

Heritage Statement

Rock House, Westergate Street, Westergate, PO20 3RJ

Planning Application: AL/72/22/PL

Date: 13/10/22

This Heritage statement describes the Heritage asset close to the Rock House site that would be potentially deemed by the NPPF as being affected by any works.

The level of detail in this statement is proportional to the asset's importance, location and no more than is sufficient to understand the potential impact of the proposal on their significance.

The National Planning Policy Framework (rev. 2018) specifies that 'in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting' (NPPF para. 189).

Heritage assets are recognised as an 'irreplaceable resource, and should be conserved in a manner appropriate to their significance', and this requires them to be fully understood in their heritage context (NPPF para. 184).

A description of the heritage asset, describing what it is and why it is significant is listed on the following pages.

Please read this document in conjunction with the Design & Access statement.

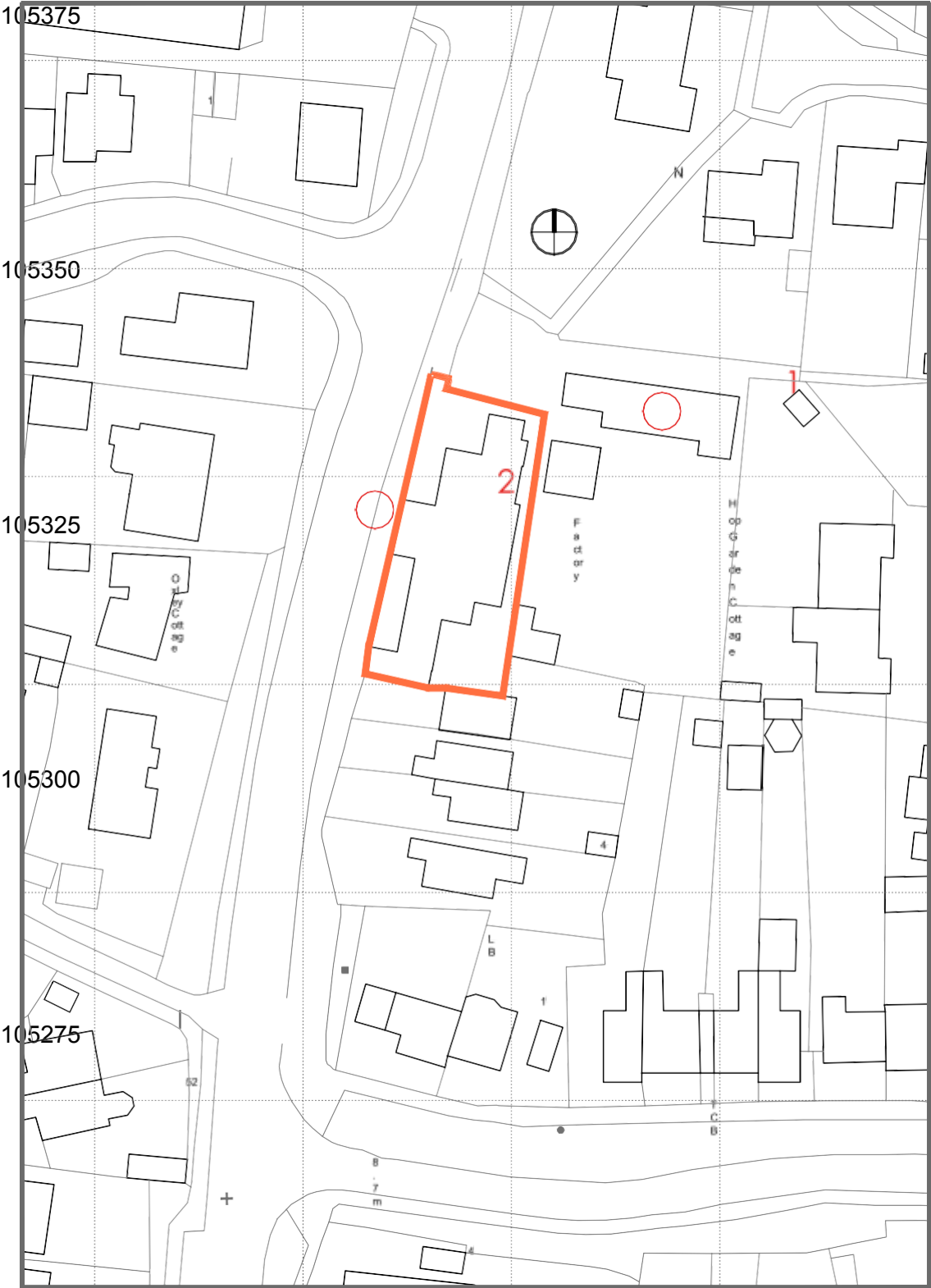
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OS Map

