

**DESIGN & ACCESS AND HERITAGE STATEMENT FOR PROVISION OF
IMPROVEMENTS TO WEST HOUSE, 151 BARRACK LANE, ALDWICK,
BOGNOR REGIS, PO21 4ED TO ACCOMPANY A LISTED BUILDING
APPLICATION & SEPARATE AND SUBSEQUENT DETAILED PLANNING
APPLICATION**

INTRODUCTION

The proposals comprise the addition of a minor ground floor extension of a conservatory/vestibule to the front, north-east elevation. The addition of a matching pitched roof structure over the existing detached single storey flat roofed garage. Replacement of garage vehicular door with a slightly wider and more appropriately designed door together with the insertion of a pedestrian door to the side south-west elevation of the garage. Also replacement of the 1987 modern vee-jointed boarded inner front door, with a matching low-waisted "convenient" alternative front door/screen, to provide additional daylight to the corner of the dining room and foot of the stairs.

HISTORY

The original property, it has been suggested may have been constructed as two cottages, possibly for fishermen or farm workers some time before 1760 when it was surrounded with 16 acres of land. At some time after this approximately 1768, it is considered the cottages may well have been combined into a single farmhouse with external walls constructed in local barn rock stone, flint with red brick dressings and red clay tiles to the roof. It is suggested a sailor came back from the Napoleonic war with some prize money and bought West House by the sea. In Regency times it was converted into a picturesque seaside villa rendered with Roman cement ground from the barn rocks locally and whitewashed external walls covering the flintwork and brick dressings. A verandah and Strawberry Hill windows were also added. At that time, 1838, it was known as West Cottage. A Victorian owner changed it back to West House, noted in the 1870 census. From sales particulars of 1919, (extracts attached) the then quite large house is illustrated as being approximately 24.5 metres (80 feet) along the front elevation. This is when the property was purchased by the Duchess of Rutland who decided she didn't like the low ceilings and an extension with higher ceilings was built on the south-west corner. In 1927 the Duchess gave West House to her daughter, Lady Diana Cooper. From this time to the present the property has had many owners with numerous alterations including the introduction of some out-of-character flat roofs and modern EJMA framed windows. Sadly the remaining seven acres that then bounded the property have been sold off for the construction of "modern" developments, leaving the property quite hemmed in with fairly minimal gardens. During approximately 1955 a planning application was made to demolish walls and construct an 11-inch cavity wall. It is believed this may well have been when the length of the original house was reduced from 24.5 metres to 13.7 metres. A major loss and disfigurement, probably including the removal of three substantial chimneys, a lean-to conservatory and a wrap-around verandah. See attached photograph. During 1976 a planning application was made to separate the remaining property into two "linked" cottages. The separation into two properties approximately follows the line of the 1920s extension. This and other alterations for this division were carried out in a fairly ad hoc basis and in a minimal non-cohesive manner. In 2015 approval was given to erect a chimney and lobby with other alterations and improvements. In 2019 approval was achieved for the half of the property at no.149 to carry out several improvements and alterations, including entrance hall extension and pitched roof to the garage.

DESIGN THEORIES, ASUMPTIONS & ISSUES RELATING TO A LISTED BUILDING STATUS

151 & 149 Barrack Lane (the whole originally known as West House) is Grade II listed and has the following description:

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 November 1975

Details: BARRACK LANE, Aldwick

West House SZ 9098 13/122 II 2

C18 farmhouse

2 storeys 5 windows (this now reduced to 3 windows due to the demolition, see photo)

Fronted with plaster, whitewashed. Modillion eaves cornice (this is incorrect; the definition of Modillion is described as an ornate bracketed cornice whereas this is a simple eaves with a dentil course, as can be seen on the early photograph)

Glazing bars missing

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

Ground floor addition at the north east corner fronted with cobbles with red brick dressings, slate roof and another pointed window. (Unclear if this is correct as no evidence of an extension etc on the north-east corner or a slate roof, unless this has been demolished)

