



149 Barrack Lane
Aldwick
Bognor Regis
West Sussex
PO21 4ED

DESIGN AND ACCESS AND HERITAGE STATEMENT
TO ACCOMPANY A LISTED BUILDING APPLICATION AND ASSOCIATED
PLANNING APPLICATION FOR THE EXTENSION OF THE DWELLING, PART
REPLACEMENT OF WINDOWS AND DOORS, MODIFICATIONS TO THE EXISTING
FLAT ROOF GARAGE, ADDITION OF A DETACHED GARDEN ROOM
AND LOCALISED EXTERNAL FABRIC REPAIRS

MAY 2019

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INTRODUCTION

The proposals comprise addition of minor ground floor extensions to the front and side elevations, the addition of a pitched roof structure over an existing detached single storey flat roofed garage, the addition of a detached garden building, replacement in part of the windows and external doors together with minor external fabric repairs to the external rough cast render. In addition it is proposed to repair vertical and diagonal cracking to the flint boundary wall to Barrack Lane.

THE SITE

The site as a whole is owned in entirety by the applicants, Roger Nield and Julia Cake.

The applicants live in 149 Barrack Lane.

PLANNING HISTORY

The planning history for the property is limited to a number of applications dating from 1987 through to 2017 relating to various extensions, alterations, crowning of trees and the felling of trees.

Prior to the splitting of the property into two separate dwellings, 149 and 151, the property was known as West House and the Historic England listing still refers to the property as such.

In its separated guise the property has a number of applications relating specifically to 151 which are not relevant to 149 Barrack Lane and this application.

Application relating specifically to 149 Barrack Lane are as follows;

AW/152/11/T	Crowning of a single sycamore tree	Approved cond~
AW/161/14/L	Replacement and repair of existing windows and roof tiles	Approved cond~
AW/75/15/T	Felling of 4 sycamore trees	Refused
AW/217/15/T	Reduce crowns of four sycamore trees	Approved cond~
AW/6/17/T	Felling of 1 sycamore tree	Approved cond~

DESIGN PRINCIPLES AND CONCEPTS (INCLUDING ASSESSMENT OF ISSUES RELATING TO LISTED BUILDING STATUS)

149 barrack Lane (Part of what was originally known as West House) is Grade II listed, and has a description as follows:

Name: WEST HOUSE

List entry Number: 1027771

Location

WEST HOUSE, BARRACK LANE

County: West Sussex

District: Arun

District Type: District Authority

Parish: Aldwick

Grade: II

Date first listed: 07-Nov-1975

Details

BARRACK LANE. ALDWICK

West House SZ 9098 13/122 II 2.

C18 farmhouse.

2 storeys. 5 windows. Fronted with plaster, whitewashed.

Modillion eaves cornice. Tiled roof.

Glazing bars missing.

2 windows on ground floor with obtusely pointed heads and Y-tracery glazing bars.

Ground floor addition at the north-east corner fronted with cobbles with red brick dressings, slate roof and another pointed window.

Listing NGR: SZ9049198053

Briefly, the proposal for the site comprise the following:

- ¿ Repair of painted timber windows where possible.
- ¿ Replacement of painted timber windows WG01 to match existing gothic style and WF05-08 where deemed beyond physical repair.
- ¿ Replacement of painted timber door DG08 where deemed beyond physical repair in a style to match existing glazed door between the sitting room and conservatory.
- ¿ Replacement of modern wire float glass to conservatory roof with clear laminated and toughened glass and patent glazing bars over timber rafters.
- ¿ Repairs to blown areas of rough cast render to the rear elevation where water penetration has damaged internal finishes, matched to existing mix and style.
- ¿ Decorations to all external joinery and rendered wall finishes.
- ¿ Single storey porch extension to the front door, with glazing to match existing gothic style windows and plain clay tiles over rough cast rendered walls.
- ¿ Pitched roof over existing flat roof detached garage structure with lead valley gutter adjacent to flint boundary wall.
- ¿ Modifications to arched openings to side access to allow for the insertion of framed ledged and braced doors, the insertion of a flat roof with glazed rooflight over the side access to provide a secure garden store.
- ¿ Provision of a single storey detached garden room structure in the rear garden for ancillary use.
- ¿ Repairs to existing flint boundary wall to the north east where vertical and diagonal cracking and failure of the :rolled flint~coping has occurred.

ASSESSMENT OF PHYSICAL CONTEXT

149 Barrack Lane is located to the southern edge of the village to the west of Bognor Regis on the south coast. The village has a variety of styles and sizes of dwellings located within private estates, residential developments and following the public highways running through and around the village.

