

Amber Willard

From: Martyn White
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To: Amber Willard
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AW/413/21/HH

Proposed first-floor side extension, introduction of portico to main entrance door, proposed solar array to existing and proposed flat roof areas (This application may affect the setting of a listed building). (This application may affect the character and appearance of the Craigwell Conservation Area).

54 The Drive Aldwick PO21 4DT

Whilst a Design, Access and heritage Statement has been provided, it provides limited information in which to full assess the significance of the heritage assets. However, despite this I have also undertaken my own map-based assessment which has identified the following assets:

- Silvergates, 52, The Drive
- Entrance piers and gates to Silvergates
- Beach terrace with attached gate piers and Gates, Silvergates.
- Craigwell House Conservation Area

Silvergates, 52, The Drive

Silvergates, 52, The Drive, is a Grade II detached house which was constructed in 1934 to the designs of Ernest B Glanfield FRIBA of the firm of Riley and Glanfield, constructed by the firm of Milton and Sons. The style is a mixture of Moderne style with metal-framed windows and traditional pitched roofs and building materials. Walls are painted white whilst there is a pitched roof of old Delabole slates from Cornwall and rendered chimneystacks. Two storeys and attics; irregular fenestration to north, five windows to south.

The listing description identifies that the south or garden front which faces the sea is the principal front and is symmetrical of five bays with Critall windows throughout. The centre is recessed with two flat-roofed dormers, three small windows on the first floor opening out on to a balcony with closed balustrade and loggia below with two curved bays under conical roofs with a band with a pattern of Vitruvian scrolls. Attached is a terrace of flagstones incorporating an octagonal stone well-head with wrought iron arch and a low stone wall with square piers at regular interval.

The house is of architectural interest as a 1934 detached marine residence by Ernest B Glanfield, designed in a mixture of Moderne and traditional styles and materials, and which was published in the architectural press of its day. It is a distinguished interwar seaside house.

Entrance piers and gates to Silvergates

Grade II Listed entrance piers and gates comprise two tall painted brick gatepiers with stepped brick coping, surmounted by statues of squirrels. A wrought iron overthrow connects the two piers and there are double cast and wrought iron vehicle gates with scrolled spandrels, patterns of intersecting arches, a scrollwork band and dograil.

Beach terrace with attached gate piers and Gates, Silvergates.

Grade II listed gatepiers and gates with attached beach terrace.

These consist of a purpose-built beach terrace of c1934 for entertaining, and garden gate and gatepiers by the same architect as the main house "Silvergates".

Craigweil House Conservation Area

The conservation area follows the boundary and layout of the estate as prepared by the architect, J. Auty. Most of the estate still bears the sense of being laid out as one unified piece, the street landscape and tree framework intending to create the rather "Arcadian" setting for house designs that would echo after the arts and craft and Tudoresque, and the 1930's aspirations - "a house in the country by the sea".

Whilst the estate has developed over 70 years so that there is a strong mixture of styles and ages of properties, there is generally a low-density character in the estate

Entering The Drive from Barrack Lane a fairly regular building line prevails. The Drive curves on approaching the gateway dividing the western and eastern sections. Beyond the gateway, eastwards, the mature trees, planned from the beginning, and shrubs lining the roads and in the gardens create a pleasing sense of enclosure. Properties are set a good distance back from the road in well-established grounds. Boundary treatment along this part of The Drive varies, high walls enclose some properties, others hedges and oak cleft fencing.

There are several imposing buildings in this section, including 'Silvergates', 52 The Drive, a Grade 2 Listed Building designed by Ernest B. Glanfield FRIBA and constructed in 1934. The environment of The Drive at the eastern end opens up and the trees become more dispersed and the grass verges widen. The eastern end of The Drive has historical importance; King George the Fifth (accompanied by Queen Mary) spent time in 1929 recuperating from a serious illness at Craigweil House which was 'put at the King's disposal' by the owner and later - founder of the estate, Sir Arthur Du Cros. Craigweil House was demolished in 1939 but was located adjacent to the footpath leading to the Clock House. The Clock House, formerly the Royal Stables, is now 5 dwellings.

The Proposal

The Proposal is for a first-floor side extension, introduction of portico to main entrance door and a solar array to existing and proposed flat roof areas.

At present, the house (number 54) is of a fairly simple design, having elements of a mock Spanish appearance. It has been modified and extended at various times since it was originally built. Whilst the building is two storeys, the first floor does not cover the full extent of the ground floor so that it is set back from both of the neighbouring houses to the west and east. The proposed first floor extension would extend this element of the house closer towards the eastern side of the neighbouring listed building. Based on the information provided by both the applicant and the neighbour, it is assumed that the extension would be seen from the grounds of the listed building with the closest (western) elevation appearing much larger and closer than before. This would be seen in the context of the rear and notable elevation of the listed building and would potentially

negatively impact upon how this part of the listed building is experienced, and is potentially harmful.

Introducing this extension would also unbalance the somewhat symmetrical appearance of the main part of the house (I am aware that there is a further single storey element not shown on the floor plans) but am thinking of the house as shown on the application plans.

It would appear that based on their location that the proposed solar panels would not be visible from either the road to the front or the neighbouring assets, and would therefore be acceptable. Likewise, the introduction of a portico to main entrance door will not impact on either the host dwelling or those around it.

Conclusion

On balance, I am of the opinion that the proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 202 of the NPPF (2021). As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with 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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