- 1 Hop Garden Garden
- 2 Flint Wall, Rock House - not listed

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7/10053 Hop Garden Cottage



Hop Garden Cottage

Grade II - SU 90 NW ALDINGBOURNE WESTERGATE STREET

Cottage. C18, extended to the west in early C20. Flint with red brick dressings.

Hipped thatched roof with end brick stacks.

Eyebrow dormers and two C19 casements in original cambered architraves. Central C19 porch with hipped tiled roof.

Catslide roof to rear.

One storey gabled addition to west, also in flint with red brick dressings and thatched roof with a semi-circular window above and early C20 5-bay oriel below.

Interior features include an open fireplace, exposed beams and plank doors.

C20 addition to east under tiled roof not of special interest. Listing NGR: SU9389105331

The Horse Chestnut tree under TPO when the application was first submitted has sadly been felled after attempts to rescue it from disease. New view below.

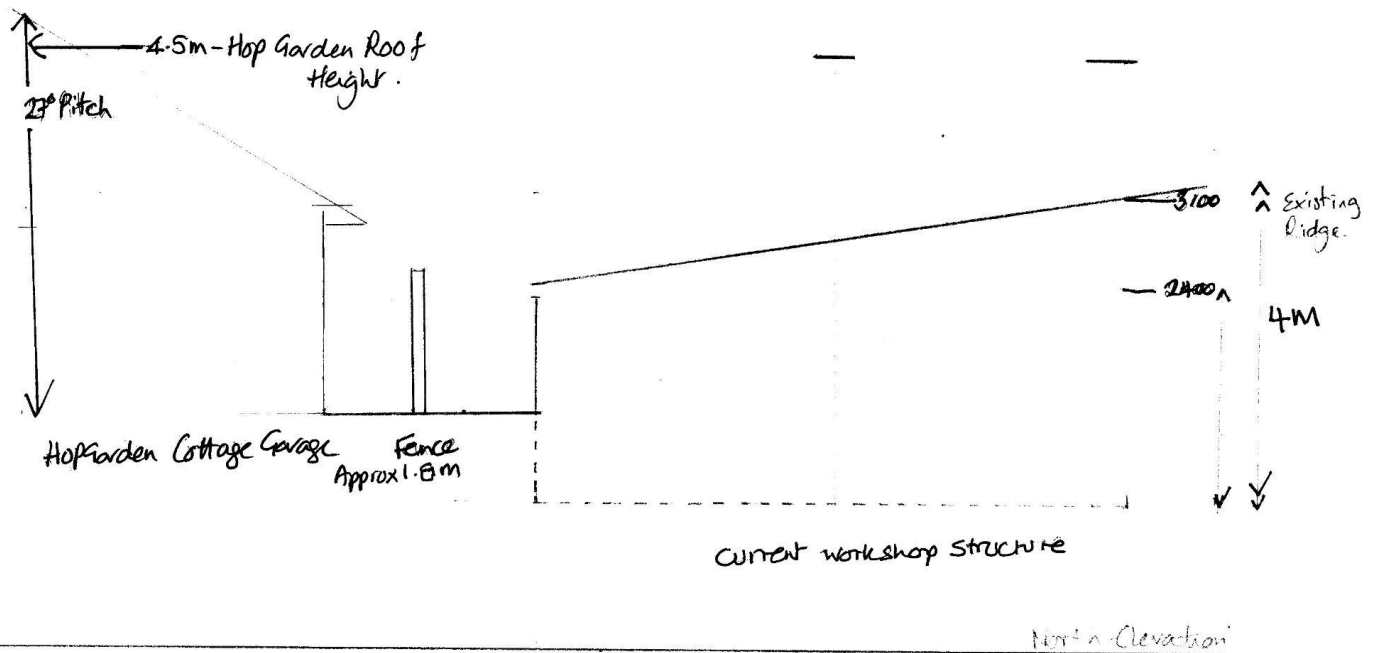


View from South towards Rock House

Hop Garden is on a significantly higher ground level. This means if the new garage roof is not of a suitable design, Hop Garden would have an increased view of the road, including additional noise and dirt pollution, and HGC garage could be more visible from the road. The removal of the Horse Chestnut tree has exposed the north side view walking down the drive. Possibility of another native tree to replace this. The new garage roof would effectively create a suitable alternative to the current workshop roof and high walls, acting as a barrier for sound and pollution, while not exposing the road view including traffic lights. This proposal would add to the setting of Hop Garden and the road users, not impede the view any more than it is already.



HGC corner boundary area to northeast of Rock House workshop. Ridge height of HGC garage is 4.5m on higher ground level approx 0.5m higher than Rock House at this point. New carport will stand in front of the HGC garage already viewed from the roadside.



AL/72/22/PL Drawing 1b

Hop Garden Cottage garage in relation to existing structure - overall this building sits at 5m in height due to ground level being 0.5m higher ground level. Carport proposal height 6m, a difference of 1m.



