

Replacement of modern windows to southern elevation
7 Old Place, Aldwick, Bognor Regis PO21 3AU

Design and Access statement incorporating Heritage
Statement

Prepared by

Ben Kirk Msc Timber Building Conservation, IHBC

Manorwood

Studio 5

Chilgrove Business Centre

Chilgrove

Nr Chichester

West Sussex

PO18 9HU



PROPERTY HISTORY

7 Old Place forms part of a larger property located to the north of Gossamer Lane and the west of Aldwick Road.

The property comprises the southern portion of a larger property which sits on a north – south axis with a range to the west.

The property is listed as Grade II the listing reads

ALDWICK ROAD

1.

5401

ALDWICK

Old Place

SZ 9198 13/30

II

2.

C16 timber-framed house greatly restored and enlarged. 2 storeys and attic. 8 windows. 3 dormers. 3 gables. Flint infilling, the ground floor rebuilt in stone rubble. Modern casement windows. Modern 2-storey projecting porch added in imitation timbering with herring-bone brick infilling.

Listing NGR: SZ9117998960

Old Place is believed to have been built in the 16th century. The earliest mapping (the Tithe of 1849) shows what is now the southern portion of the building (number 7) and a building running east-west to the north west of the building along with other buildings in the curtilage.

By 1876 many of the outbuildings have gone and the maps throughout 1896 and 1910 are very similar. By 1932 the mapping shows the building closer to its current form with a long axis running north – south with a small projection to the east.

This is consistent with anecdotal evidence that the building was extended significantly in the 1920s. from an inspection on site it is clear that the section to the north is a 20th century extension but was built to a very high quality using matching materials and proportions. As such it at first glance appears like part of the original building.

The two photographs below taken in the 1930s show the extended and remodelled building. At this time it was one property which sat in substantial grounds. The porch was also added at this time.

Something is known of the building's ownership history. The house is believed to have been owned by the Pannett family in the 17th century.

In the early 18th century it was owned by William Elson who died in 1747. Details of the ownership in the late 18th century cannot be found but in 1786 it is recorded as being known as "Elsons" after its previous owner.

The 1849 Tithe records the owner as Richard Penfold and occupied by Henry Penfold, listing the site as 'House, farm buildings, yards, gardens ponds'

The first reference to the property being known as Old Place is on the 1932 OS map, by 1955 the property was owned by a Miss Wright-Lawley.

The property was still in use as a single dwelling on the 1962, 1964, 1968 and 1969 OS map but had been subdivided in 1970 along with the grounds developed to provide the housing estate that now surrounds the property, the garage to the south of the property was also constructed at this time.

PROPOSED WORKS

The property has undergone a substantial programme of works approved under application AW/122/19/L, this included removal of cement mortars and replacement with lime, replacement tile hanging, replacement gutters, replacement porch and associated timber repairs.