There is no definitive style associated with the village.

The property is located in a narrow single track lane running down to the beach. There are single properties located to both the east and west of the lane.

IMPACT ON HISTORIC SIGNIFICANCE

This assessment of the impact on historic significance is to examine the historic nature of the building and to assess the impact of the proposals.

At the time of the separation of West House into 151 and 149 Barrack Lane, the internal arrangement of 149 was altered to separate the circulation spaces through the house together with the insertion of a staircase to serve the first floor.

Prior to this the property had undergone a number of extensions and alterations including the formation of the large sitting room and kitchen which forms the bulk of the ground floor accommodation and the master bedroom at first floor.

Anecdotally it is thought that these extensions and alterations occurred in the early twentieth century.

The entrance porch / hall was added at a similar time to the separation of West House into 149 and 151 along with the flat roofed garage.

The property has some historic interest in that in the years up to and including WW2 it was owned by Duff (and Lady Diana) Cooper who was the Secretary of State for War, held a prominent role in the War Cabinet and was the British Ambassador to France in the post WW2 years.

It has been suggested that the property was used up to and during the DDay landings as a military operation base and had several notable visitors including Sir Winston Churchill.

The proposed extensions and alterations have been designed to be sympathetic to the original and provide much needed accommodation to the property whilst being practical.

The current entrance hall is restrictive, has modern windows and doors and is located under a modern flat roof structure similar to that over the detached garage.

The replacement of the flat roofs to both the entrance hall and the garage will visually improve the main approach to the property and help define the main access point into the property.

The proposed infilling of the side access will provide added security to the rear garden and valuable garden room storage without impacting visually on the property as the proposed flat roof will be set below the height of the existing flint garden wall.

The proposed detached garden room at the rear of the garden is sufficiently detached from the property and is to be sited on the location of the previous garden shed so as not to impact the listed building and will provide ancillary accommodation only for the enjoyment of the occupants only.

The assessment has also been prepared within the context of recommendations made by English Heritage in *Informed Conservation*, published in 2001. It adheres to the guidance in the British Standards Institution's BS 7913: Guide to the conservation of historic buildings (2013) and by the Department of Communities and Local Government's National Policy Planning Framework (March 2012), and the Department of Communities and Local Government's National Policy Planning Framework (July 2018), which supersedes PPS 5 (Planning for the Historic Environment 2010), PPG 15 (Planning & the Historic Environment 1994), and PPG 16 (Archaeology & Planning 1990). It adheres to the Standards and Guidance for the Stewardship of the Historic Environment advocated by the Institute for Archaeologists; the Institute of Historic Building Conservation; and the Association of Local Government Archaeological Officers (September 2007).

Listed Status

It is now possible to review the property against the criteria employed by the Secretary of State for the selection of structures for inclusion on the Statutory List of Buildings of Special Architectural and Historical Interest as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 and, in particular, to the relative importance accorded by the Grade II status afforded to it.

Age is a relevant consideration to Listing. Most buildings erected before 1840 are included on the Statutory List although some selection is considered necessary and preference is usually given to those that are relatively complete and those that are good examples of their type.

West House satisfies the criteria for Listing on the basis of the age - c 18.

Because of the greatly increased number of buildings erected after about 1840 and the much larger number that have survived, greater selection is exercised and only the best examples of particular building types and buildings of definite quality and character are selected for inclusion on the Statutory List.

No distinguished persons will have lived at the site. There is anecdotal evidence that the house of historical interest because it illustrates potential important aspects of the nation's military history.

The property is of importance for its age as it comprises one element within a village which clearly illustrates a specific time within the development of the area.

It is not of architectural interest because it does not display any particular technological innovation, virtuosity, or plan form, and it is not the product of any one or more significant architects.

Hence, because of its date of age, the property is of special architectural and historical interest and warrants inclusion in the Statutory List at Grade II.

Heritage Asset Status

The National Planning Policy Framework (2018) places considerable emphasis on significance and advises that this should be taken into account when assessing the likely impact of proposals which might affect a heritage asset, such as a Listed building.

The term significance appears first to have been adopted as an expression of value to present and future communities in the Australian Heritage Commission Act of 1975. It was employed in the Australia ICOMOS Guidelines to the Burra Charter: Cultural Significance in April 1984 and then by James Semple Kerr in his guide to the preparation of The Conservation Plan in 1996.

It was adopted as an approach by the Heritage Lottery Fund, guided by English Heritage, in its Conservation Plans for Historic Places in March 1998, and has subsequently been employed by the Department of Communities and Local Government in both Planning Policy Statement 5 (2010) and the National Planning Policy Framework (2012) where it is defined as 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic'.