Listing NGR: SZ9049198053

Briefly the proposal for the site comprises the following:

- 1) Replacement of modern (1987) vee-jointed boarded front door (now internal) with a matching low-waisted door/screen to that of the external front door, introducing daylight to immediate foot of the stairs.
- 2) Removal of modern 1977 heavy EJMA framed and non-delicate glazing bars to bay window with inappropriate fanlights and replaced with simple frameless slide and turn glass panels providing separation to conservatory/vestibule but permitting uninterrupted view to landscaped courtyard and "living wall" and maximising natural daylight into the living room.
- 3) Single storey conservatory/vestibule extension with minor extension to lobby to provide main entrance access with simple glass panels to all sides and extension to verandah portico, with matching plain clay tiled roof using second-hand tiles with their integral patina. The whole capped with a frameless plain importantly double glazed lantern light. Roof to have lead valley gutter where against house.

- 4) Pitched roof formed over existing flat roofed detached garage structure with plain clay tiles to match existing.
- 5) A "living wall" to be formed on the south-west garage wall together with a "marine" landscaped court designed in the enclosed garden area to the south-east.

SETTING

West House is located along the southern edge of Aldwick, which is to the west of Bognor Regis on the south coast. It is near the southern end of Barrack Lane. The dwelling is surrounded by properties with a variety of styles and sizes, together with private housing estates. There is no definitive style associated in the area. There are properties on all sides with high walls, fences, mature plants, shrubs and trees. Access is gained off the southern single track narrow end of Barrack Lane through at what at first appears to be a gap in the high listed flint wall, built by prisoners of war from the Napoleonic war. Upon entering the gravel drive it is somewhat similar to the feeling of a partially enclosed courtyard with the semi-detached properties that form West House being reached over a shared drive. The sense of enclosure is continued around the dwelling through the enjoyment of the reasonably well-screened enclosed spaces that structures and planting provide. Unfortunately there is a somewhat large and modern property to the east which "grates" with the sense of enclosure. However this proposal of a conservatory/vestibule will in many ways both screen this large property and complete the enclosure, forming a delightful entrance courtyard.

IMPACT ON HISTORIC SIGNIFICANCE & AMOUNT OF DEVELOPMENT

The main historic interest of the property is that during the period of the Second World War it was owned by Duff and Lady Diana Cooper. Duff Cooper was the Secretary of State of War holding a prominent role in the War Cabinet and was the British Ambassador to France in the post-war years. It has also been suggested that the property was used up to and during the D-Day landings as a military operation base. There have been numerous notable visitors including Sir Winston Churchill, Rex Whistler, Ian Fleming and many others. Prior to our purchase of the property, approximately in 1977 it was owned by Keith and Mavis Batey – who had been significant "decoders" at Bletchley Park during the war years.

The scale of the proposed extension and alterations are fairly minimal and have been designed to be sympathetic to the original whilst not being a "pastiche" but a contemporary approach. The part tiled roof of the conservatory/vestibule has been carefully extended from the existing verandah/portico roof in a "wrap-around" feature to the base of the pyramid, thus respecting the existing. From the ground to the roof eaves it is to be formed with clear glass walls and the tiled part of the roof is to be capped with an unframed pyramid lantern light, the whole giving the appearance of a "floating gazebo" through which maximum views of landscaping and other aspects of this corner of the house will be possible. At the same time this provides a visual screen to the modern development beyond as well as a satisfying completion to the courtyard enclosure. The eaves have small, exposed rafter feet respecting the existing dentil course of the main eaves. The conservatory/vestibule will provide a significant improvement to the current entrance which leads somewhat unsatisfactorily directly into the dining room and foot of the stairs, currently providing no privacy at all and being particularly cramped. Upon reading the sales particulars of the 1919 brochure, this suggests that the current dining room was the entrance hall which would have been lost through reconfiguring the rooms' use, due to the loss of 10.8 metres of the length of the original house. The removed bay

window is a modern EIMA framed factory product, being heavy in construction and restricts both the daylight and views from the current living room.