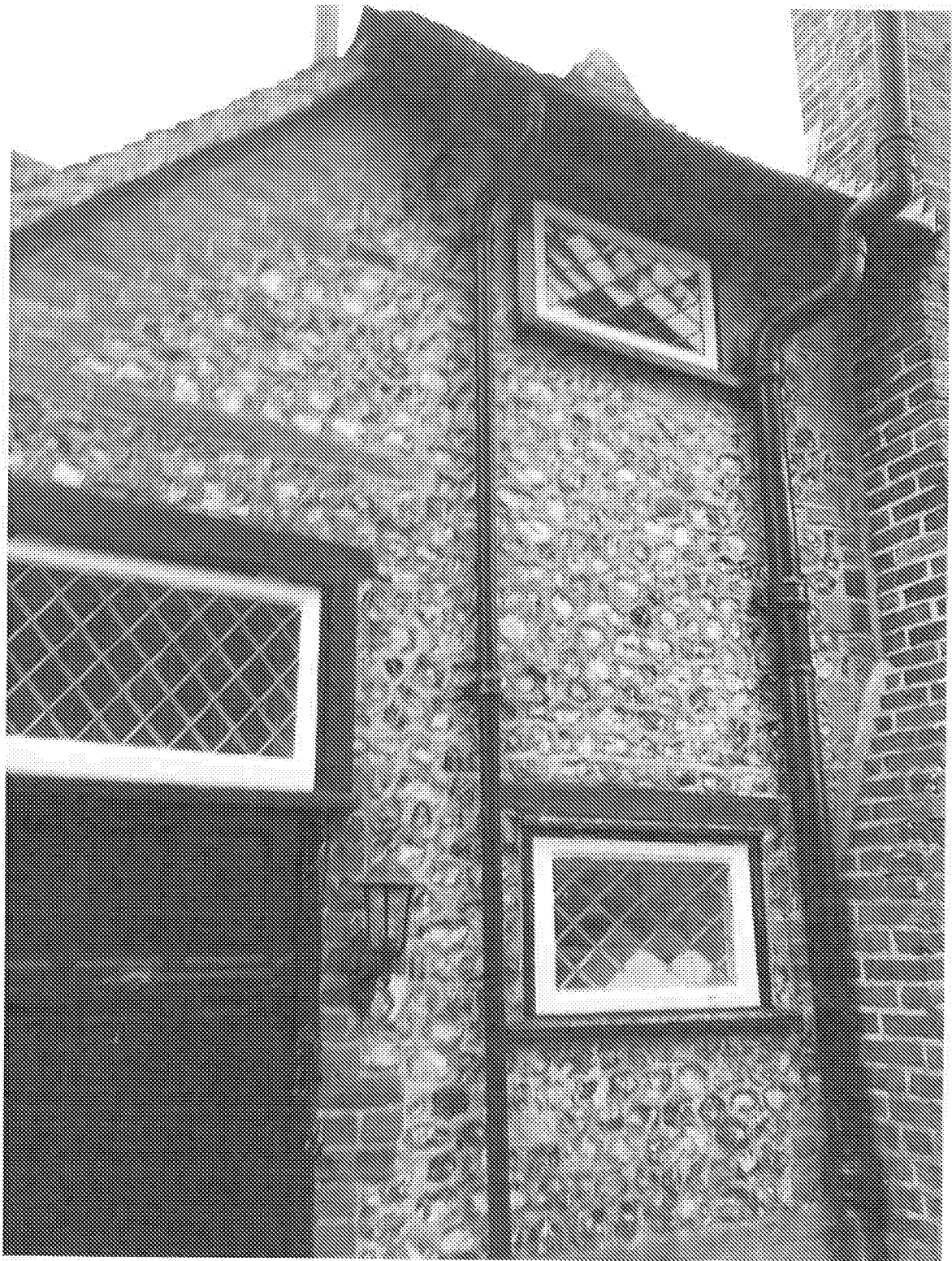
During these works it became apparent that the windows to the southern elevation were decaying and allowing in water and required replacement.

The windows in this elevation as can be seen from the photos below are modern and whilst sympathetic to the property are not of the highest quality. The windows to the left of the chimney are also different to those on the right in that they are top hung single casement window. Not only do these look out of place they are also prone to letting water in due to the construction.

Whilst works were being undertaken on site the windows were replaced with like for like sections and glazing but with all windows being side hung double casement windows. This work is now underway so this application is essentially retrospective.

All windows will be glazed with 4mm single glazing with lead came to match the existing. All will be painted with black frames and white casements to match the existing.

