

Waterton House – Design and Listed Building Statement

Project: Waterton House

Address: Waterton House, Angmering, West Sussex, BN16 4JR

Agent: Aaron Davies

Date: 25 Jan 2021

Plans, Drawings, and Information

Due to Covid-19 restrictions, the plans have been worked up based on one site visit, photographs, and agent's details. Combined with my knowledge of buildings and construction, I believe the plans are a reasonable representation of Waterton House.

The grey areas are the wall thicknesses, which vary according to the period in which that part of the property was constructed. It is important that the plans and elevations are accurate. However, minor inaccuracies will not lead to a different outcome in terms of the proposed alterations and their impact on a heritage asset.

As soon as I can attend site legally, I will check the drawings, make any amendments required, and inform the adjudicating officer Planning, and Listed officers accordingly.

Planning and Listed Pack Issued -

- The application includes:
- Ordnance Plan
- Block Plan
- Existing - plans and elevations of the building as it is.
- Proposal – plans and elevations showing the proposed alterations. The plans include highlighted hatches to show the proposed alterations.
- Note: the outbuilding has been left off the elevations to enable a better assessment of the changes
- Photographs – interior and exterior of the building
- Listed Statement - written
- Design and Access Statement – written

Proposed Alterations

Overview

Waterton House is a Grade 2 listed property. The original building is circa 1600's but the property has since been extended and altered many times. The quality of the alterations is variable. There are still several features of interest, in particular the front elevation, the original staircase, parts of the roof structure, the outbuildings and boundary wall, amongst others.

Listed Status

Grade 2. The Listing applies to the exterior of the house, not doubt because the architecture of the property, including the boundary wall and outbuildings, significantly adds to the character of the village. There do not appear to be any interior details on the Listing.

However, there are several period features within the interior that should be retained. Some are need of attention. Where repairs are needed, these should be addressed in a sensitive manner. The approach, the emphasis should be preserving rather than replacing elements in need of attention.

Formal Listing

TQ 0604 ANGMERING ARUNDEL ROAD

25/59 (west side)

Waterton House

GV

11

Early C19. Two storeys. Two windows and one window-space. Stuccoed. Slate roof. Windows with venetian shutters and glazing bars intact. Porch with round-headed doorway in fluted surround with semi-circular fanlight and door of six moulded panels.

Details

Entry Name: Waterton House

Listing date: 20 September 1984

Grade: 11

Source: Historic England

Source ID: 1232836

English Heritage Legacy ID: 297697

Architectural Elements of Interest (Non-Listed and Listed)

Exterior of the House –

Elevations - the exterior walls comprise brickwork and flint, painted white.

Porch (Listed)– ornate detailing with fluted surround and fanlight.

Front Façade (Listed) – general arrangement of windows, venetian shutters, and porch.

Windows – in particular, the front elevation (east) and side elevation (south): small pane sliding sash windows with venetian shutters either side.

Roofs – there are several pitched roofs built to a traditional pitch, 47.5 degrees and steeper. The roof finishes are clay, on the and slate.

Boundary wall – the boundary wall is a combination of exposed brick pillars and flintstone, capped with rounded bricks, and is certainly a unique and attractive feature.

Outbuildings – one building, single storey, divided into two sections. Overall, this is a beautifully crafted structure. The exterior walls are a combination of flintstone framed by single horizontal brick courses set at roughly 800mm intervals. The roof structure is timber beams, not original, clad with clay craft tiles. The finished floor is probably compressed lime.

Proposed Alterations

The proposed alterations are minor and apply primarily to interior alterations, structural and non-structural, and replacement of two modern windows, and installation of one structural opening for a new window, all in the back (west) elevation, at the north end of the property.

REF 1 – Storeroom, Room 12

Description – the two storerooms (14 & 15) were probably the stables, and the room above (22), the hayloft.

