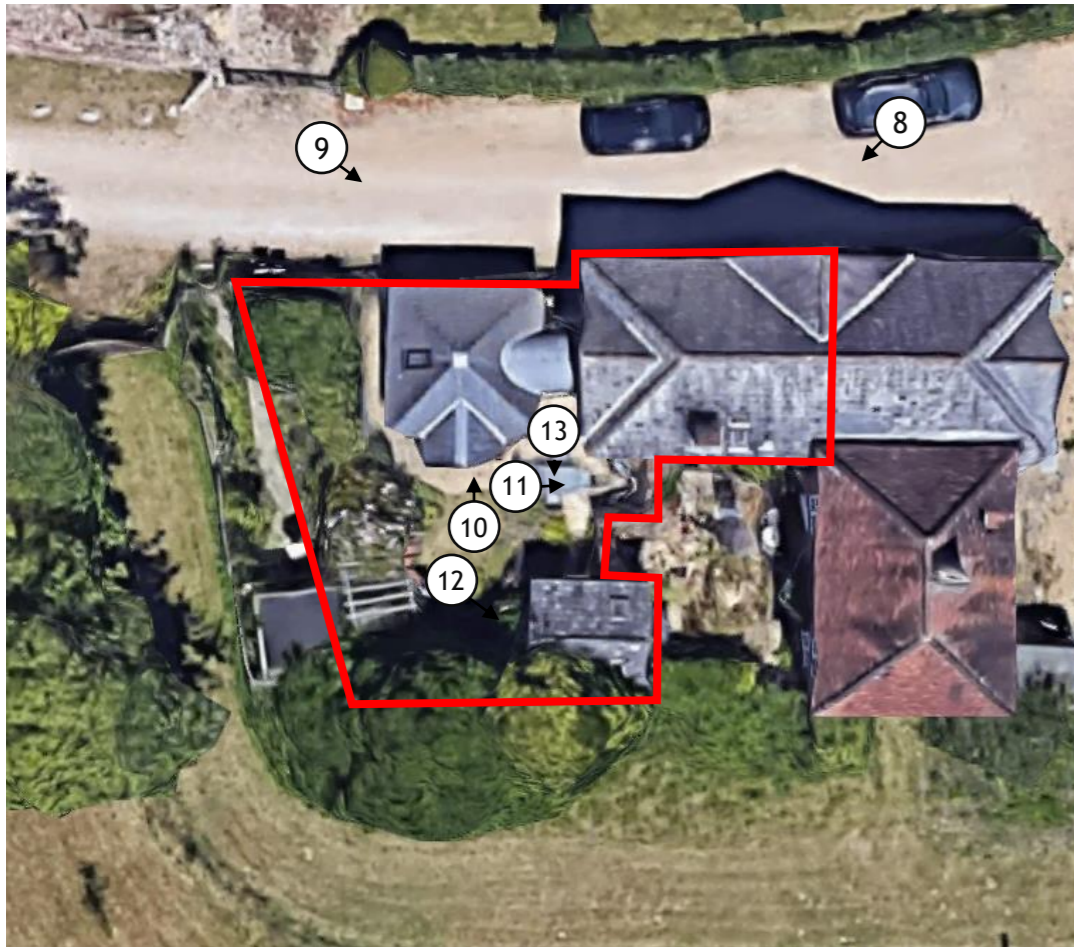


Figure 5. Extent of flooding from rivers or the sea. [check-long-term-flood-risk.service.gov.uk].



Figure 6. Extent of flooding from surface water. [check-long-term-flood-risk.service.gov.uk].

Site Photographs



Figures 8 & 9. Front elevation of Flint Cottages. [Existing relatively modern extension on the right hand side/South.]

Figure 7. Google maps aerial image of Flint Cottages, with indicative site boundary & Figs 8-13 photo locations noted.



Figure 10. Rear of brickwork kitchen extension and glazed entrance space.



Figure 11. Courtyard, outbuilding & existing boundary wall.



Figure 12 [left]. Existing outbuilding in rear garden.

Figure 13 [above]. Existing courtyard and outbuilding, as seen from existing entrance space.

Pre-Application Enquiry

This application follows a pre-application enquiry for Listed Building Advice on site with the Historic Buildings Adviser.