Current view from HGC boundary corner Northeast of Rock House workshop - current ridge height of this part of the structure in the foreground 3.1m, to the rear of this view rising to 4m (wall nearest the road). This part of the plot is approx 0.5m higher than that of Rock House main building when standing inside the building.



View from HGC North East corner over boundary fence showing road view and current workshop roof structure. This ground level is approx 2.5m above the street level.

Rock House History

As the local records office lost all old photos and documents, we don't have anything other than OS maps to go on. We've been asking around if anyone has any old photos but haven't come up with anything yet, but we do meet many people who worked at the site when it was the Rock Factory operated by Lewington, and one lady who worked at the site when it was a bakery. Many long term local residents often stop by to chat but alas they don't have any old photos either. We have also reviewed the local history book produced by local historians, but no mention of Rock House throughout the book.

Chronology descending

2021 Servac relocate from the workshop to a much more suitable facility with the Arun catchment area.

2013 Steve Hadnett purchased the property from his parents and operated Servac from the workshop. The office space was no longer required in the main part of what is now the house. This was due to technology and automation. The work of 6 people can now be completed by 1 and the general office space within the workshop area would suffice. The house has slowly been worked on to reinstate to full residential status starting in 2014 when Steve moved in to occupy it. Because the buildings have been conjoined since Lewington's time, there are assorted boarded up old windows and doors along with newer access points that affect the house's security and integrity as an independent building.

1992 Steve's parents Edd and Lynn Hadnett purchased this very dilapidated empty property for offices and workshop use. They continued to adapt and expand on the Rock Factory structure.

