

ADM ARCHITECTS

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FLINT COTTAGE – HERITAGE APPRAISAL

Single storey ground floor additional extension
to recently approved garden room.
(DESIGN AND ACCESS STATEMENT)



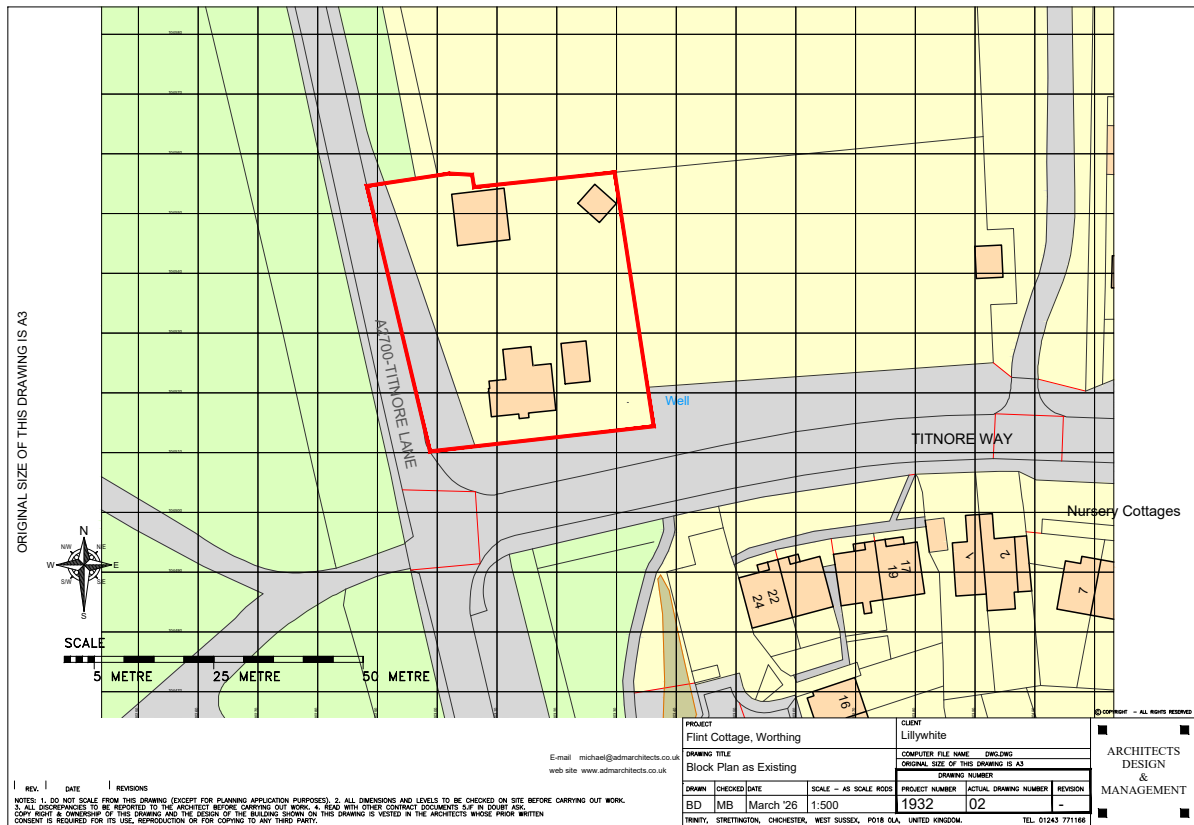
CHARTERED ARCHITECTS

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This location Map illustrates the positioning of the property in Titnore Lane.



Historic England

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COTTAGE FARM

COTTAGE FARM, TITNORE ROAD

Listed on the National Heritage List for England. [Search over 400,000 listed places](#)



Overview



Official List Entry



0 Comments and
Photos

Official list entry

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1250622

Details

1. TITNORE ROAD 5406 (East Side) Cottage Farm TQ 1004 8/167 II 2. Circa 1875. 2 storeyed symmetrical cottage, of large flints with brick quoining to windows surrounds and to corners and brick band between storeys. Tiled roof with decorated bands. Gabled chimneys with decorative brick corbelling. 3 casement windows with cambered heads. Central gabled porch.

