

HERITAGE STATEMENT

**PREPARED BY SUSSEX BUILDING CONSULTANCY
LIMITED ON BEHALF OF MR AND MRS HIGHWOOD**

**NEW LIME RENDER WALL COATING
TO FLANK WALL TO PREVENT DAMP
INGRESS.**



**SITE AT
SADDLERS, HIGH STREET, ANGMERING.**

1.0 Description of the heritage asset and its setting.

- 1.1 Saddlers is a Grade II Listed Building (20 September 1984) that sits on the Southern side of High Street at the junction of The Cottrells within the Angmering Conservation Area.
- 1.2 The accommodation is set across three floors with the top floor set within the roof space. The front elevation is an attractive frontage with painted brick and flint walls and a mixture of casement and sliding sash timber windows. To the side fronting The Cottrells, the wall finish is similar and to the rear the walls have been rendered at some point and painted in the same colour. The pitched roofs are plain clay tile covered.
- 1.3 The buildings either side of 'Saddlers' are of a similar style with 'Cottrell House' to the west having sliding sash windows with a painted smooth render finish to the walls and slate covered pitched roof. To the East, 'Russetts' has a painted brick façade and timber casement windows.



Photo – Side elevation fronting The Cottrells.

- 1.4 First available records of the property date back to 1575 when the plot was owned by Sir Thomas Palmer, a dwelling was under the ownership of Thomas Palmer Esq. called 'Saddlers' registered in 1667.
- 1.5 The building has had a number of uses over the years including a small shop, an art gallery and even a brewery. During the war the 1st Battalion of the Grenadier Guards moved to Littlehampton and set up their headquarters at the Norfolk Hotel in Arundel with some of its soldiers billeted at 'Saddlers'.

2.0 Assessment of significance.

- 2.1 The current development plan for the Arun District is the 2003 Local Plan. The site lies within the boundary of the built up area as defined in Policy GEN2 of the Local Plan. Within such areas planning permission will normally be granted for new development subject to other policies in the Local Plan for the built environment.
- 2.2 Policy GEN22 deals with 'Buildings or Structures of Character' and states that 'Planning permission will not be granted for development resulting in the loss of existing buildings or structures of interest and importance which are attractive in their own right or which contribute to the character and appearance of an area. Alterations, extensions or other development which would adversely affect the appearance or setting of such buildings or structures will not be permitted'.
- 2.3 The property sits within the Angmering Conservation Area - the policy within these Areas, as defined on the Proposals Map, states that planning permission will be granted subject to:
- (i) the retention of buildings and other features such as boundary walls, hedges, trees, railings, open spaces, etc. which make positive contributions to the special character of the areas;
 - (ii) the maintenance of an appropriate mix of uses where this is an important element in the character of an area;
 - (iii) the development makes a positive contribution to the special character of these areas, particularly with regard to the characteristics included in the descriptions for each area given in supplementary planning guidance.
- 2.4 Saddlers being a Grade II Listed Building means that Policy DEV10 applies;-
- 'Applications for Listed Building Consent and planning permission relating to Listed Buildings will need to contain sufficient information to enable an assessment of the likely impact of the proposals on the special architectural or historic interest of the building or its setting.
- Alterations and additions to Listed Buildings should be sensitively designed and constructed of appropriate materials to retain or emphasise the qualities of the original building.
- Consent will not be granted for extensions or alterations to Listed Buildings which detract from their special architectural or historic character or appearance, or for alterations which compromise the historic floor plans and important external and internal features of buildings.

3.0 Design concept of the proposed development.

- 3.1 The property has been suffering with damp ingress for a while now and the applicants need to provide measures to prevent this as internal decoration, furniture and clothes have suffered accordingly.



Photo – Damp ingress stains to internal wall (taken July 2015).

- 3.2 The walls are solid construction and the external paint has been ineffectual in preventing the passage of damp party due to the fact that parts of the wall are chalk blockwork which has acted as a sponge and exhibits damp even in the dry summer season.



Photo – More damp staining on the inside of the wall.

- 3.3 The applicants seek to provide a lime rendered coating to the flank wall to match with the rear wall rendered covering, this will provide a weatherproof envelope whilst still allowing the building to breathe and move.



Photo – Rear elevation of 'Saddlers' showing the rendered wall finish.

- 3.4 Many of the walls of other buildings in the local area have similar painted rendered finish. The rear elevation of 'Saddlers' has been treated in the past presumably because of similar weathering reasons and this wall exhibits no damp issues.
- 3.5 It is proposed to apply a minimum of a two coat lime render system, a 9 - 16 mm (2 part lime, 5 parts coarse sand) for the first coat and a 6 - 10 mm (1 part lime 3 parts sand) for the finishing coat. The existing finishing paint on the flank wall of the building will be fully removed before applying the render.
- 3.6 It is anticipated to have an experienced contractor undertake the work taken from the list held by The Society for the Protection of Ancient Buildings. No attempt will be made provide a completely smooth finish, as with the rear elevation the render will follow the undulations of the existing wall.

4.0 Impact of the development.

- 4.1 The setting of the building is on the higher side of High Street with the elevation in question facing the small lane of 'The Cottrells'.
- 4.2 This development using materials and design sympathetic to the original building and those in the local area enhances the setting whilst also providing a degree of protection that will preserve the structure for the future whilst maintaining the features and characteristics deemed important.

5.0 Conclusion.

- 5.1 It is felt that the sympathetic lime render coating to the flank wall to the existing building will mean that the impact on the visual character of the rural area would be minimal.
- 5.2 In addition to this, the works will ensure that the building is retained in a structurally sound manner and will continue to positively enhance the visual amenities of the area and that the proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.
- 5.3 In the event that the application be presented to the Planning Committee I would be pleased if you would ensure that the contents of this statement, albeit summarised, are incorporated in to the report.