The assessment has been prepared within the recommendations of English Heritage and follows guidance in the British Standards Guide to the conservation of historic buildings and the local government's National Planning Framework and Historic Building Conservation and Local Government Archaeological Officers etc.

Listed Status

West House satisfies the criteria for Listing on the basis of age – 18th century

Greater selection is now carried out and only the best examples of building types are included.

No distinguished persons have lived at the site since those previously noted. There is anecdotal evidence that the house is of historical interest owing to some potential important aspects of the nation's military history.

Due to its age the property has some importance as it illustrates a specific time in the development of its location.

It is not of architectural interest because it does not display any particular technological innovation, virtuosity or plan form. Furthermore it has not been designed by one or more significant architects. Therefore due to its age it has been included in the Statutory List at Grade II.

Heritage Asset Status

The National Planning Policy Framework emphasises significance should be taken into account when assessing possible impact proposals may have on a listed building. English Heritage suggested four criteria for understanding heritage significance or value.

As noted earlier West House was constructed in the 18th century with subsequent alterations in the 18th, 19th, 20th and 21st centuries, resulting in the current plan form and elevational treatment. The various extensions and alterations, particularly those added in the 20th century are 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. It is not considered that the site has any particular significance to those who used it and it is believed that the proposals will not have any adverse effect on its communal value; on the contrary the proposals of 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 and would enhance the building and, accordingly, there would not be any adverse impact on the historic fabric of the property.

USE

The existing building will continue to be used as a single residential dwelling once the works are completed.

AMOUNT OF DEVELOPMENT

The conservatory/vestibule will provide an increase in overall floor area of 12.65m²

EVALUATION

The proposals on the grade II listed property would not damage or negatively affect the historic significance, the appearance or the setting, nor would there be any adverse effect on any neighbouring properties.

INVOLVEMENT OF LOCAL INTERESTS

A pre-application enquiry was made to the conservation officer of Arun District Council but having left a message, unfortunately no reply was received. This is probably due to the difficult circumstances of the current Covid-19 situation.

SCALE

The proposed conservatory/vestibule extension will be subservient to the main two-storey dwelling. Also the proposed pitched roof to the existing garage will be subservient to the main dwelling.

LAYOUT

The existing layout of the site including access arrangements would be retained. The increased floor area of the entrance lobby, conservatory/vestibule will affect the ground floor circulation space only, importantly providing privacy to the dining room and foot of the staircase, as well as substantially increasing circulation and welcoming space for home owners and visitors. The existing "internal" front door will be formed into a low-waisted screen that will be hinged for convenience of accessing front door from different parts of the dwelling.

SOCIAL/ECONOMIC & PLANNING CONTEXT

The proposals follow sound design principles for the scale, massing, height and layout. The proposals would not lead to substantial harm to the existing, clearly preserving the fabric of the original historic building and ensure its long term conservation.

DETAILED DESIGN STATEMENT

A sympathetic design approach has been applied to the proposals as follows:-

Landscaping and planting:

Areas of existing external concrete paving will be replaced with more appropriate boardwalk paving commensurate with the marine specialist design landscape courtyard. Beyond the areas immediately adjacent to the proposals the existing gravel on drive and

paved sideway will be retained. All existing planting will be retained but in addition a marine themed landscape courtyard will be designed by a specialist landscape designer.

The internal spaces would remain as existing with the exception of a minor extension to the lobby providing the new route through to the new conservatory/vestibule.

Appearance

There would be sympathetic changes to the external appearance with materials and detailing respecting existing. The simple clear importantly double-glazed panels would provide a minimal, if any, interruption to the views through. The only side to the south-east has opening lights to the landscaped courtyard. The slide and turn door type has been carefully selected to minimise the frame size, which even on the meeting stiles is overall only 45mm, therefore very limited interruption to the view through.

There is also the addition of the pitch roof to the garage, which will match roof materials and forms of the existing main house as well as helping to screen neighbouring more modern dwellings. It will of course also match the neighbours' proposed and approved pitched roof to their garage at No.149 Barrack Lane. There would be localised repair of areas disturbed by the works, which in all cases would completely match existing in all its forms and materials.