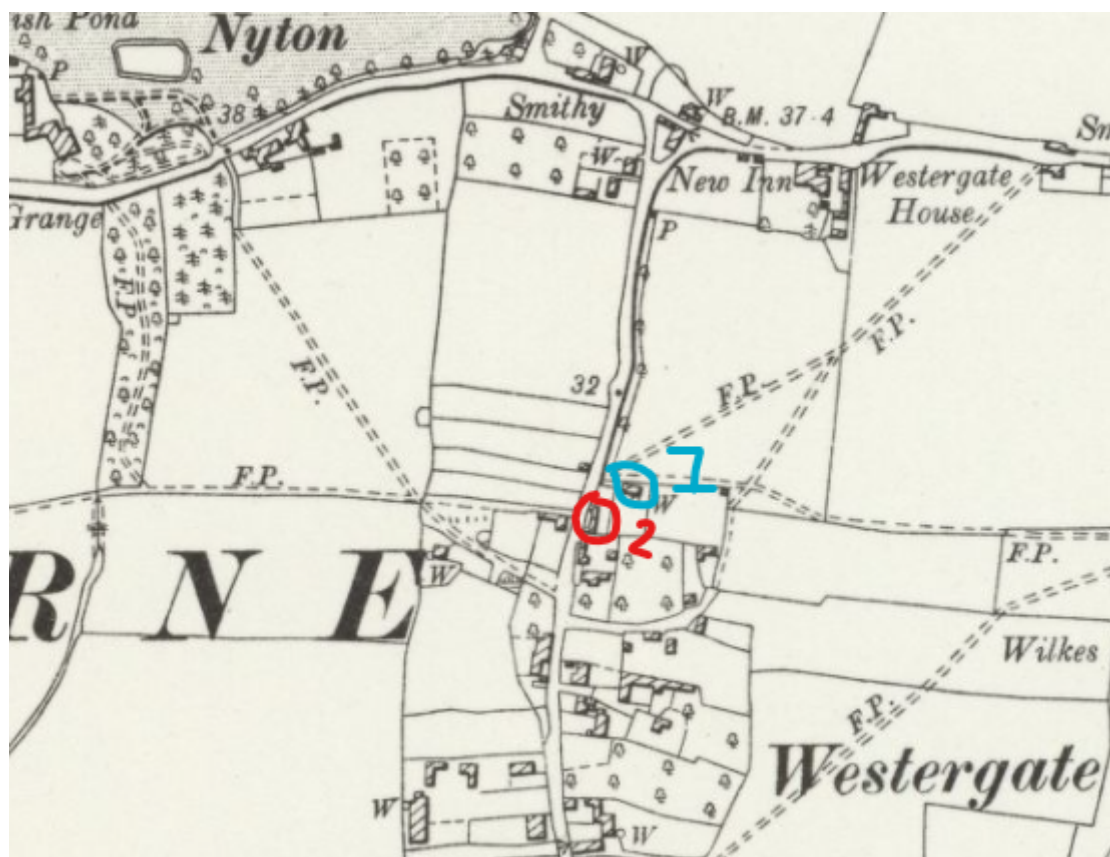
Lewington actually leased the property from an Australian resident (Raymond Dobson). The lease was originally under the name of Terry's Bakeries in 1962 for a period of 7 years. Not sure if he ever actually bought it or whether it remained on lease. Steve will have his parent's original deeds to say who the actual owner was at the time they purchased, but we haven't managed to get these as they are stored at the solicitors in Spain where they live.

Lewington owned the land between Ivy Lane and Hop Garden we are told. I believe the field then went on to become the 4 no. Butlers Green houses (to the south of us as you view from the roadside), and this was developed by the Loosley family.

Easter, Spice and the other baker must have been before Dobson owned it perhaps or the Dobson family kept leasing it as bakery premises hence Lewington had it? It was definitely a small bakery for at least a short time in the 2nd world war, as we have had that confirmed by someone who worked in it.

Prior to that the 1906/1908 mortgage and Enfranchisement to Mrs Alice Pearson was granted by The Ecclesiastical Commissioners for England for cottage building and premises which released her of her copyhold from the Manor of Aldingbourne. The document states this is for Cottage and Gardens i.e residential use. The plot was definitely larger and included the outhouse that is now part of Hop Garden.