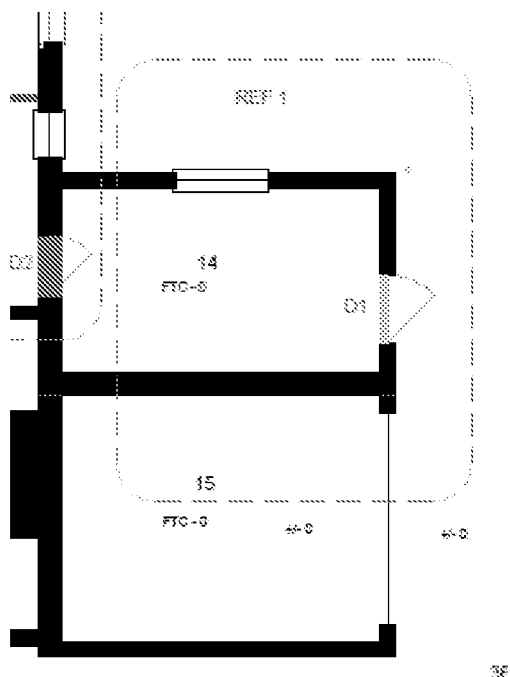


Figure 1 Ground Floor Plan Ref 1

Change of use – the proposal is to make room 14 into a utility room.

Material properties – room 14 - the wall construction is masonry, faced on the exterior side with flint, with brick piers to form structural openings. The interior walls are finished in a traditional lime render, with a lime finish. The exterior door into room 14 is a traditional stable door. The window is a half-moon casement, timber construction, painted white.

Material properties - Room 15 – It is now a garage with a standard steel up and over garage door. The wall construction is the same as room 14.

Alterations – create a structural opening between the kitchen and room 12. The opening to be formed from brick piers, the piers toothed into the existing wall and bonded using lime mortar, and a timber lintel, left exposed; door: a brace and ledge matchboard door with wrought iron strap hinges and latch handle, black finish; wall finish: lime mortar wall finish to be feathered into the existing finish; decorative finish: lime wash; existing stable door: retained but sealed shut and boarded over on the interior side with a temporary timber structure, finished with a Heraklith board

or similar substrate appropriate to a lime plaster finish; ceiling, fireproofing exposed joists: use a non-destructive approved fire sealant (Envirograf) to provide 30 minutes protection (SE to assess the depth of joists and advise on the need for, and the exact increase in fire rating required to meet Building Control approval. Other finishes: all additional finishes, where specified, will be non-destructive in terms of the historical building fabric.

Impact on Heritage Asset – low. The work is in the interior of the property and will have no significant impact on the quality and appearance of the asset. The existing exterior structural opening and doorway will be retained to maintain the visual character of the property.

REF 2 – Interior alterations, rooms 11,12 and 13

Description – the proposal splits into two sections, the partitions between the rooms removed to create an open-plan kitchen-diner, along with the installation of two new windows in the west elevation, ref W1 and W2.

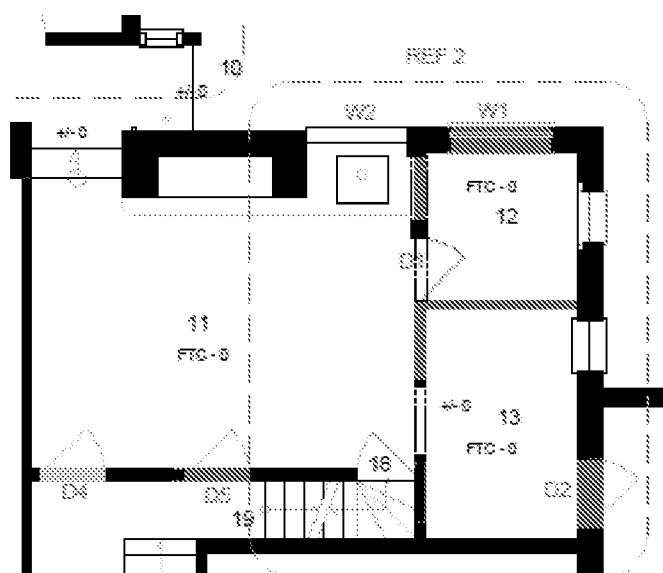


Figure 2 Ground Floor Plan Ref 2

Change of use – no change of use, the rooms form part of the living space.

Material properties – partitions - the existing partitions comprise original timber posts and beams, some of which are exposed, and infill and panelling, the exact specification, unknown; windows – one casement window, circa 1980's.

Alterations

Partitions - remove the infill material, **leave all posts and beams in situ**. Where required, repair the posts and beams to ensure structural integrity. Where new elements need to be installed to ensure structural integrity, these will be sympathetic to the existing original structure – timber, matching, and installed in accordance with traditional craft techniques.

