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10/12/21

Design and Access Statement in support of Listed Building application for works to The Manor, 14 Southwick Street, Southwick

SOUTHWICK SOUTHWICK STREET TQ 2405 SW 8/115 (east side) 19.7.50 No 14 (The Manor House) GV II House, now offices. Early-mid C18, altered in C19. Rendered to west, red brick and flint to sides. Coped parapet to tiled roof with end stacks. Two storeys; regular 3 window front with tripartite sash outer first floor windows, single central sash and octagonal bays with hipped tiled roofs on ground floor flanking central entrance. Panelled door with wreathed and radiating fanlight and panelled reveals. Half-columned door-surround supporting entablature blocks and open segmental pediment. Two storey C19 wings to rear. Listing NGR: TQ2442305349to areas. (Dale A: Fashionable Brighton 1820-1860: 1947-).

The Manor was used as local authority offices from the 1970s until the late 1980s when it was re-converted into a single house and fully refurbished (see SW/34/87/TP/14981). Historic photos show an orangery/conservatory in the approximate position of the current conservatory and the proposed extension. The current conservatory was constructed in the 1990s. The interior retains some historic fabric and features.
The proposal is for minor internal works to the interior of this first-floor flat.

The drawings show the extent of the works, they consist of: removal of existing modern conservatory, proposed single storey extension. Replacement of existing modern window with new timber vertical sliding sash window.

AMOUNT

The proposed extension has a footprint of 45 square meters, over a single-storey.

LAYOUT

The proposed extension is on the site of the existing conservatory. This will become the kitchen for the house and will be better proportioned for the scale of the house than the existing small kitchen.

SCALE

The sccale and height of the proposal is similar to that of the existing conservatory.

LANDSCAPE

Not applicable

APPEARANCE

The proposal is respectful of the existing house in its scale, form and materiality. The flint masonry to the extension reflects the material and craft of the existing house. The coated metal roofing and powder coated aluminium glazing are fairly neutral in appearance, so as not to detract from the detail of the main house.

CONTEXT

The proposals have been carefully considered in the context of this Grade 2 Listed building.

USE

The current residential use will be un-affected.

ACCESS

Access to and within the house will be largely un-affected by the works.