Listing NGR: TQ1031504521

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **433056**

Legacy System: **LBS**

COTTAGE FARM

Heritage Category: Listing

Grade: II

List Entry Number: 1250622



Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1250622
Date first listed:	21-May-1976
List Entry Name:	COTTAGE FARM
Statutory Address 1:	COTTAGE FARM, TITNORE ROAD

Location

Statutory Address:	COTTAGE FARM, TITNORE ROAD
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The building or site itself may lie within the boundary of more than one authority.

County:	West Sussex
District:	Worthing (District Authority)
Parish:	Non Civil Parish
National Grid Reference:	TQ 10315 04521

A brief historical account of the property and Titnore Lane/Titnore Way.

Flint Cottage (previously known as Flint Cottage Farm) stands on a site on the corner of Titnore Lane and Titnore Way. This attractive cottage is of brick and flint construction, using unusually large flints but otherwise very typical of this area in the lea of the South Downs. The building is thought to date from around 1875. It was designated as a Grade 2 listed building in 1976, based on its symmetrical character, central gabled porch, large flints with brick quoining to the windows and brick band between storeys. Other features of note within the listing are its tiled roof with decorative bands, gabled chimneys with decorative brick corbelling and three casement windows with cambered heads.

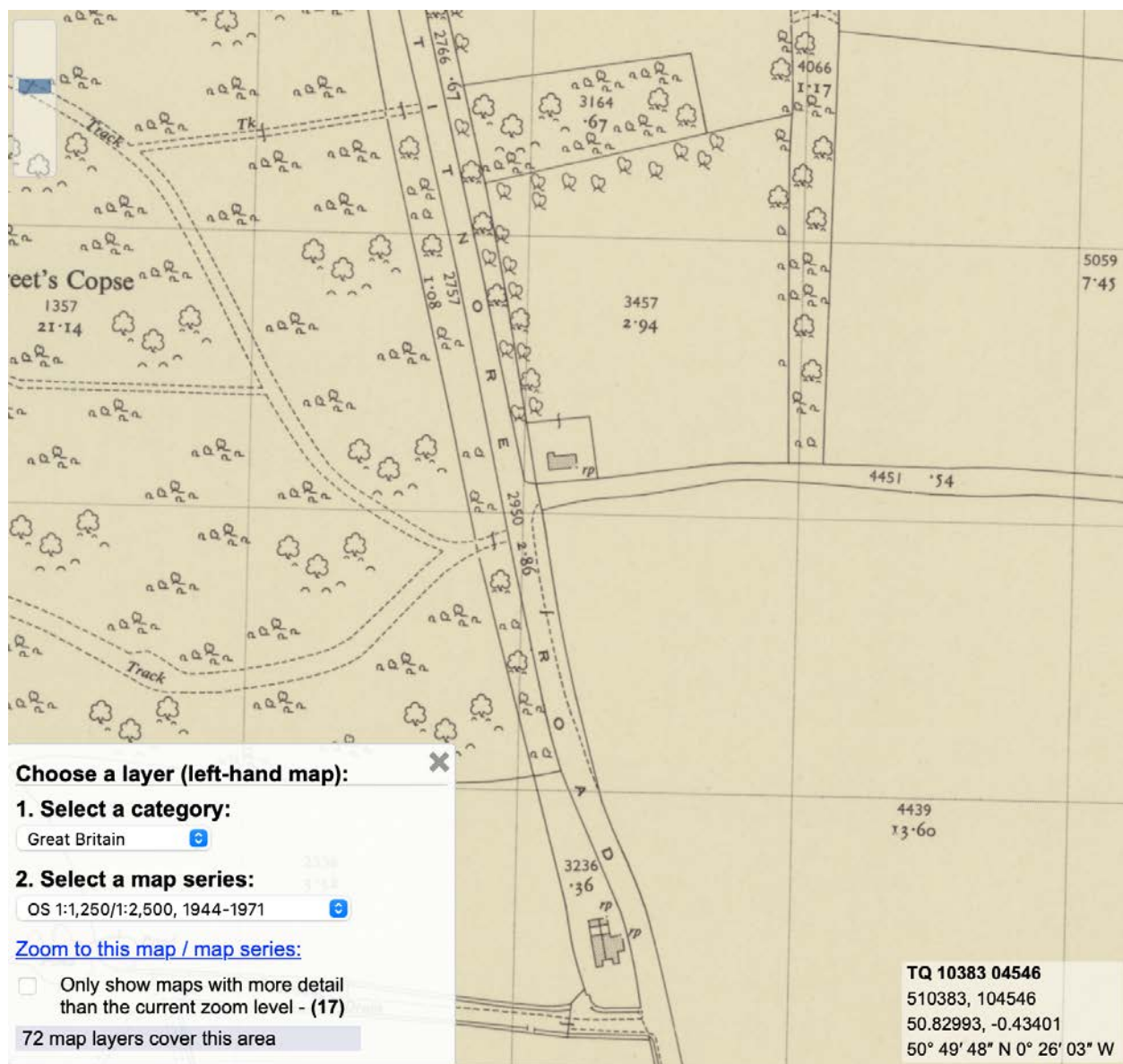
In recent years, Titnore Lane has been the site of archaeological interest due to the excavation of land prior to the construction of a new local hospice. Bronze Age coins and rings and a site of flint Roman buildings have been identified. Some records show that there were flint quarries in this area. To the East of Titnore Lane lies Titnore Wood, which was believed to have been part of an ancient droveway from the coastal plain to the South Downs. The wood was formerly part of the Castle Goring estate, a grade1 listed county house built at the end of the 18th Century for Sir Bysshe Shelley, grandfather of the poet Percy Bysshe Shelley.