The details of this pre-app are as follows:

Ref: 23/00842/LBAOS
 Date Response Received: 04 July 2023

Proposals

The proposed drawings under the pre-application enquiry were for small extensions to and sympathetic renovations to the existing listed building. This included an extension to the existing rear bay window in the kitchen, and the glazing to the entrance hall was replaced to include an oriel style bay window to create the ‘office nook’ in the entrance hall.

To the rear of the property, the existing outbuilding was proposed to be extended towards the west, to be used as a guest ‘studio’, with doors to the garden, and a window to the side.

The overall character of the existing home is to be retained, by using a ‘light touch’ approach to the proposed works. Any existing and traditional flintwork walls to the listed building will be retained and not removed to allow for any proposals. Original features such as the main front door entrance to the cottage, are to be retained, to upkeep the traditional appearance of the listed building.

The existing windows are proposed to be replaced with a more thermal efficient set, to match the appearance of the existing.

Any materials used in the proposals would be specified to match the existing wall and roof types, where possible. The proposals would be designed in more detail to ensure that the sympathetic ‘light touch approach is carried out with the necessary care and consideration to the existing listed building.

Historic Buildings Adviser response to the Pre-App proposals - Summary

“The existing outbuilding is not considered to be of particular historical significance or age therefore it is not considered that the fabric lost to enable an extension would result in the loss of historic fabric. The modest size of the proposed extension is also not considered to harm the appearance or significance of the listed host dwelling and is therefore not likely to be considered contentious from a listed building perspective. The existing flint work is of a particularly high quality in terms of appearance the replacement wall should seek to replicate this high standard.”

“Any alterations to existing curved roof entrance area must consider the impact on this currently successful relationship. This could be achieved with a minor projection from the existing curved roof and in glazing arrangement that complements the existing.”

“The existing kitchen is located within a relatively contemporary extension therefore any alteration in this location will not result in the loss of historic fabric however care would still be required to protect the overall appearance of the listed building. In principle it is considered that extending the existing bay could be acceptable in terms of impact on the listed building subject to understanding the appearance of the proposed fenestration.”

“It was evident that the existing windows were not of particular age or of historic significance. Therefore replacement with an appropriate timber casement windows is likely to be considered acceptable. As there is no historic glazing currently the use of laminated glass is likely to be acceptable should the owner wish to opt for slightly higher thermal properties.”

Overall, the design approach in the pre-app proposals was described as *“appropriate in terms of protecting the character and appearance of the listed building and subject to understanding the full details is likely to be considered capable of support should a listed building application be submitted.”*