1875 OS map below shows the property. 1. Hop Garden Cottage and 2. Rock House



Rock House Highlights



Facade while in operation as Servac. Dark grey wall at 4m height which will be lowered to approx 3.8m and painted white as per the rest of the external walls

Aldingbourne Neighbourhood Development Plan 2019- 2031

Building 13. Schedule E- Buildings, Areas and structures of character, Westergate Street

- Ground level at the north end is significantly higher (0.5m) than that of the main Rock House building
- Main high wall shown above in dark grey is brick built and painted. This will be lowered to approx 3.8m, repaired where appropriate and painted in keeping with the rest of Rock House
- Garage is a flint faced building with local historical significance but is not listed
- Old workshop to the north end of the plot nearest Hop Garden Cottage will be partly retained using existing foundations, repaired and built on to create carport
- Main body of the house is flint and brick
- New boundary path adjacent wall will be flint and coping stones to a height of approx 1.9m
- 'Window' in the garage (viewed above) will remain boarded up and will not be reinstated. This is due to several instances of vandalism
- Large double garage doors (building shown above) to south side towards the house will remain as is, garage entrance door to north side towards Hop Garden will remain as is
- The small slate Rock House sign on the main house was made from the old rock rolling slate
- There is one hook remaining in the workshop which was previously used to stretch sugar to make rock
- No other historic features remain within the workshop

Rock House is known by some locally as the ugly building (workshop end) due to its current imposing and dark facade, large wooden gates and general appearance. The new 'public view' would be significantly improved with the in keeping carport pitched gable end roof. The existing garage (roadside, which will remain as is), has a pitched gable end roof, as does the main body of the house so it is intended to keep the pitch roof gable end design to flow through the whole site.

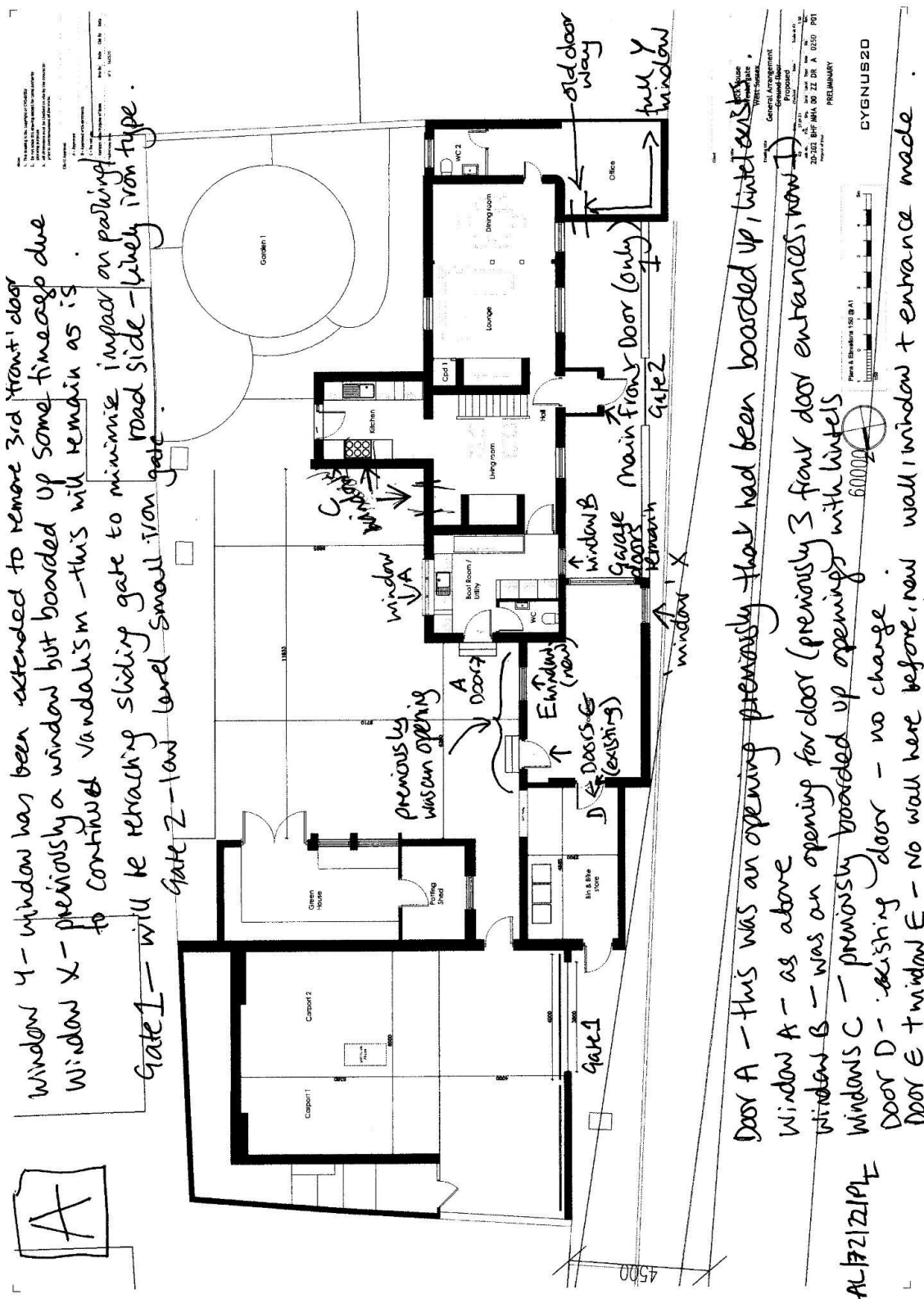
The space above the carport is for art storage and larger art ancillary creation space (for Clare's college course at West Dean), and will be used for bulkier items that need dry storage space and cannot be fitted in RH.

