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To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: A/109/21/L

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Church House Arundel Road Angmering BN16 4JS

Listed building consent for the replacement of 5 No. windows on front elevation and rebuild of flint boundary wall.

Church House is a Grade II listed property. The front faces west on to Arundel Road and the plot has return north frontage to Lansdowne Road. The older part of Church House is believed to date from around 1700. It would appear the west half was built first and the rear east part following soon after. The property has been altered and extended since, most notably a two-storey extension built around 1925. The elevations are red brick and the front elevation, and the front elevation is constructed in a Flemish bond.

There are many features of interest, in particular the front elevation which is brick faced with most bricks being laid alternate stretcher/header. The majority of the header bricks have a grey salt glaze finish.

The windows are timber framed and single glazed. Most windows are sash style with the main front elevation being in a replacement Victorian style. Of note is the fact that the rear sashes are the original Georgian ones.

A retaining boundary wall made of flint exists on the Northern boundary, part of the West boundary and the rear garden.

The building is also located within the Angmering Conservation Area which focuses on the historic core of the village. Arundel Road leads from the A27 towards the centre of the village which contains many listed and locally listed buildings. Buildings in the village are noted to be of flint and brick. Church House forms an attractive group, fronting on to the road with a number of other listed buildings, including the library.

The Proposal

The proposal consists of two elements:

- the replacement of 5 No. windows on front elevation and
- rebuild of flint boundary wall

The applicant identifies that the timbers of the sash windows are significantly decayed and that repair is not worthwhile (i.e. they are beyond salvage). The windows have very limited historic material and no historic glazing. Whilst the details of the proposed window are acceptable, it would help to understand how the glazing bar is to be treated – it should be integral to the frame, and not applied.

Likewise, the applicant identifies that the section of boundary wall leans by more than 1/3 of its thickness and mortar joints are worn, eroded and losing adhesion. The proposal to rebuild the section of walling will ensure that it is put into a good state of repair and its presence maintained. The concept of saving the existing materials and matching the existing lime is positive. The location of the wall is such that it can be clearly seen from the neighbouring road and public open space, and as a result, the quality of the new build should be high. I believe that the works will not harm the significance of the wall, but that a sample panel should be provided prior to the re-build commencing. This will ensure that it reflects the existing quality of the wall, whilst also not affecting its significance.

Conclusion

Subject to the requirement for a sample panel, I am of the opinion that the application would not cause harm to the significance of the heritage assets or their setting. 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,
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Please note: I work on Conservation for half of the working week (all day Monday and Friday and Tuesday Afternoons)

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