



The Old Pest House

A progression from traditional to modern

CONTEXT & HISTORY



1899 East Grinstead (North West) map - Ordnance Survey & 2015 East Grinstead and Felbridge map. The town is contiguous with the village of Felbridge to the northwest.

ASSESSMENT OF CONTEXT

Understanding the local context was important in designing the redevelopment and sensitive extension to this 18th century Grade II listed cottage, which has an important local historical significance and is documented in many books and bulletins. The cottage known locally as "The Old Pest House" was built around 1750, before the creation of Dorset Avenue, and was the only existing building between East Grinstead and Felbridge in the middle of a large orchard. The Old Pest House was built by the parish where families with smallpox, fever or other infectious diseases would have to stay and look after themselves until fit to return home (or die).



SITE HISTORY 1899 - 2015

The site in Dorset Ave. is located between East Grinstead and Felbridge (0.8 miles from EG town centre and 0.2 miles from Felbridge). The historic town centre has seen only minor changes since the late 19th century, however the suburbs, including surrounding areas between the town centre and Felbridge, have seen considerable redevelopment in the 20th century. There are several timber-framed buildings surviving from pre-1500, which are mainly located on the High Street. These are great examples of the local architecture of West Sussex.



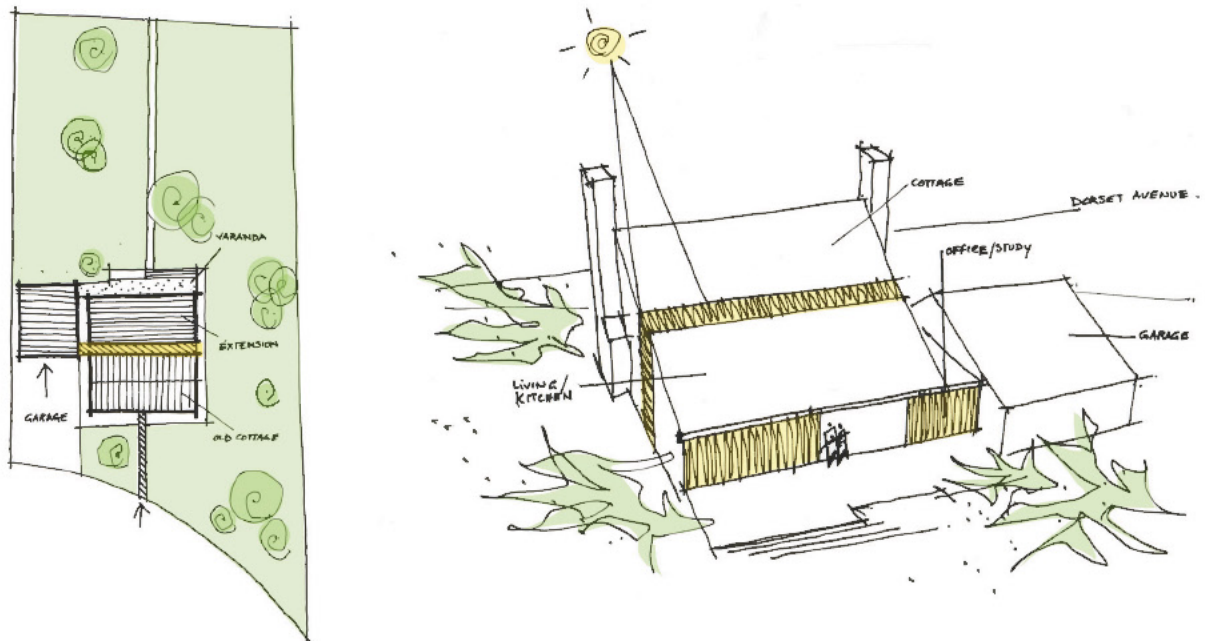
THE PROPORTIONS AND POSITION OF THE HOUSE WITHIN DORSET AVENUE
The cottage is the oldest house in the road, pre-existing Dorset Avenue. The remaining houses are the result of a rapid and accelerated growth programme of post-railway development, specially in 1945. The historic cottage has an unpretentious character, sitting behind the street boundaries, in a large front garden, which creates visual attraction for the local community, and an active sense of engagement with the street scene. The new extension on the rear is not visible to public view, and replaces an earlier addition, similar in proportions and position.



