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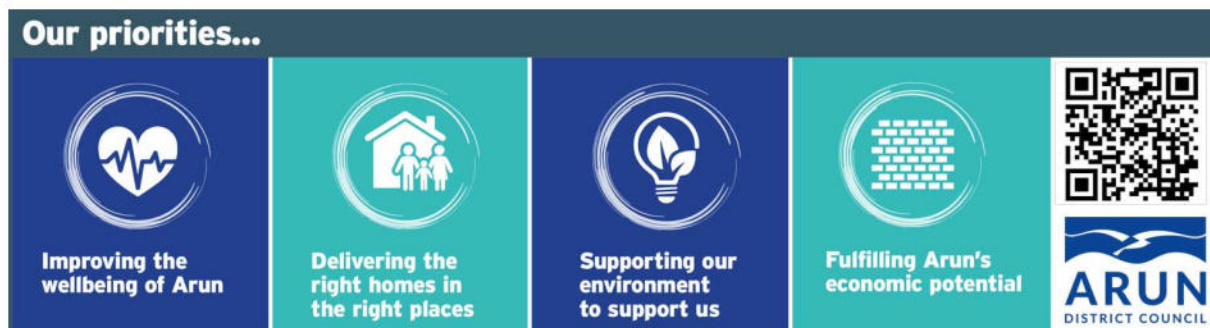
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 05 January 2026 17:19
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Jonny Cooper <Jonny.Cooper@arun.gov.uk>
Subject: AW/273/25/L

AW/273/25/L

Aldwick Barn Aldwick Bognor Regis West Sussex PO21 3RN

Remedial Works & Refurbishment

A map-based assessment has identified the following heritage assets:

Listed Buildings:

- Barn to north-east of Aldwick Farmhouse, fronting onto the road
- Aldwick Farmhouse, Aldwick Road

Non-designated heritage asset:

- Aldwick Road Area of Character

Barn to north-east of Aldwick Farmhouse, fronting onto the road

The Grade II listed barn is located to the north-east of Aldwick Farmhouse and fronts onto the road. It is thought to be C18, has flint and brick elevations with a hipped, thatched roof, with an extension at rear. There are timber double doors to both the front and rear of the building .

‘Aldwick Dairy’ is located immediately behind the listed building and is at least curtilage listed. It is a U-shaped building which is a single storey building with dual pitched, hip ended roofs. It has a steel framed structure and concrete walls, whilst its rear wall abuts what appears to be an older boundary wall of brick and stone construction.

The dairy wraps around a central yard which is visible to the front of the site and in the context of the main listed barn. There is also a separate enclosed rear yard in the north-west corner of the site. The significance of the listed building is considered to derive from its architectural and historical interest.

Aldwick Farmhouse, Aldwick Road

The building is Grade II listed and is thought to date to the early C18, with later modifications. The left hand end of the building consists of the dwelling, whilst the right hand end a barn, under single steep-pitch tiled roof. The building is 2 storeys, with the majority of the elevations of Bognor Sandstone rubble (Bognor Rock), roughly squared and coursed. The remainder is rendered. Wooden eaves and 2 chimneys at the junction between the older part of the building and a later addition.

Multipaned casement windows, with modern front door and Coach-house double doors under cambered head in place of right lower window. External wooden stairs to upper storey of barn. The significance of the listed building is considered to derive from its architectural and historical interest.

Aldwick Road Area of Character

The distinguishing features of this Area of Special Character are the heavy, extremely attractive and mature landscaping which helps to maintain a more semi-rural character, which is reminiscent of the historical agricultural origins of the locality.

Aldwick Farm and the barn together with other buildings in the vicinity, greatly contribute to this area, and are reminders of what the village was like many years ago. Whilst Aldwick Green introduces an expanse of attractive open space, where the mature trees and expanse of grass area help to maintain a more verdant, rural character. The Pound is an important open space at the northern entrance to the village centre. It has historical links with the past and the stream that runs through it. The Duck Pond is set in attractive surroundings bounded by clusters of mature trees and grass.

Hedging and flint walls dominate as the boundary feature, and mature trees contribute to the special qualities of the area.

The Proposal

The proposal is for what is described as remedial works and refurbishment to the main listed barn building. This is as opposed to the curtilage listed barn building to the rear. The amount of works are comprehensive and cover both the exterior and the interior of the building. Whilst the works proposed would look to be acceptable, I do have a few questions or issues that require clarification before I can conclude my assessment, these being:

- What is meant by localised masonry wall repairs - Please define "localised repairs": is this limited to localised *repointing* or does it include structural crack-stitching and/or rebuilding? Also is it just the one small area identified on the plan – 002, or in a number of locations? If the later, where are they?
- How much localised timber repairs would take place – is it just the one small area identified on the plan – 001, or in a number of locations? If the later, where are they?
- Reference is made to the historic appearance of the thatch – further information is required here? Clarify what is meant by "historic appearance": is this referring to material or the ridge type/design etc.
- Localised removal of timber frame in anticipation of future connection to adjacent building – does this mean that this area would be open to the elements or is the agent/applicant happy that it would be sufficiently protected by the neighbouring curtilage listed structure?
- It is disappointing to note the reference in the detailed drawings that the intention is to "cloak existing rafters". This usually means covering or encasing the existing rafters with another material, which would mean that they would be hidden from view. Is this the only viable option open to the applicant in order to meet building regulations. Ideally, the rafters would be left exposed to help maintain the existing internal character – with insulation placed between the rafters. Further, are other works also planned to the roof – note reference item 008 on the plans?

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