



**149 BARRACK LANE
ALDWICK
BOGNOR REGIS
WEST SUSSEX
PO21 4ED**



**DESIGN, ACCESS AND HERITAGE STATEMENT
TO ACCOMPANY
PLANNING APPLICATION AND LISTED BUILDING APPLICATION
FOR THE CONSTRUCTION OF A REPLACEMENT CONSERVATORY**

JANUARY 2021

**Sloane and Brown Ltd
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INTRODUCTION

This statement has been prepared to support a planning application and listed building application for the replacement of an existing conservatory to the rear of 149 Barrack Lane, Aldwick. There is currently a single glazed timber frame conservatory positioned at the rear of the house which is in poor condition. This has previously been subject to a number of repairs over a sustained period of time and is now beyond further economic repair. It is proposed to replace this conservatory with a modern structure formed mostly in double glazed panels.

THE SITE

The site as a whole is owned in entirety by the applicant.

PLANNING HISTORY

There are various previous applications recorded for the property dating from 1987 through to 2020, these relate to replacement rainwater goods, various extensions, alterations and tree management.

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.

Relevant Planning and Listed Building Consent Applications relating specifically to 149 Barrack Lane are as follows;

AW/8/20/L	Listed building consent for the replacement of existing plastic rainwater goods with traditional cast aluminium rainwater goods comprising gutters, downpipes & all associated fixtures & fittings	Approved
AW/184/19/HH	Single storey side extension, porch to front, detached single storey outbuilding to rear to be used as a garden room, conversion of detached garage room from flat to pitched and alterations to fenestration.	Approved
AW/185/19/L	Single storey side extension, porch to front, detached single storey outbuilding to rear to be used as a garden room, conversion of detached garage room from flat to pitched and alterations to fenestration.	Approved

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

Design Principles

It is proposed to demolish the existing timber frame conservatory to the rear of the property and replace it with a modern, minimalistic glazed structure. The stature will be simple and will comprise predominantly of structural glass and 3 steel posts, the side elevation overlooking no. 151 will be a rendered cavity wall with a small 'letterbox' window with obscured glazing for privacy.

The intention of the extension is to declutter the appearance of the rear elevation and maintain a conservatory with minimal detailing.



Existing conservatory



Proposed side and rear elevation

149 barrack Lane (Part of which 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

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

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

The exact date of construction of the conservatory is unknown, however a historic photo taken in around 1936 does not show it in existence. Therefore, it is of relatively modern construction and is considered to not have any historic or architectural significance and does not warrant retention.



Duff and Liz Paget at Regent, c.1936

This photograph, extracted from a publication, shows Duff and Liz Paget standing outside the property in the same location as the current conservatory. Therefore, it is clear that the conservatory did not exist in 1936 and was constructed at a later date.

The current owners have recently applied and had approved conditionally the external fabric repairs and window replacements and the extension of the property to provide a glazed entrance porch / hall together with alterations to the existing garage roof. Most recently, replacing the uPVC rainwater goods with cast metal equivalents has also been approved.

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 D-Day landings as a military operation base and had several notable visitors including Sir Winston Churchill.

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* – C18.

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 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.

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 conservatory is a later addition and definitely dates to after 1936.

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 recent repairs, refurbishment and sympathetic extensions and alterations have had a positive effect on its communal and aesthetic value.

Summary of impact on historic significance

The proposals would retain the form and shape of the existing structure that is of historic significance. The current conservatory is of no historical importance and replacement with a modern glass structure would help to highlight historic fabric and features of the property. The juxtaposition of a modern glazed structure against the original property will clearly define the difference between old and new for the future.

The minimal and clean lines of the extension will enable a better view of the original fabric through the structure.

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 proposal would replace an existing conservatory which is similar in proportions.

	Existing Conservatory	Proposed Conservatory
Floor area	14 sqm	17.3 sqm
Height to eaves	2.45m	2.4m
Height to ridge	3.4m	2.6m
Width	4.2m	4.3m (inc. side wall)
Depth	3.3m	4m

As shown on proposed drawing 1023/02A and 03A the outline of the proposed conservatory can be seen to be marginally bigger than the existing.

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 given the small scale of development, with it being a discrete and minimal design.

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 proposal is a very similar size to the existing conservatory, therefore there would not be any impact on the overall bulk and scale of the property as a whole.

LAYOUT

The proposal would not affect the layout of the building.

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 all original areas of the historic building and will not detract from the external appearance.

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

All existing planting will be retained and unaffected.

Internal Space

The internal space and layout would be unaffected.

Appearance

There would be sympathetic changes to the external appearance. The current mock Georgian conservatory acts as distraction across the rear elevation and detracts from the overall appearance. Replacing this with a clear glass structure, which will be more discrete, will improve the view of the original fabric.

ACCESS

The current access arrangements within the site would be retained.

SUMMARY

A fully appropriate, sympathetic design approach has been taken with the proposals, which 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 entirely appropriate and would not adversely affect the setting, appearance or significance of the host building or the other existing buildings within the wider area.

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