SUSTAINABILITY OBJECTIVES & TARGETS

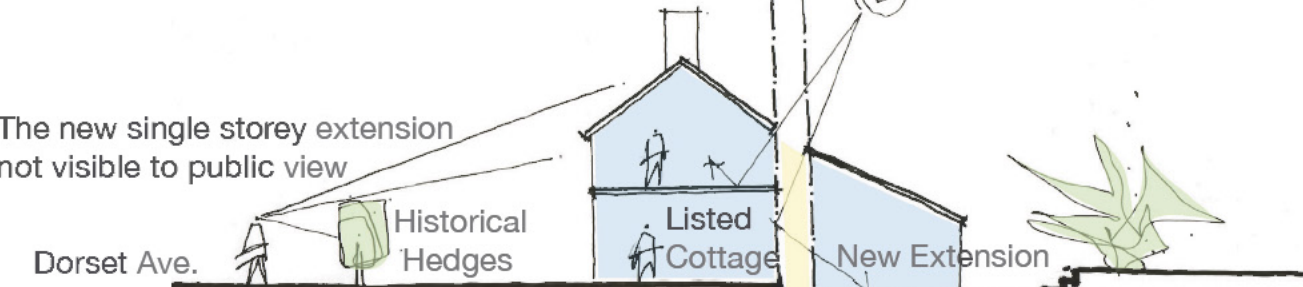
The objective of the project was the urgent structural repairs and restoration of the old cottage together with the creation of a contemporary modern addition, with the challenge unweaving the progression from traditional to modern. Comprehensive works include insulation of thermal and acoustics in all areas, installation of under-floor heating on both floors, raising the ceiling height to the existing roof structure level to reveal the historic trusses and ties, removing the modern cement repointing of the entire brickwork and replacing with lime mortar, replacing all windows, which were beyond repair, with matching timber frame double glazed units, repairing all external and internal doors, opening and making functional original fireplaces. Natural ventilation and daylight make use of nature's own power source, and LED lighting system was used in all areas. The project replaced a later single-storey extension with a new construction, matching materials with the existing. The new extension contains modern kitchen and living/dining area, study and utility space with a double garage.

PROJECT OVERVIEW



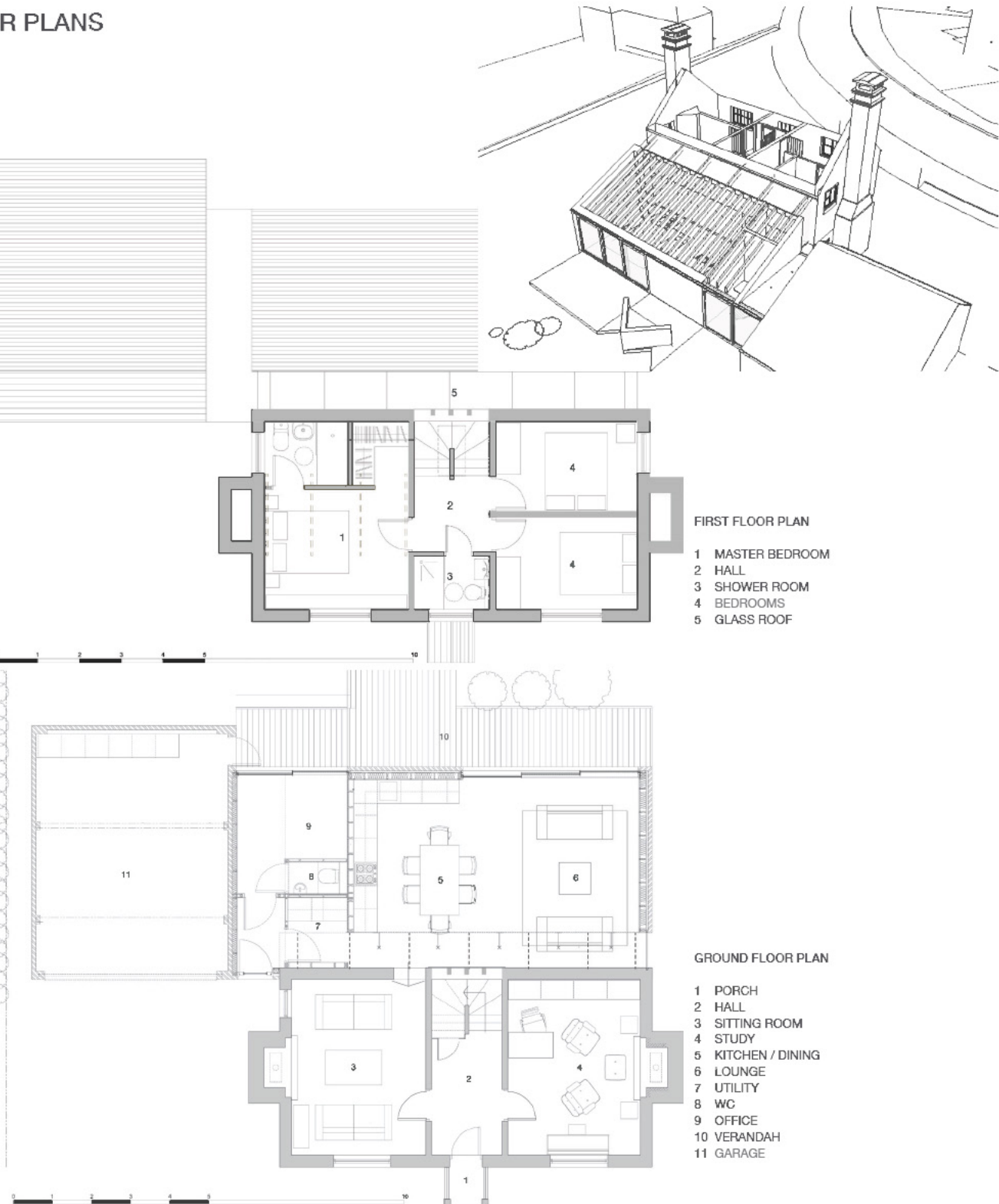
The new extension, occupying a bigger footprint than the existing cottage, also needed to be modest in height, but not too imposing, to preserve the historic and private character of the listed building. The new building is also a connection between the old cottage and the external garden, and should not interrupt the natural light and ventilation into the existing house. The main access is incorporated into a new path and landscape, which also provides additional access to the rear of the house, the new building and the verandah. This new verandah provides a large entertainment area at the same level of the new extension, and the large steps stimulate and invite the use of the external garden.

