

From: Amanda Scholes on behalf of Planning.Responses
Sent: 11 January 2021 08:16
To: Planning Scanning
Subject: FW: AW/336/20/HH

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Save the environment - think before you print.

From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 08 January 2021 16:08
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: AW/336/20/HH

AW/336/20/HH

West House 151 Barrack Lane Aldwick PO21 4ED

Proposed conservatory/vestibule extension, pitched roof to existing detached flat roof garage & minor improvements to garage doors.

151 Barrack Lane is a Grade II Listed Building. It was previously part of a larger house but was created when that building was subdivided into two smaller properties at some point in the C.20. The listed building (no. 149 and 151) is an C18. 2 storey farmhouse. It is fronted with plaster, which has been whitewashed, with a modillion eaves cornice, and a tiled roof. It appears that a substantial element of the property was constructed during the C20.

I note that a design & access and heritage statement has been provided which considers the significance of the building and assesses the proposal. It is interesting to note the history of the building during the second world war, which has informed its significance as historic (illustrative). It is also considered to be significant due to its age of construction/appearance. It is therefore also of aesthetic significance.

The application seeks permission to undertake various works to the building, including:

- 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.
- 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.
- 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.
- Pitched roof formed over existing flat roofed detached garage structure with plain clay tiles to match existing.
- 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.

1) Replacement of modern front door with a matching low-waisted door/screen to that of the external front door

This element of the proposal is considered to be acceptable.

2) Removal of modern EJMA framed and non-delicate glazing bars to bay window with inappropriate fanlights and replaced with simple frameless slide and turn glass panels

The frameless slide and turn glass panels, like the extension (discussed below) will introduce a very modern element into the building, whilst also altering an existing opening. The justification is such that it will allow additional light into the property, and this seems understandable. The use of this modern element could, if successfully undertaken be striking!

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

The proposed extension is very modern in appearance and it would be visible from the front elevation of the property which at present is very pleasant.

The proposed roof of the structure is of an interesting design; the use of the part tiled, and part glazed approach is not one I would normally associate with what is essentially a listed cottage. However, the points raised by the applicant regarding the use of materials for the roof, and that the intention is for the room to be as transparent as possible are noted and understood. It is therefore thought that the use of the pyramid light (in association with the glazed walls) would attempt to reduce the impact of the structure on the existing building. Such a look could be striking and represent the further evolution of the building!

If to be considered suitable, the quality of the details and material used will have to be very high in order to achieve a high-class piece of design. If you are minded to approve the application, please condition details of the materials and glazing.

4) Pitched roof formed over existing flat roofed detached garage structure with plain clay tiles to match existing.

This element of the proposal is supported as it will ensure that the modern garage building better reflects the character of the listed building. A similar approach has been adopted at the neighbouring property. Materials as noted, should reflect that already present, and if needed could be conditioned if you are minded to approve the application.

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.

Such proposals are enhancements and are fully supported.

Conclusion

On balance, I am of the opinion that the proposals are acceptable and will not harm the significance of the heritage asset. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments.

You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

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