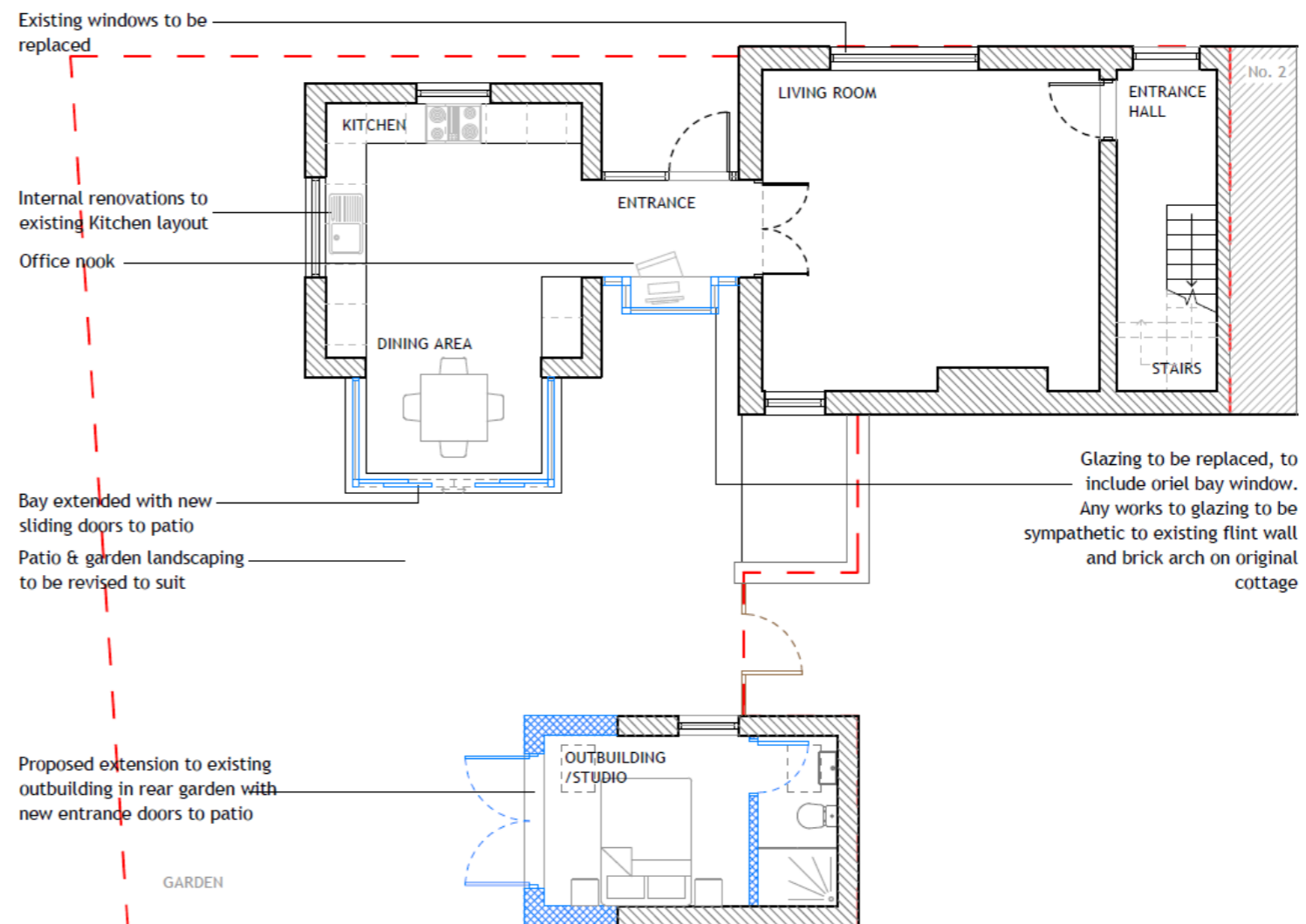


Figure 14. Proposed Floor Plan (as per the Pre-Application Enquiry - not to scale)

Design

The existing building at 1 Flint Cottages, Lumley Road, is an early 19th century cottage and has been grade II listed on the National Heritage List since 1973. As such, the main part of the proposals are focused away from the historic, two-storey part of the building. The proposals are within the curtilage of a listed building nonetheless, and therefore have been designed sympathetically.

The cottage has previously been extended with a single storey side extension with glazed link to existing building, (under 04/03953/DOM & 04/03962/LBC - built circa 2005) and the existing outbuilding in the rear garden was permitted before that (under 01/02412/DOM & 01/02411/LBC - built circa 2002).

The Proposals

The design proposals in this application is for the extension and renovation to the existing listed building at 1 Flint Cottages. Following the site meeting with the Historic Buildings Adviser and the pre-application enquiry for Listed Building Advice, the proposed extension has been designed in more detail, with response to the advice received.

The existing kitchen is located within a relatively modern extension (built circa 2005), to the south of the original listed building. The main part of the proposals is for an extension to this, towards the rear. The existing bay window, which faces the garden, is to be removed to allow for the replacement 'Orangery' style extension to rear of the dwelling. This will allow for a new kitchen layout and a dining area internally, with improved access to the garden via the extension. This has been designed to complement the character of the existing cottage and will not result in the loss of any historic fabric.

The existing curved roof 'glazed link' style entrance space will be retained. The proposals to this area include a new reception/console table to match the new kitchen design, with the glass doors on the rear elevation replaced with windows, to suit. This has been designed to match and complement the existing glazing strategy in the entrance space, as per the advice from the Historic Buildings Adviser, and will be sympathetic to the flint wall and brick arch on the original cottage.

The works will involve internal renovations to the existing kitchen extension and surrounding area. Along with making good around the proposals, this is all to be carried out with consideration to the listed building.

The existing outbuilding in the rear garden is not considered to be of specific historical significance (built circa 2002), and this is to be extended to the west, and refurbished to provide studio space and an ensuite internally.

The existing access door is to be replaced with a window, and the existing window to the south is to be replaced with an opening into the proposed extension. The modest size of the extension, as per fig. 15, will not harm the appearance or significance of the listed building, and has been designed to match the proposals to the main house.