Impact on Heritage Asset – low. The proposed changes are within the interior of the property and will not therefore impact on the appearance of the exterior of the building. The key original features, the posts, and beams, will be retained.

Ref 2 – Doorway D5 / D5

Description – reinstate the original doorway, D5, into the kitchen (11).

Details

Remove the existing door, D4, and fill in the structural opening with timber frame construction faced with plasterboard, finished in plaster, to match the existing wall. If the existing wall finish is lime plaster, then the substrate should be Heraklith board finished in lime plaster. In either case, the finish to match the existing wall finish.

Structural opening D4 – open up original opening, carefully; door: re-use the door from D5, if it fits, or, commission a new 6 panel door to match the existing original doors on the ground floor of the property; finish: white, painted.

Ref 2 - Window, Existing W2

Description - remove the existing casement window and replace with a new small-paned casement.

Details

Existing casement – a pair of single pane casement windows, painted white. The age of the unit is circa 1980's. The structural opening has also been modified, the cill raised to 1050mm to accommodate a kitchen unit. The original window cill was approximately 600mm from the finished floor level. Since the kitchen is part of the original building, circa 1600's, the current doorway, to the left of the chimney breast, would probably have been a matching window.

New casement – the proposal is for a pair of casement windows, with 4 over 2 glass panes per casement, the glass, 4mm float held in place with putty; the finish, painted white; ironmongery: cast, black finish. Note: the profiles are based on traditional narrow sections suited to 4mm float.

Window, new, ref W1 – create new structural opening for a double casement window that matches W2 above.

Structural opening – form a new structural opening to match the width and height of the opening for the window ref W2. The work includes installing a lintel, and dressing the reveals with brick, the surrounding flint toothed into the brickwork; cill: stone, painted finish; mortar: lime mortar to be used for all new work and repairs; finish: painted white, to match the existing exterior finish; interior face of lintel: timber beam to match the existing in the kitchen area.

New casement – the proposal is for a pair of casement windows, with 4 over 2 glass panes per casement, the glass, 4mm float held in place with putty; the finish, painted white; ironmongery: cast, black finish. Note: the profiles are based on traditional narrow sections suited to 4mm float.

Impact on Heritage Asset – low. The new windows are in the back elevation of the property and cannot be seen from the road, nor from any adjoining properties. In addition, the existing casement

is relatively new and of no historical merit. The proposed windows are small-paned and echo the style of the original sashes installed in the front elevation.

REF 3 – Room 7 and 8 – remove structural wall.

Description – remove the existing solid structural wall.

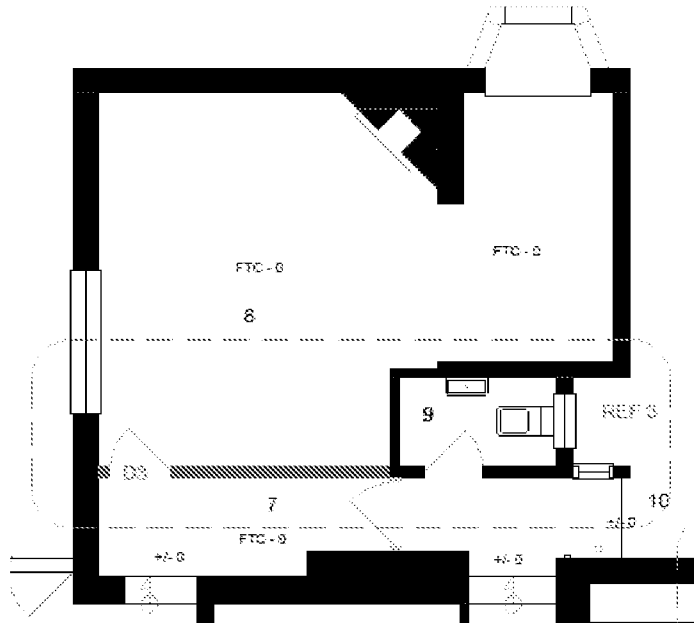


Figure 3 Ground Floor Plan Ref 3

Change of Use – no change of use.