ACCESS

The existing access would be retained with improvements to available space and an opportunity to provide a completely level through route, thus avoiding the current unfortunate raised and stepped down threshold.

SUMMARY

An appropriate, sympathetic design approach has been taken with the proposals which fully respect the nature of the existing historic building and setting. The design is assimilated into the setting and is commensurate with the architecture of the existing. The contemporary approach of the conservatory/vestibule will have little, if any, effect on the existing as the simple glazed panels will tend to 'disappear' into the background due to the lack of interrupting framework and glazing bars. From its creation of the original dwelling it has undergone numerous extensions, alterations, demolition and re-facing of elevations almost on the whim and 'fads' of each owner over the centuries. This proposal tries to replace what has been taken away by others, particularly conservatory and entrance hall and it does not try to pretend it is original and can be considered to be contemporary. It gives direction and enclosure to the entrance forming a delightful courtyard. In conclusion it can be seen that the character 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 in the wider area.

“WEST HOUSE,”
ALDWICK, near BOGNOR.



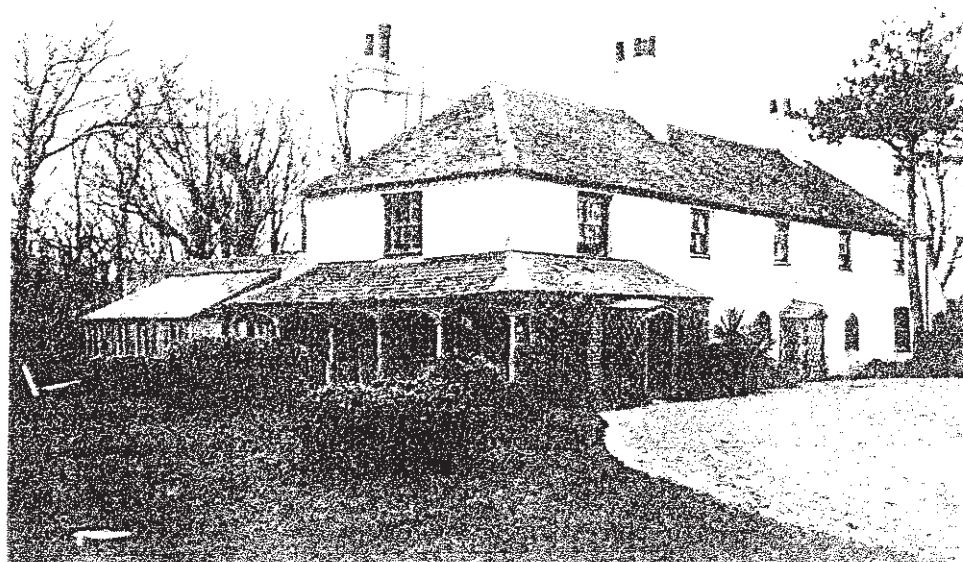
SOLICITORS—

Messrs. ARNOLD COOPER & TOMPKINS,
CHICHESTER.

AUCTIONEERS—

REYNOLDS & Co., 27 & 29, HIGH STREET,
BOGNOR.

Particulars of



The Charming Detached Freehold Residence known as—

“WEST HOUSE,” ALDWICK.

The house is brick and boulder built, roughcast facing with tiled roof having two wood trellis porches, a small conservatory and verandah on the East side.

The accommodation is arranged on two floors and consists of:—

Ground Floor. Entrance hall, Dining-room 17 ft. 6 in. × 12 ft., Morning-room, Kitchen, Scullery, two Larders; Servants' bedroom, Servants' Sitting-room; wine and beer cellars, two closets and numerous offices.

Outside. There is a large Store-room (formerly the old Brew-house and at present used as a bedroom).

First Floor. Drawing room 17 ft. 6 in. × 16 ft. with extensive Sea view, six bedrooms and w.c.