The new glazing elements within the proposals have been designed to tie in with and complement the existing cottage, with new laminated glass units for improved thermal efficiency.

Use

The use of the building at 1 Flint Cottages, Lumley Road, is to remain as a (C3) residential dwelling.

Amount & Scale

The proposals are of a modest scale with consideration to the existing cottage and will remain subservient to the main part of the building.

Existing Internal Floor Areas:

Ground Floor:	51.1m ²
First Floor:	30.9m ²
Outbuilding :	7.3m ²
Total:	89.3m²

Proposed Internal Floor Areas:

Ground Floor:	55.0m ²
First Floor:	30.9m ²
Outbuilding:	9.9m ²
Total:	95.8m²

Total Increase of Internal Floor Area: 6.5m²

The design would result in an overall increase of just 6.5m², where the proposed extension is to replace the existing bay window, towards the rear, and the outbuilding is to be extended to the west.

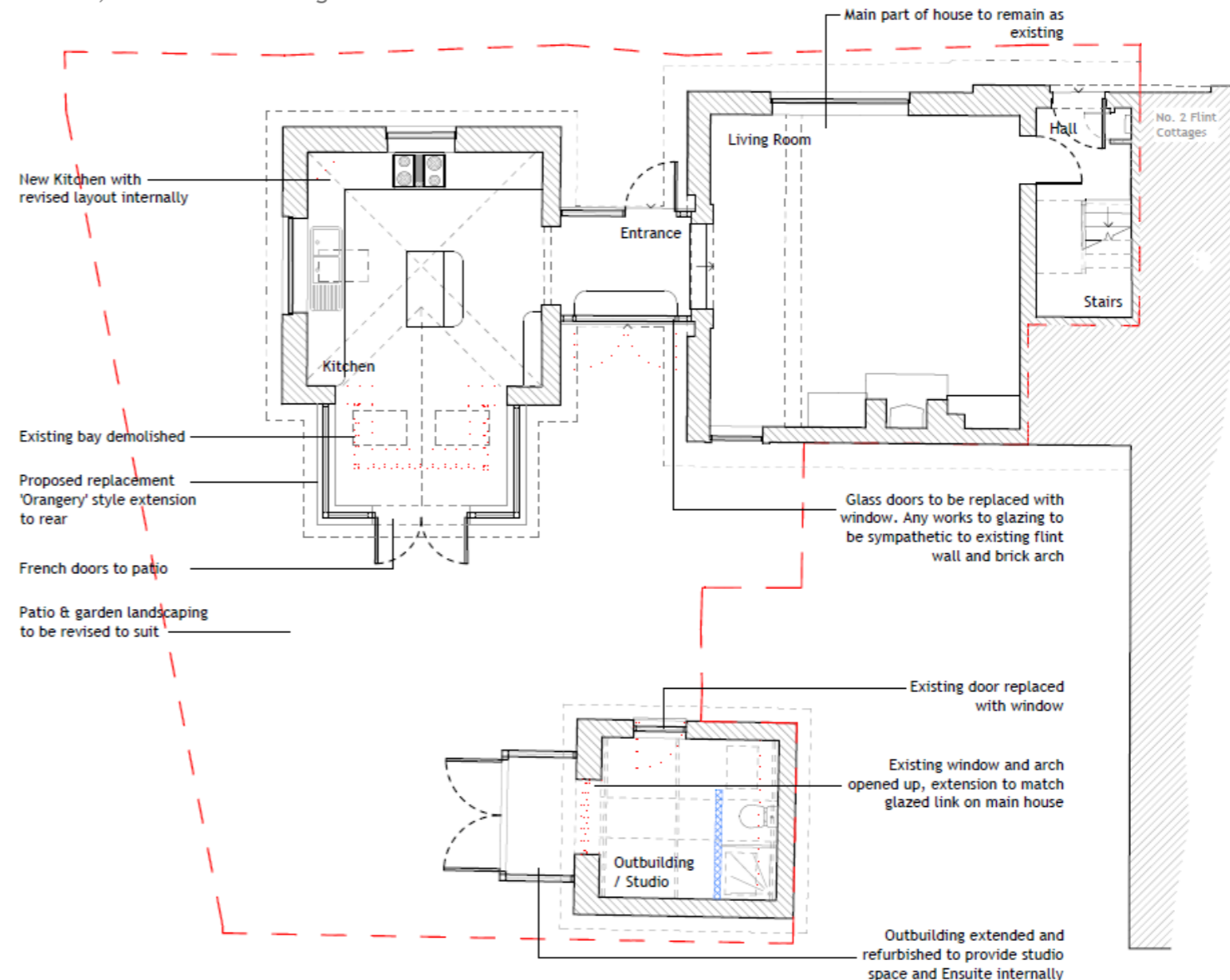


Figure 15. Proposed Floor Plan (not to scale - Please refer to the attached drawing series 23014 for more information.)