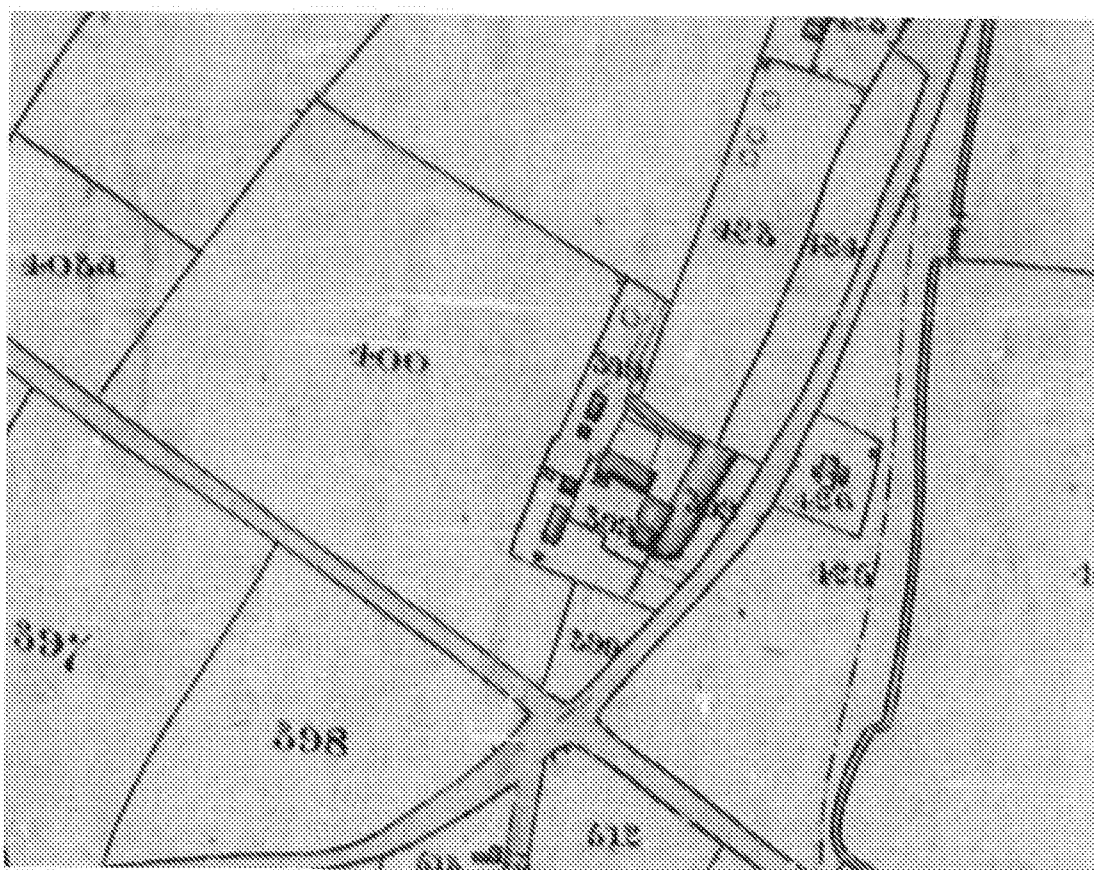
The proposal is considered to enhance the historical significance of the building through the removal of unsympathetic fenestration and replacement with more appropriate windows and as such complies with both local and national policies