In its Conservation Principles Policies and Guidance (April 2008 pages 27-34), English Heritage suggested four criteria for understanding heritage significance or value –

- ¿ evidential value deriving from the potential of a place to yield evidence about past human activity;
- ¿ historical value deriving from ways in which past people, events and aspects of life can be connected through a place to the present;
- ¿ aesthetic value deriving from the ways in which people draw sensory and intellectual stimulation from a place; and
- ¿ communal value deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

West House (149 / 151 Barrack Lane) is thought to have been constructed in C18 with alterations in the 18th and 19th centuries resulting in the current plan form and elevational layout. The earlier part of the property is comprised mainly within 151 and does not form part of this application. The later early C20 elements comprising the sitting room and first floor master bedroom are of similar detail to the original property although the vertical scale is increased to provide more generous head room and ceiling heights.

The extensions and alterations added in the mid C20 when the property was separated into two dwellings are, whilst similar in style, not particularly in keeping and offer little to the architectural form of the building.

The property is unlikely to reveal much more about its past, other than that contained in this assessment. It is not considered that the site has any particular significance to those who used it and it is considered that the proposals will not have an adverse effect on its communal value, on the contrary the proposed repairs, refurbishment and sympathetic extensions and alterations will have a positive effect on its communal value.

Summary of impact on historic significance

The proposals would retain in the most part the form and shape of the existing structure. The repairs and refurbishment would enhance the building and accordingly, there would not be any adverse impact on the historic fabric of the property.

DESIGN PRINCIPLES - THE USE

The existing building has been used as a residential dwelling historically and will continue to be used as a single dwelling once the works have been completed.

AMOUNT OF DEVELOPMENT

The entrance porch extension will provide an increase in floor area of 3.2m².

The enclosure of the existing side access area will provide an increase in floor area of 7.4m².

The garden room will provide an increase in floor area of 6.1m².

EVALUATION

The importance and significance of the Grade II listed property has been evaluated, and the extent of the proposals would not damage or negatively affect the historic significance, the appearance or the setting.

The site is located in a village area and the proposals would not have an adverse effect on any neighbouring properties.

INVOLVEMENT OF LOCAL INTERESTS

A pre-application enquiry has not been made in relation to these proposals, and no other consultations have been carried out.

SCALE

The proposed extension to the entrance hall will be subservient to both the existing two storey element of the dwelling and the single storey extension.

The proposed pitched roof to the existing garage will be subservient to the main dwelling.

The proposed detached single storey garden room will be subservient to the main dwelling and be located sufficiently away from the main dwelling so as not to impact the listed building.

LAYOUT

The existing general layout of the site including access arrangements would be retained.

The increased floor area of the entrance hall and porch will affect the ground floor circulation space only.

SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

The following planning policies are pertinent to the proposals:

National Planning Policy Framework (2018)

Requiring Good Design

This deals with general principles of good design but does not provide specific guidelines. We believe the proposals follow sound design principles, with clear justification for the scale, massing, height and layout.

Conserving and enhancing the historic environment

This refers to the fact that local planning authorities should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance and goes on to state that local planning authorities should refuse consent where it would lead to substantial harm to a designated heritage asset. It is our view that the proposals would not lead to substantial harm. The proposals clearly preserve the fabric of the original portions of the historic building and will also ensure the long term conservation.

The design solution is set out in a statement below. To summarise this, we have adopted a suitably sensitive approach.

DETAILED DESIGN STATEMENT

Design Principles

A sympathetic design approach has been taken with the proposals. Details of the proposed design solutions are as follows:

Landscaping and Planting

Areas of existing external paving and gravel will be retained.

The paved area adjacent to the front door and entrance porch will be re-laid.

All existing planting will be retained.

Internal Space

The internal spaces would remain as existing with the exception of the extension of the entrance hall area and the enclosure of the existing side access area.

The garden room would provide a small self contained area for garden use only.

Appearance

There would be sympathetic changes to the external appearance, and this only comprises entrance hall and porch extension, addition of the pitched roof to the garage, addition of a contemporary garden room, external repairs and refurbishment of windows to retain their current form and the localised repair of external wall finishes to match existing.

ACCESS

The current access arrangements to the site would be retained.

The access to the dwelling will be relocated to the proposed entrance porch which is located approximately 1.9m forward of the existing.

SUMMARY

An appropriate, sympathetic design approach has been taken with the proposals, which fully respect the nature of the existing historic building and setting.

In conclusion, it can be seen that the character, appearance and scope of the proposals would be fully appropriate and would not adversely affect the setting or significance of the host building or the other existing buildings within the wider area.

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