SCALE & CONTEXT

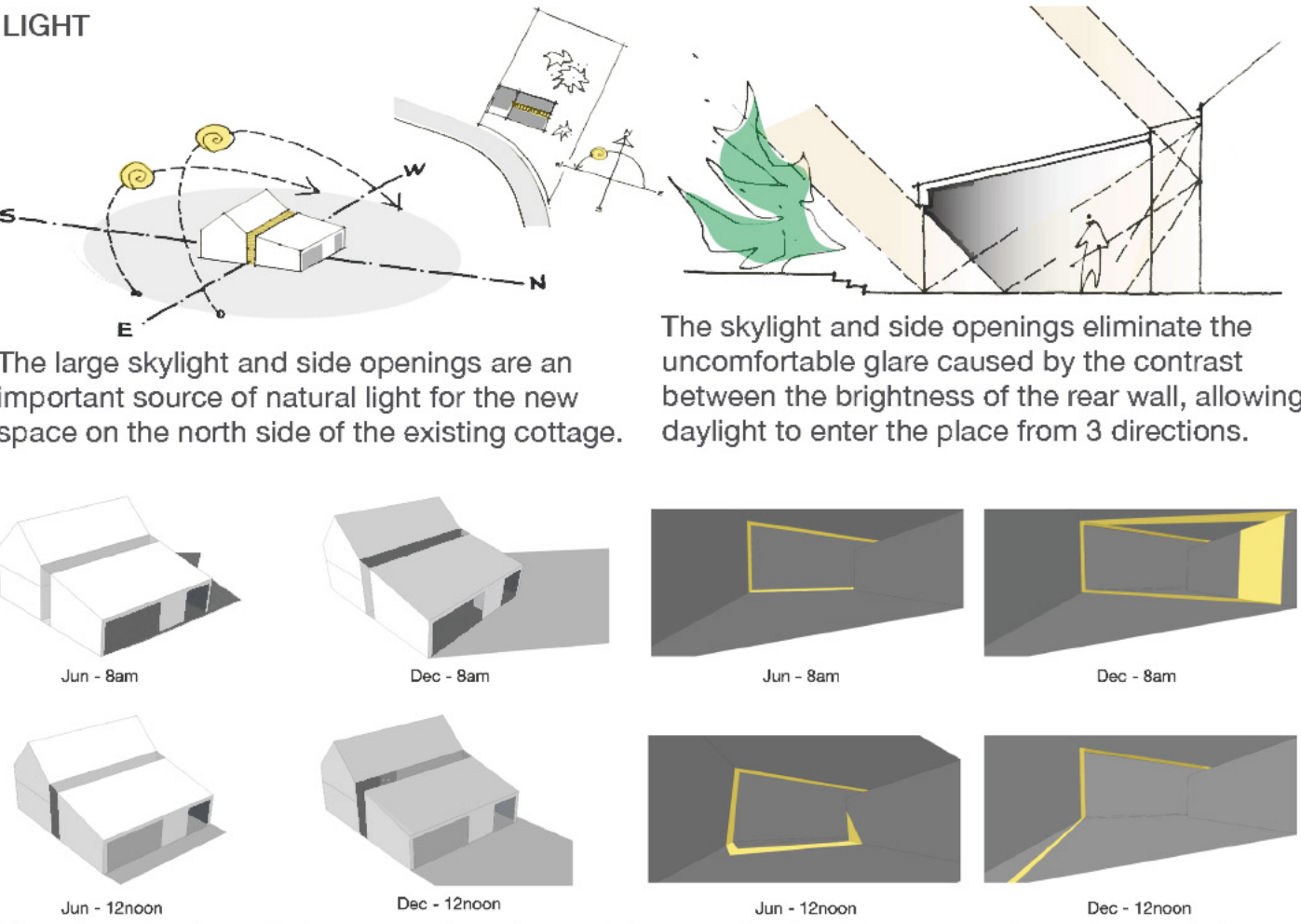


The new roof joins the old cottage with a similar pitch and the height of the new extension was kept as low as possible in line with the cottage. The design attempted to create a scheme which would not be noticeable in the context of the street or compromise significant views.