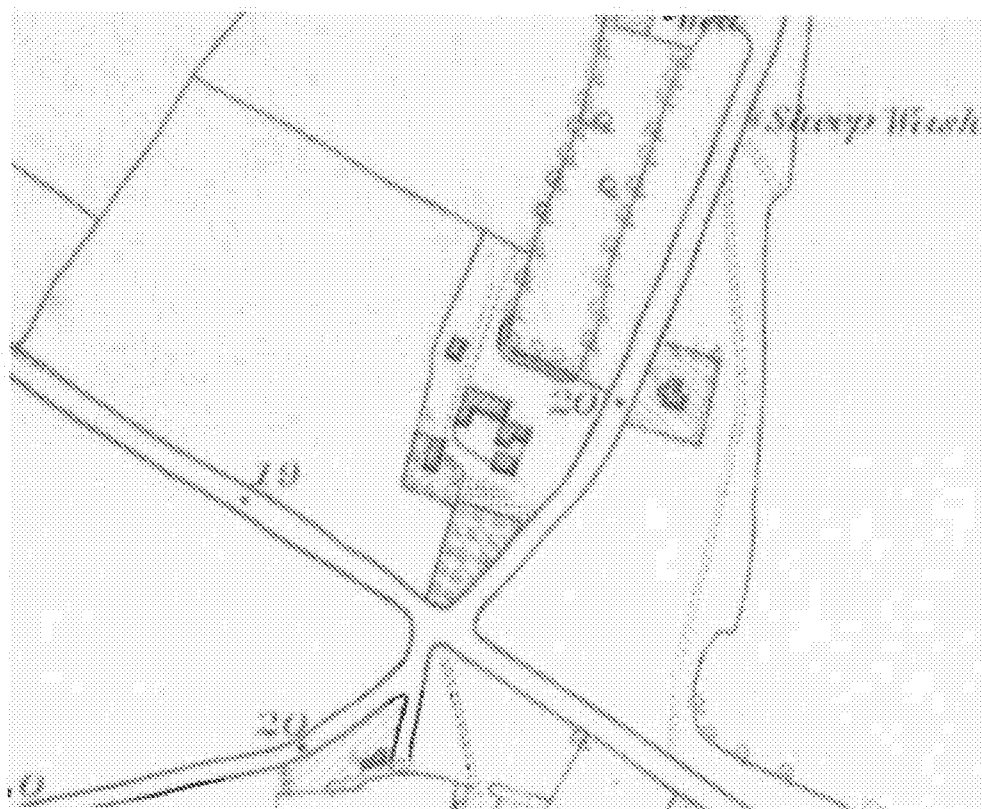
EXISTING WINDOWS TO LEFT OF CHIMNEY – SINGLE CASEMENT



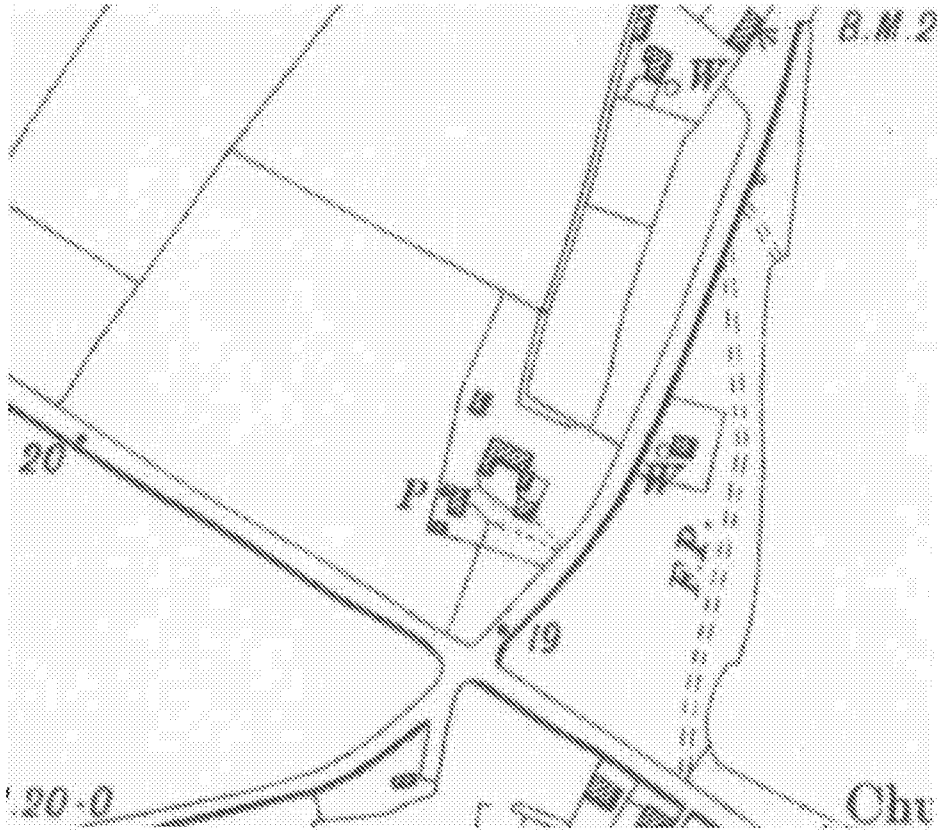
EXISTING WINDOWS TO RIGHT OF CHIMNEY – DOUBLE CASEMENT



1849 Tithe Map



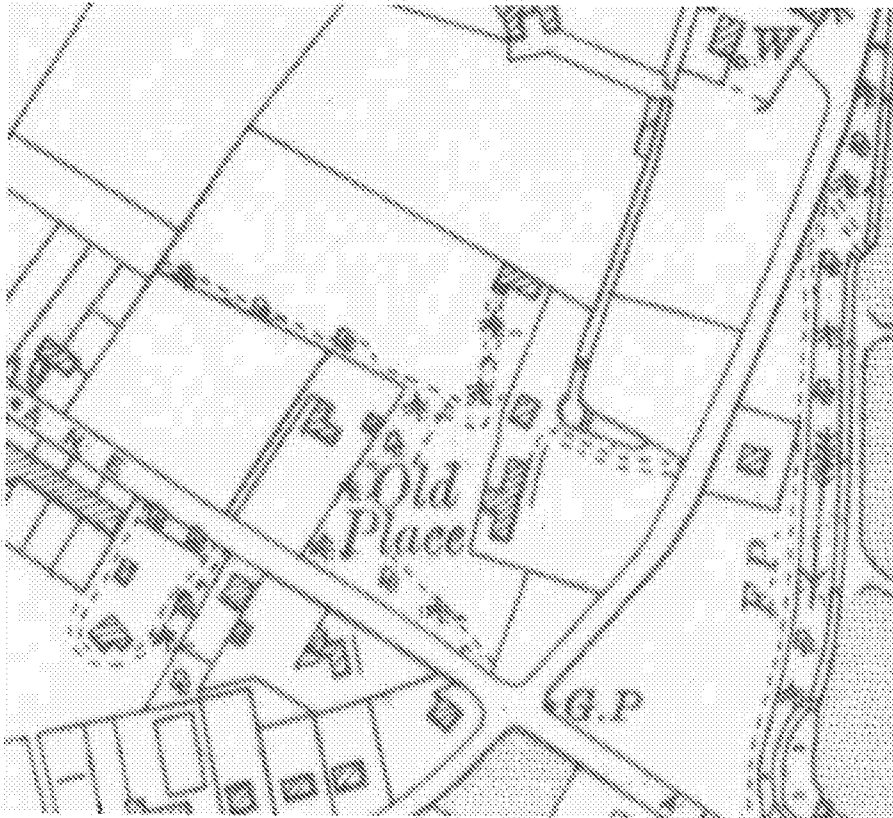