Building Materials and Look & Feel

Windows and Doors

Replacement windows and doors - they will mimic existing window design and shape and be made from treated compressed wood. Previous traditional wooden window replacements have not lasted and rotted quickly due to road traffic and pollution. These will be in colours to match the existing scheme and have no bearing on the planning proposals, as they are to the existing house which is not listed and to be fitted to existing openings and to openings that have been previously boarded up. The structural engineer mentioned in his visit, that the windows and doors could be swapped like for like, or added back in using existing door and window openings without any issue. Eventually all uPVC windows will be replaced with the compressed wood type, however some of these windows have only been renewed over the past 7 years so will be replaced at a later stage.

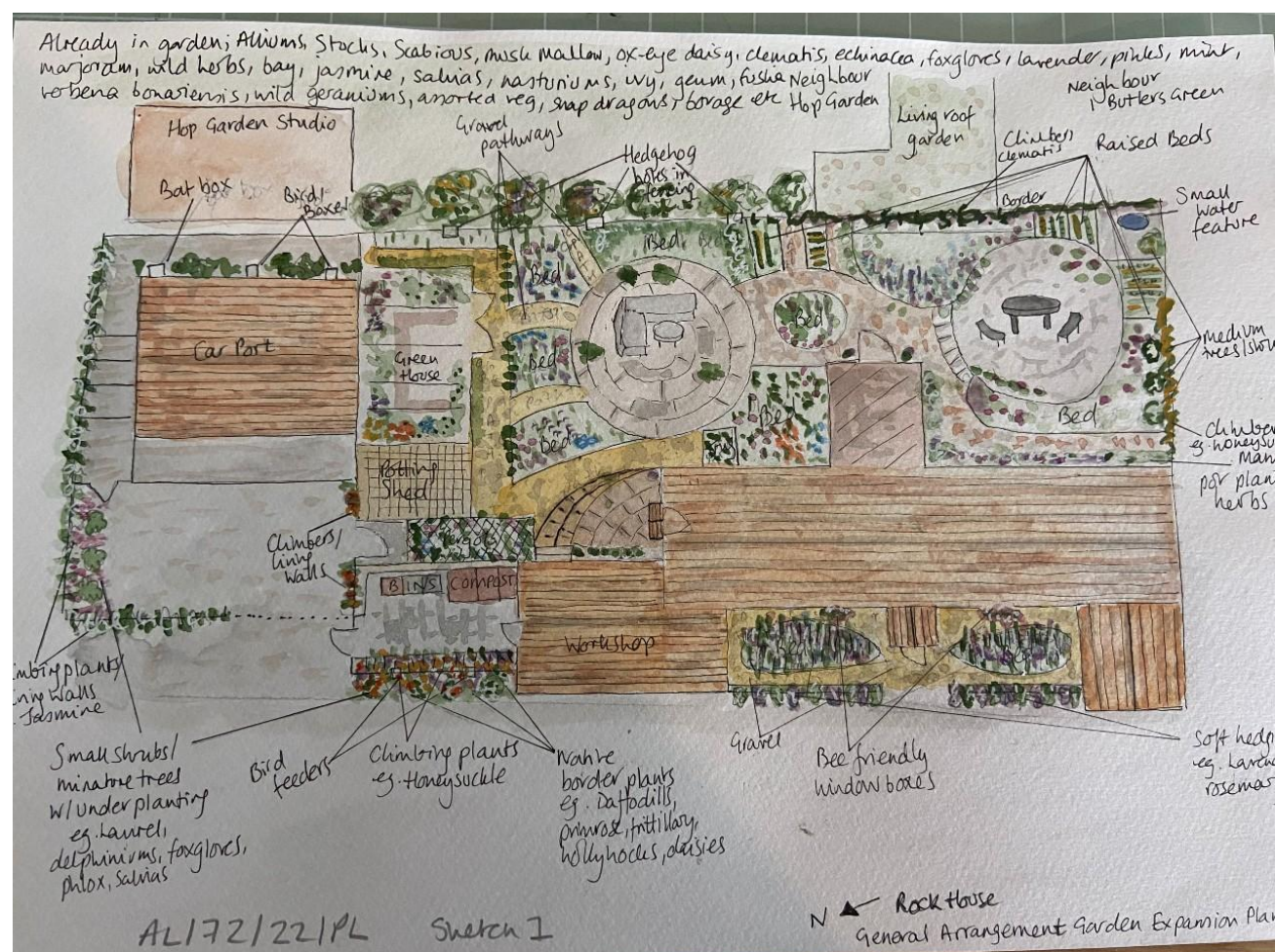
See window and door scheme below.



Details of colours to be used on the external elevations and external joinery of the building

As per existing scheme: Walls Portland/Dulux Weathershield, Fascias, Frames - Little Green Scree number 277 and white Dulux, Doors - French Grey

Sketches



Overhead garden plan



Carport roof will be viewed as subservient to the main building and street facade softened by the planting scheme. The new roof will 'overlap' the garage at Hop Garden Cottage so the view facing both buildings will not look much different from the existing view. Both the Rock House carport and the Hop Garden Cottage garage will have a reddish brown tile pitch roof.

Details of all materials

For the front retaining boundary wall, brick, flint and coping stones to match existing scheme as best as possible with modern suppliers/materials - this will all be painted to match in with the existing garage and

house scheme. The new carport/garage will be a brick built design using old style bricks, again this will be painted

Details of the brick bond to be used

Sand and cement which will be painted as per the rest of the property in Portland White

Details of all joinery, including sections and set back from the front elevation (i.e. the reveal)

Not much will be visible from the road once the sliding gate is closed (to reduce road noise and dirt pollution), there will be a wooden sliding gate and planting to soften the look.