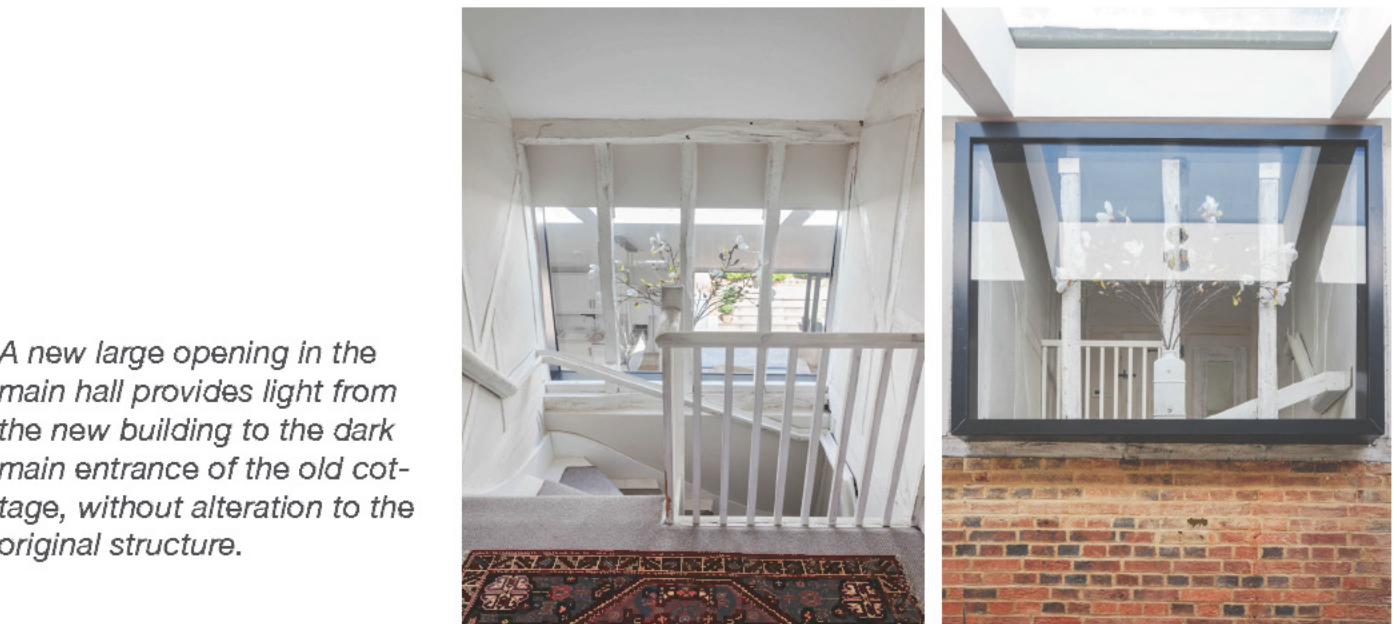
FLOOR PLANS



LIGHT



The large skylight and side openings are an important source of natural light for the new space on the north side of the existing cottage. The skylight and side openings eliminate the uncomfortable glare caused by the contrast between the brightness of the rear wall, allowing daylight to enter the place from 3 directions.



A new large opening in the main hall provides light from the new building to the dark main entrance of the old cottage, without alteration to the original structure.

VIEW



The long, narrow side opening not only separates the old and new walls, but also gives a hint of the view of the existing side garden. The new living area has an outward orientation and the focus is a view to large mature garden at the rear of the site. The large opening with two sliding panes of glass provides this view and establishes a visual relationship between the living area and the garden as a dominating element of the space.

Project Title: The Old Pest House

Project Type: Renovation and extension of an 18th c. Grade II listed house

Location: Dorset Ave, East Grinstead, West Sussex

Plot: 3000m², Old Cottage: 120m², New Extension: 100m²

Client: Private

Start - Completion: Aug 2013 - Jul 2015

Lead Designer: Jam Koramshai

CAD Consultants: Nicoll Russell Studios

Building Inspector: Mid Sussex Council

Structural Engineer: Paul J Ellis Structures

Garden: Architectural Plants

Procurement: Management (CM/TC)

Photography: Bruce Hemming

KORR

RIBA CHARTERED ARCHITECT