At the South end of Titnore Lane, where the road meets the Goring roundabout, is an area previously known to locals as Crossways. With its pretty thatched buildings, this area became a very popular image on thousands of postcards at the turn of the last century, sent by visitors to the countryside near Worthing. The thatched tollhouse building, was demolished in 1938, which was said to herald the start of several redevelopment schemes around Goring. The large flint barn on the West side of Titnore Lane, just off the Goring roundabout, is now a public house. It is the only remaining building from the old Crossways era.

Today, Titnore Lane remains a winding country road connecting the A27 dual carriageway at Patching to the A259 coast road at Goring by sea. This has led to it being somewhat of a busy run for traffic travelling south from the A27.



Dual maps/ images illustrating the site in 1900 and the present day.



The site in around 1955

THE DESIGN PROPOSAL (Design and Access).

The application property is an attractive brick and flint, grade 2 listed cottage situated towards the front of the site and facing on to Titnore Way, close to its junction with Titnore Lane. Titnore Lane, which runs along the western boundary of the site is also the boundary to the South Downs National Park (SDNP). A strip of land along the western length of the application site is designated as part of a Site of Nature Conservation Importance (SNCI), and that this strip of land, forms part of a larger site of ancient woodland.

Within the site and along the rear boundary, is a detached single storey building with two sets of garage doors, for the owner's carpentry services business. Also, the pool house facility.

The site lies outside of the defined built-up area boundary and within the countryside, where the upgrading of a private residential dwelling is acceptable in principle.

The property is currently still being worked on following the recent approval of application nos. AWDM/0655/23 and AWDM/0656/23, to dismantle a previous small rear extension and provide a two-storey extension to the rear and a single storey outbuilding/garden room to the East side of the house. This providing a more spacious family kitchen/dining area and cloakroom on the ground floor and a fourth good sized bedroom and bathroom on the first floor. Such a scheme will add much-needed accommodation for a growing family, while retaining the cottage character of the original building. The addition of the garden room building at 90 degrees to the main cottage, will form a courtyard garden in-keeping with the character of a traditional farmstead layout. It will further enhance the enjoyment of the already attractive garden.

Approval is now being applied for to further extend the garden room building. This additional space being required for home study/studio use for the family.

