STRUTT PARKER

Lychpole Farmhouse, Lychpole Farm, Titch Hill, Sompting, West Sussex, BN15 0AY

Design and Access Statement in Support of Application for Listed Building Consent

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The Property

Lychpole Farmhouse comprises a Grade II Listed farmhouse constructed with loadbearing flint and brick walls and a plain tile covered roof. The accommodation is arranged over two storeys, together with attic rooms and a small cellar. There are five bedrooms with a separate bathroom and separate WC at first floor level. Three reception rooms, pantry, store and cloakroom are arranged at ground floor level.

Background

Lychpole Farmhouse forms part of the larger Sompting Estate. The property is currently vacant and it is intended to repair and refurbish the accommodation to permit re-letting in order to generate revenue for the Estate.

The main structure and external envelope is generally sound and will be subject to minor repair and redecoration works. Internally, the accommodation is outdated and it is proposed to remodel the space to provide an ensuite bathroom and ensuite shower room at first floor level and to relocate the kitchen at ground floor level. Listed Building Consent is sought for the following works.

Proposed Works

1. Remove modern non-loadbearing partition walls to permit relocation of kitchen.

   Removal of the partitions will reinstate the room to its original size and allow for efficient use of the space, in addition to improving the aspect of the kitchen and providing additional dining space.

2. Erect non-loadbearing partitions at first floor level to form ensuite bathroom and ensuite shower room.

   The first floor bedrooms currently have a single bathroom with separate WC that provides inadequate accommodation for modern living. Non-loadbearing stud partitions are to be inserted within Bedroom 1 to form an ensuite bathroom and walk in wardrobe. The works do not require formation of new external openings, and there are no ceiling cornices or other historic features to be lost within this room.

   The existing separate WC is to be combined with Bedroom 3 to form an ensuite shower room by the insertion of a non-loadbearing partition and relocation of the existing WC and bedroom doors. This provides minimum impact on the loss of building fabric.

3. Form new opening through loadbearing wall to form new ensuite shower room.

   The shower room described above is to be linked to the existing separate WC by creating a 800mm wide door height opening through the 450mm thick loadbearing spine wall. The width of the opening has been kept to this minimum width in order to maintain structural integrity.

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4. Remove 2no. modern fireplaces from first floor bedrooms.

   The existing fireplace within Bedroom 1 has been partially removed and boarded over and covered with wallpaper. The fireplace surround is redundant and is to be removed.

   The fireplace within Bedroom 5 has a painted timber surround with modern fair-faced brick infill that has been boarded over and fitted with a ventilator. It is intended to remove the modern brick fireplace surround and mantelpiece.

5. Reform Garden Room fire grate with brick hobs.

   The existing open fireplace has been retained, however the flue is closed off. It is intended to reinstate fair faced brick hobs with solid fuel grate within the existing opening and to reopen the flue and install a salvaged copper smoke hood as shown in the attached illustrations.

6. Take up and relay the tiled floor within the Garden Room.

   The existing tiled floor is uneven and damp in places. Cement screed patch repairs have been made. It is proposed to carefully lift the floor tiles and lay a new concrete floor with damp proof membrane and then to relay the existing tiles. Additional reclaimed tiles are to be laid to make up the existing shortfall. This will provide a sound dry floor.

Access

No external works are proposed, and we do not consider that there are any access considerations that might affect this proposal.

STRUTT & PARKER LLP
July 2009

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