Existing - solid structural wall, exact composition to be determined but probably brick as the section of the building was constructed circa 1930's – there is an inscription on the beam within the sitting that states, "1930's". Decorative elements – there are no unusual details that could be of historical significance e.g., no cornice, dado rail, panelling or other elements that would be of particular interest.

Proposal – remove the wall, carefully. Finishes: make good the ceiling and floor with finishes that match the existing materials. Where the floor is made good, the surrounding boards are to be lifted and re-laid in a way that continues the general floorboard pattern of the room.

Impact on Heritage Asset – low. The work applies to the interior of the property and does not impact on any interior features.

REF 4, Room 23 – new bathroom and ensuite

Description - subdivide the existing bathroom to create: - a bathroom, ref 23, and ensuite for the bedroom ref 21, and replace the window ref W3.

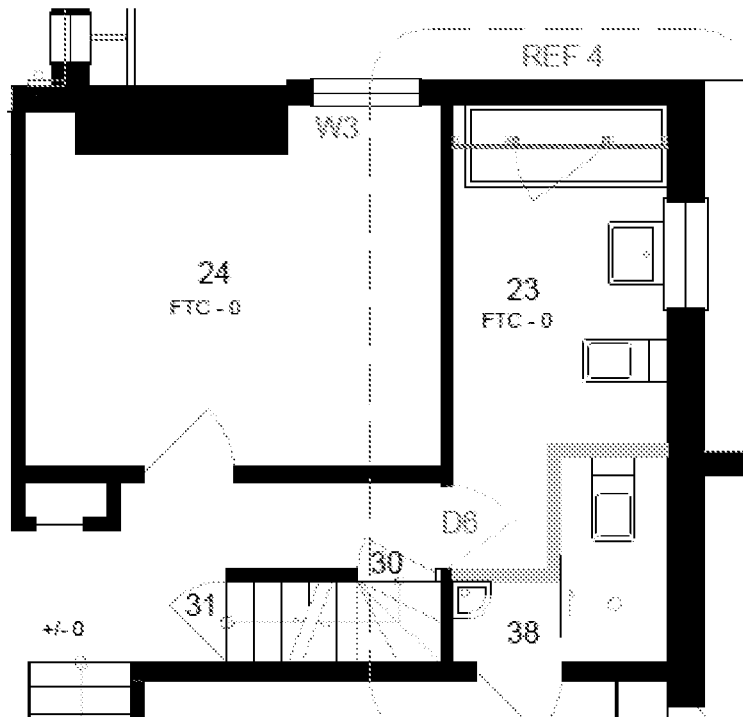


Figure 4 1st Floor Plan Ref 4

Existing – Bathroom, 2 exterior walls and two partition walls shared with the adjoining bedrooms. The room includes 1 casement window, circa 1980's. The floor finish is not known but probably timber boards. The partition walls are traditional beam and post construction with infill, the exact composition not known but probably not wattle and daub judging by the finish. The bathroom is relatively modern, as are the finishes and cupboard. There are no intrinsic original features in the bathroom.

Proposal – to subdivide the room by installing a plasterboard partition, as per the drawing; the existing doorways, from the hallway to the bathroom, and from the bedroom to the new ensuite, are retained; the work will not involve alterations to the original partition walls which, on the bedroom side room ref 24, have historical significance; new window: see next section for details.

Impact on Heritage Asset – low. The work applies to the interior of the property and does not impact on any interior features.

Ref 4 - Room 24, new window, W3

Description - new double casement to replace existing casement.

Existing – single pane double casement, circa 1980's.

Proposal - a pair of double casement windows, with 4 over 2 glass panes per casement, the glass, 4mm float held in place with putty; the finish, painted white; ironmongery: cast, black finish. Note: the profiles are based on traditional narrow sections suited to 4mm float.

Impact on Heritage Asset – low. The new window is in the back elevation of the property and cannot be seen from the road, nor from any adjoining properties. In addition, the existing casement is relatively new and of no historical merit. The proposed windows are small-paned and echo the style of the original sashes installed in the front elevation.

Site Visit

The interior of the property will be available for inspection after the 20th February 2021, pending current legal restrictions imposed by Covid-19 restrictions.

The exterior of the property can be seen from the road, and, with permission from the current owner, from the gardens.

Summary

In our view, the proposed alterations do not represent any significant harm to the Listed status of Waterton House.