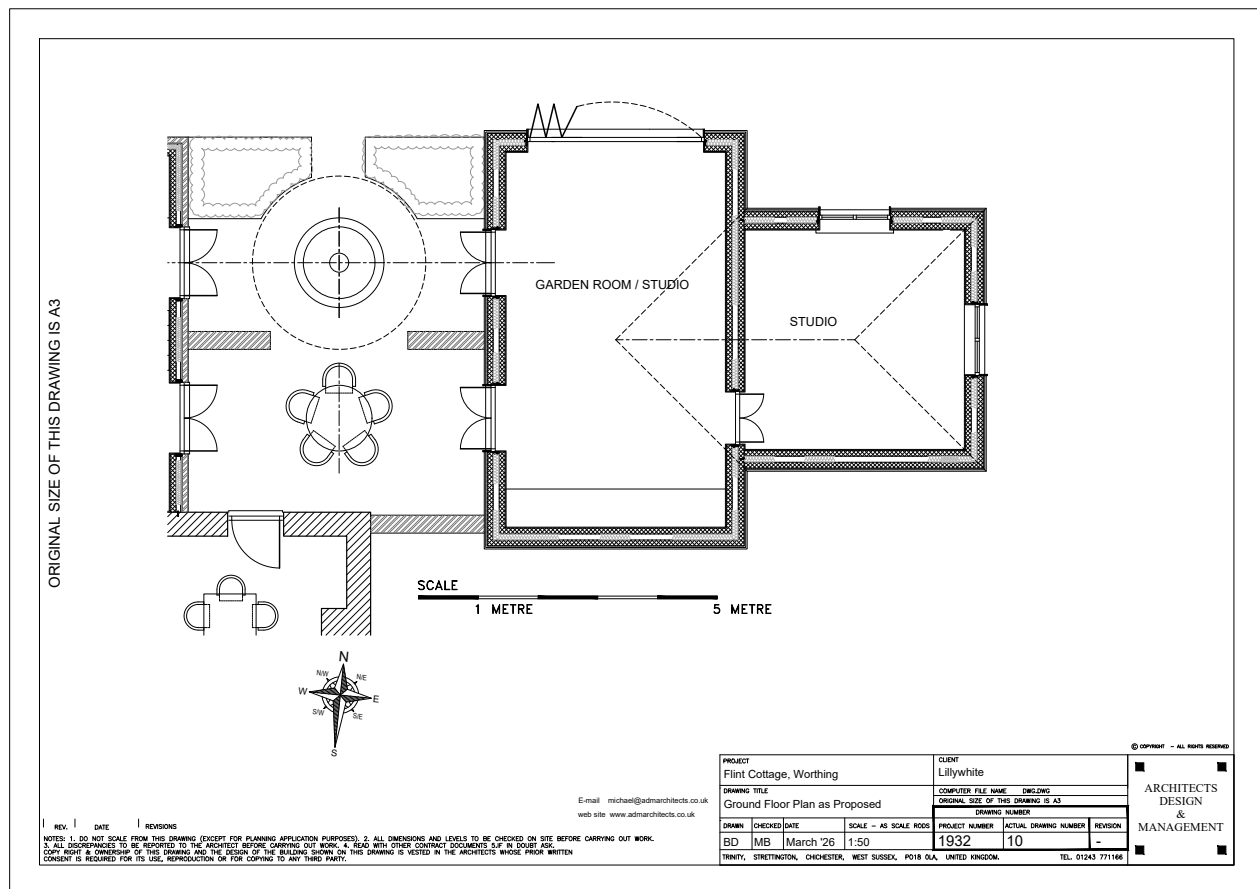
The proposed small additional extension will follow the same construction materials as those being used for the garden room.

SCHEDULE OF MAIN MATERIALS:-

(Sample materials will be forwarded direct to the AWDM Offices if required.)

- Plinth walls - Michelmersh Charnwood Fine Textured Renovation Blend (mid stained) for the brickwork, or similar to match existing.
- The garden room /studio wall will be clad in wood weather-boarding. Sample to be submitted.
- Lime mortar with coarse sand aggregate. Careful consideration will be given to the selection of the coarse sand. A traditional pale colour will used and not an orange /yellow colour.
- Roof – Plain clay tiles (hand made). To be carefully selected to match in texture, size, cut and colour. Special valley tiles will be used at the valley junction to match.
- Rainwater goods - Metal black, 125mm wide plain semi-circular with bead detail.

- Windows, glazing and doors – Painted wood. to be in Accoya. Paint to be a traditional Old English white or cream paint colour.
- External paving surface materials – Natural stone paving and gravel, Cotswold stone chippings 20mm.



This drawing illustrates the proposal for the ground floor studio/study extension to the garden room (presently under construction).

This will provide a more spacious area for the family. Such a scheme will add much-needed accommodation for a growing family, while retaining the cottage character of the original building. The garden room building at 90 degrees to the main cottage, will form a courtyard garden in-keeping with the character of a traditional farmstead layout.



These drawings illustrates the existing and proposed elevations for this application.

STRUCTURAL IMPLICATIONS.

As this is a straightforward small extension to the garden room presently being built, there are no structural implications to the existing Listed property.

THE AMOUNT & RELATIVE IMPACT.

The additional extension to the existing garden room has a GIA of approximately 14.0 Msq. The proposal extension being in a discrete area of the garden and therefore has minimal impact to the main Listing building.