Appearance & Impact on the Listed Building

The character of the existing grade II listed cottage is to be retained, and the proposals in this application aim to only protect and improve the appearance of the building overall.

The proposals will not affect the original part of the dwelling at 1 Flint Cottages, all original features such as the main front door entrance to the cottage are to be retained to upkeep the traditional appearance of the listed building.

The main part of the works is directed away from the part of the building detailed in the listed building entry, and is focused on the existing kitchen area, which is located within a relatively modern extension. As such, the proposed alterations will not result in the loss of any historic fabric and have been designed with consideration to the comments from Chichester's Historic Buildings Adviser with regards to the appearance and proposed fenestration.

As the proposals are within the curtilage of a listed building, they have been designed sympathetically, with a 'light touch' approach, and to match the external aesthetics of the existing cottage. Any existing historical features and traditional flintwork walls to the listed building will be retained and not removed to allow for any proposals.

Materials

Due to the nature of the site, the proposals are to be constructed of carefully specified materials, to enhance the overall external appearance of the house with a high-quality finish, sympathetic to the listed building.

The proposed rear kitchen extension will be constructed of high-quality brickwork walls, to match the existing rear elevation, and it is to be finished with a slate tile pitched roof to match and tie in with the existing roof on the existing kitchen extension. Similarly, the light touch outbuilding extension is to be constructed of laminated glass, aesthetically to match the glazed link on the main house, with a slate tile pitched roof.

The proposed external material palette includes:

- Walls:** The proposed extension walls are to be constructed of brickwork to match the existing bay window and rear elevation.
- Roof:** The proposed extension roofs are to be finished with slate tiles, to tie in with and match the existing roof to the existing kitchen space.
- Windows:** Any new glazing has been designed to tie in with and complement the existing cottage, with new laminated glass units for improved thermal efficiency. New rooflights to the proposed kitchen extension are to be conservation style, to remain in keeping with the listed building.



Figures 16-18. Example materials - Brickwork, slate roof tiles, conservation rooflights.

Landscape

The overall landscaping plan on site is to remain as existing, with only the patio in the rear garden to be revised and made good around the proposals.

Access

Access to 1 Flint Cottages is via Lumley Road and this is to remain as existing.

Parking

This application will not impact parking on the site.

Trees & Ecology

There are no TPOs on the site at 1 Flint Cottages. There is a TPO area at a neighbouring property across the Lumley Road [ref. 75/00870/TPO & 75/01050/TPO], but this will not be affected by the works.

1 Flint Cottages lies within a Bat Movement Network, therefore a Preliminary Roost & Nest Assessment (PRNA) has been carried out on site by Ecological Surveys, and their subsequent report will accompany this application.

In summary, the proposed works to the main cottage and existing kitchen extension (referred to as the 'semi-detached house and the connected annex' respectively), nor the extension to the outbuilding will not cause modification, damage or destruction to habitats offering opportunity or evidenced as supporting protected species (bats/bird). Neither will any protected species be disturbed, harmed or killed by the proposed works.

If permitted by Chichester District Council, the proposed works will proceed with attention to the mitigation strategy within the accompanying report by Ecological Surveys.

Conclusion

The proposals in this application are for the extensions and renovations to the existing listed building at 1 Flint Cottages.

The design will increase both the functionality and the quality of the living spaces on the ground floor of the home, whilst providing direct access to the rear garden. Along with this, the proposals to the outbuilding will allow for a new studio space, all to allow for modern day living.

The site is not in a conservation area and it is not inside the Chichester Harbour AONB. The grade II listed building has been considered throughout the design process, and the proposed alterations will not result in the loss of any historic fabric, or negatively impact the listed building.

Should the proposals be permitted by Chichester District Council, the works will be carried out with the necessary care and consideration to the existing listed building.