1876 OS Map



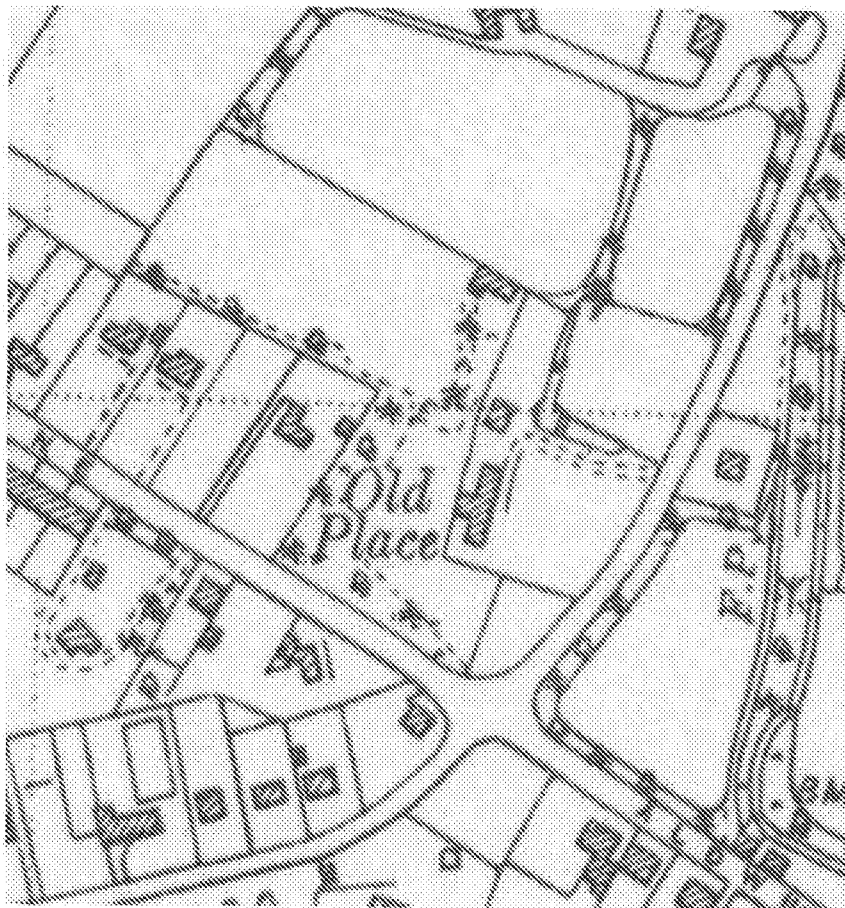
1896 OS Map



1910 OS Map



1932 OS Map



1940 OS Map



Photograph of east elevation circa 1930



Photograph of east elevation circa 1930



Illustration by John Broughton 1955