Visual Amenity and setting of a Listed Building

The property stands on its own, on the edge of a rural suburb. The attractive symmetrical brick and flint cottage certainly contributes to the attractive rural character and appearance of the immediate surrounding area.

The current proposal will have minimal impact on the immediate surroundings in terms of its scale and the character of the area would be retained.

As the entire site is relatively large, this further proposal cannot be considered overdevelopment of the site and would therefore preserve the rural setting of the Listed Building.

Similarly, since the property is well removed from immediate residential neighbours, the proposed works would not be detrimental to their living conditions.



This photograph illustrates the existing garden room, still under construction. The small additional extension to be built onto this East elevation.

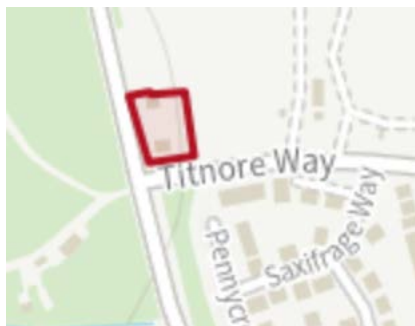
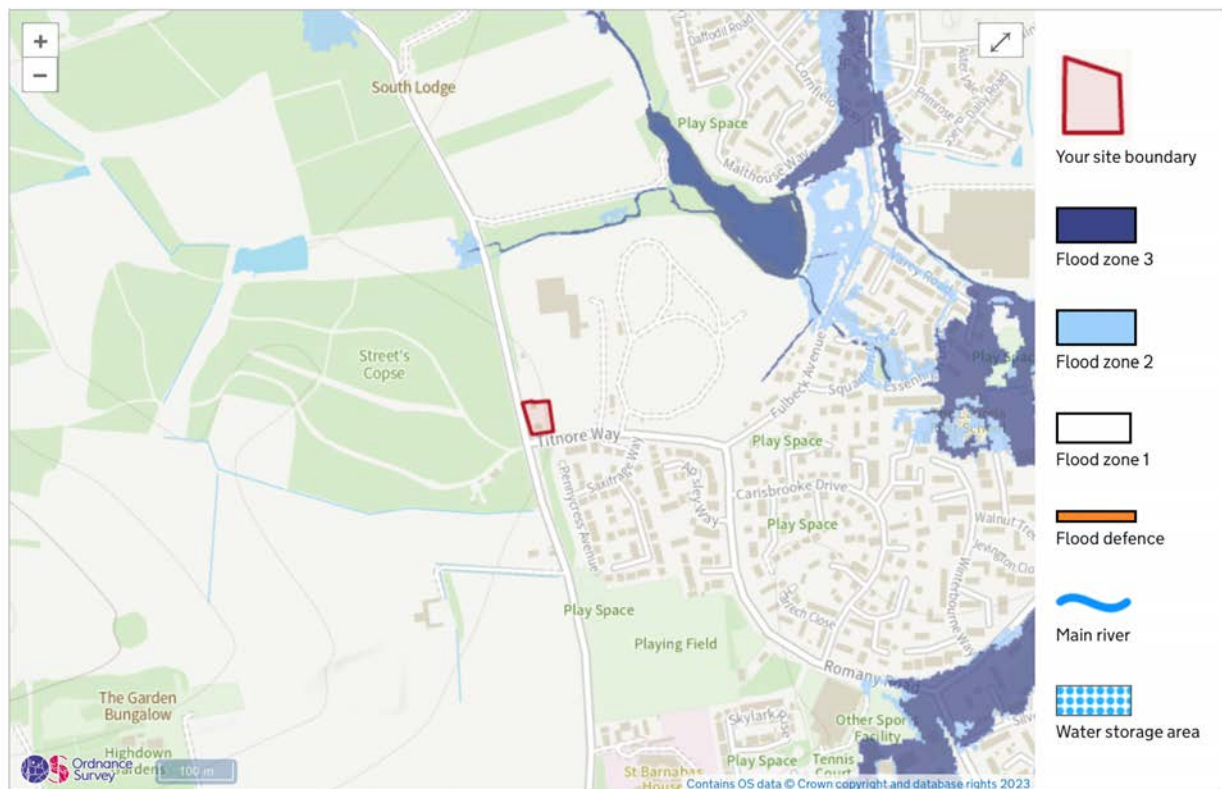
FLOOD REPORT APPRAISAL.