Details of landscaping to the front garden

See attached sketches above

Details of the materials of the boundary walling

Hop Garden boundary fencing has already been replaced and will remain as is. Front boundary onto the road will include a low level wall waist height wall, across the front of the main house with a small simple iron work gate for access. The boundary wall across the front of the old workshop area will be a new approx 1.9m flint wall, painted as per existing structures, with red clay coloured coping stones (to match the wall at the Butlers Green side). The existing 'workshop' main, brick high wall supporting the tarpaulin roof will be lowered to approx 3.8m, and painted portland white instead of the current dark grey. This will utilise existing walls wherever possible, to create a secure walled garden and rear entrance to the main property, to limit road noise, damage and pollution, and reduce vandalism.

The new path adjacent boundary wall will be approx 1.9m built in flint and coping stones as shown below, and painted.

A sample panel of the proposed sections of walling - as per existing scheme, painted flint plus triangular coping stones as per boundary build with 1 Butlers Green, and brickwork



Field flint construction



Imperial brick 9" measurements

Assessment of Impact

Please refer to the design & access statement & drawings when reading this document. In the opinion of the applicant, the proposed works will have no negative effect on the heritage significance of any local assets. It is the belief of the applicant and the Hop Garden Cottage owners, that the proposed works will only have a positive impact. This is also supported by Aldingbourne Parish Council and the local community.

The proposal has been developed to be acceptable in its current form owing to reduction in scale and bulk overall, and to have a beneficial impact on the setting of Listed Building and character of the host dwelling in keeping to policies HER DM1, HER SP1 and Barnham and Eastergate NDP policies ES5, ES6 and ES7. All development is to be carried out sensitively to blend and respond to the character of Rock House and using the correct materials so the Conservation Officer may be able to support the application.

Both Hop Garden Cottage and RH are very different, but each played a significant role in the design process for the proposed works at Rock House. They have each been carefully considered for their location, size, impact and relation to the site and the proposed renovations of the disused Servac workshops.

The renovations will not damage the historic fabric of either asset. There will be no removal or blocking of architectural features or changes to the historic layout of the assets.

The architectural, historic merit and setting of the assets will only be enhanced by the removal of industrial structures (Servac Workshops) and replacing them with a sympathetic design, not only to the asset of HGC but Rock House and the surrounding village of Westergate.

A primary positive impact from the renovation of the Servac workshops will be the material change to the external facade of the building and change in roof line levels. Currently the workshops are rough dark grey render, with steel roller doors and a corrugated tin and asbestos roof; all behind a concrete loading bay with high barricade security gates. This is not in keeping with the traditional language of Rock House itself or Hop Garden Cottage. As a result the Servac Workshops have no positive impact on the No.1 Asset HGC which has a boundary fence and low level vegetation to reduce any views of the structures. The Northeast corner of the site is where Hop Garden Cottage [HGC] is closest to the site. HGC will not be affected by the proposed renovations to the garage with regards to rights to light or overlooking view from windows. The proposed carport ridge height is 6m, approx 1m higher than the viewed garage in HGC which is situated behind the existing workshop.

The proposed West boundary walls in the application, that will border what was the loading bay of the Servac Workshops, will be inspired by the flint wall of Rock House. The wall will continue the flintwork design along this main public facade.

The proposed carport building will retain certain identified walls & columns for structural purposes but the material finish will be in keeping with Rock House and be viewed as a subservient building from the roadside.

Traditional materials: brick, flintwork, painted walls, terracotta tiles and wood, all of which can be identified in the existing structure, will be used in the construction as described in the Materials section.

The Servac Workshops [SW] have no historic features that can be revealed or reinstated during the works, but the proposed garage will return the site to a far similar floor area of its original layout & will return the rear facade of Rock House to a more accurate elevation of its original c16-20th Century proportions.

In conclusion, Hop garden Cottage & Rock House are from different periods of architecture but they are both fantastic examples of their typology and both buildings deserve a better 'neighbour' in the place of the Servac Workshops.

This application is committed to delivering a proposal that will not deface the assets highlighted in this document, while restoring Rock House back to a domestic use building. This will include further landscaped cottage gardens and a street facade that is in keeping with the traditional architectural values that the NPPF & Historic England want to highlight and preserve.