The site is outside the designated area of the Flood Zone according to the flood risk map area and as defined on the Environment Agency's latest OSS sheets. Therefore, a Flood Risk Assessment is not included as part of this application.

It is also important to appreciate that the proposed extension is to be positioned partially where an existing extension is located, which is to be demolished and on an existing hard external terrace surface.

Flood map showing the flood zone your site is in

The map shows the flood risk to your site and the surrounding area.

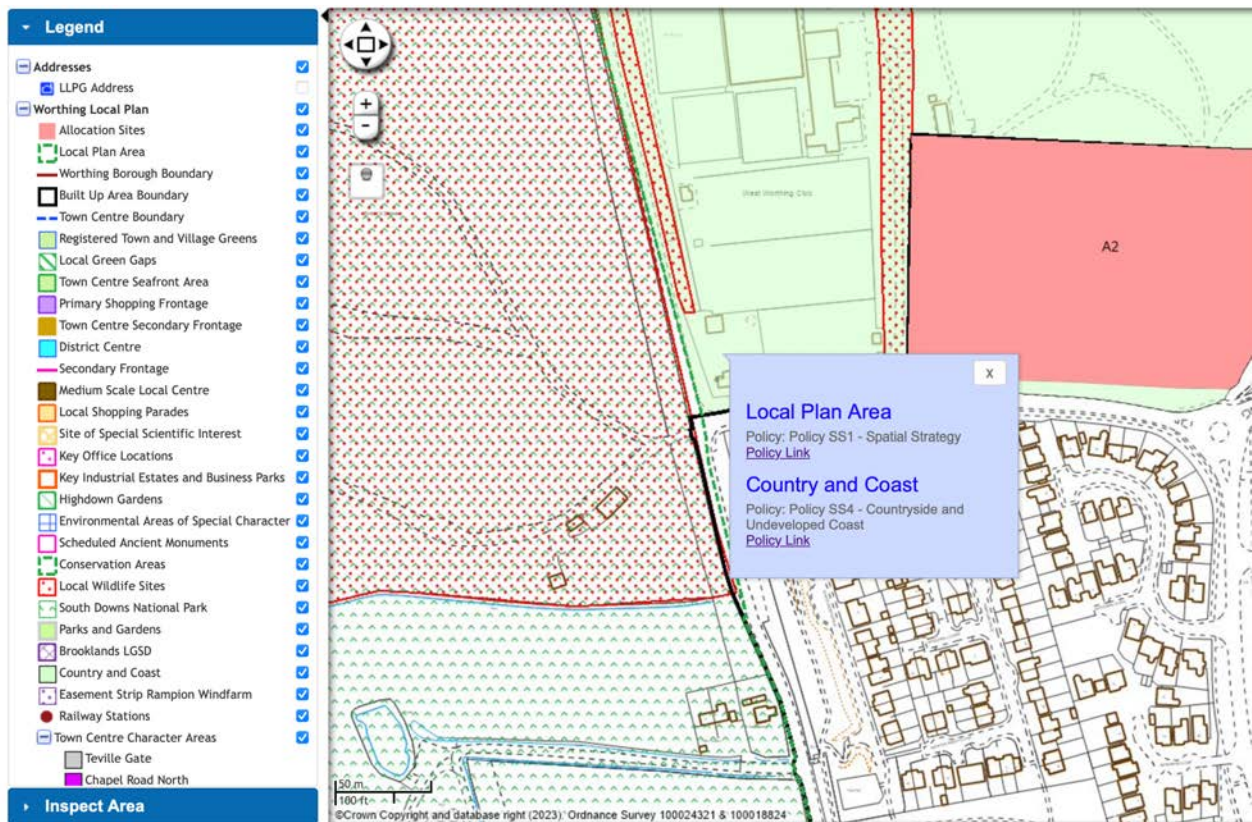


Nature Conservation

The land on the site is currently wholly within the curtilage of Flint Cottage and is currently used for hard standing, so the proposed development would not adversely affect the SNCI.

Any large foliage on site will be retained and all necessary protective measure will be utilised while carrying out the building works. There are no trees on site of any consequence covered by a TPO and, anyway, all existing large shrubs and trees will be retained and are unaffected.

The site is not identified as contaminated so such a condition is not necessary.



Current Local Plan documentation of the site.

End.

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