



Pigeon House, Angmering

application for planning permission and listed building
consent for alterations to existing barn and stable

design & access statement and
supporting documentation

march 2011

malcolm simmonds architects

PIGEON HOUSE, ANGMERING

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1.0 CONTEXT APPRAISAL

1.1 Site and Existing Building

Pigeon House is situated on Angmering High Street which runs approximately East - West through the village from the green to Ecclesden Manor and is now bisected at the eastern end by the modern A280 linking the arterial routes of the A27 and A259.

The building is located on the North side of the High Street (Fig.1) on a corner plot fronting onto Weavers Hill also. Unusually for such a village centre location, Pigeon House retains its Barn and other outbuildings as well as substantial gardens and a paddock, forming an attractive group setting.

The house and group setting has been the subject of several campaigns to preserve both the individual buildings and nature of Angmering village and these are referred to later in this document. The house itself was listed Grade II in 1954, with the barn and further outbuildings listed in 1984 (Appendix A). The listing to the house gives the date as C.17th or earlier and local historians have noted the possibility that the house is substantially earlier than this which has been born out by Archaeological research set out within this document and appended at the end.

1.2 Current Position

The present owner purchased Pigeon House some years ago, maintaining it as a second home whilst bringing up a family in London. With a need to accommodate new arrivals in the family and a desire to move out of London, it is proposed to make Pigeon House the principal family home. Whilst the property has been kept in good order, additional accommodation is required to facilitate this and the challenge is to accommodate this on the site without diminishing the special interest of any of the extant historic buildings or character of the grouping.



Ordnance Survey, (c) Crown Copyright 2010. All rights reserved. Licence number 100020448 - Pigeon House, 1-1250 Site plan

Fig.1: Location Plan, site outlined in red

1.3 Current Layout and Use

The main house is presently arranged with a drawing room, dining room and kitchen to the ground floor and with three bedrooms with bathrooms to the first floor. The barn, workshop and stable are used purely for storage and accommodating plant and the separate outbuilding on the South side of the courtyard was converted to a self contained cottage a few years ago.



Fig 2: Pigeon House from Front Courtyard



Fig.3: Pigeon House from North Garden, Cottage visible through the front yard



Fig 4. Barn to North of Courtyard

2.0 HERITAGE STATEMENT

2.1 Historic Research: Building Fabric

As noted above under Section 1.1, the Listing Description to Pigeon House suggests that the house is of C.17th date or earlier, being of timber frame construction and faced in flint cobbles. The steeply pitched main roof is a suggestion that the building is more venerable than this and C.20th restorations have opened up the central crown post roof structure (*Fig.5*), a notable medieval feature. Local historians have suggested that the house is considerably earlier and endeavoured to understand the genesis of the name of the property, taking clues from former owners as well as architectural features.

This decorated crown post (*Fig.5*) adjacent to the chimney stack sits astride a substantial tie beam (*Fig.6*), once supported upon large arched braces from the, now lost, timber wall framing, these being evidence of a high status open hall house. From the physical evidence, it would appear that the original house was a medieval (pre-1500) two-bay open hall house (forming the core of the present house) with potentially a service range to the north and south ends.

The nature of the detailing of the building does suggest a building of the late 1300's (C.14th). It is noted that the building is narrow in relation to the length of hall and that the loss of all external framing and the fact that wall plates are now underbuilt by later flint walls mean that external form cannot be deduced but the possibility that the house was once aisled is discussed.



Fig 5: Crown Post roof structure now evident in core of house

The proportion and plan type of the hall, along with stylistic details and quality of construction, suggest that the original building was of some status. This suggests that the house was possibly part of the fitzAlan estate but no clearly identified owner or role within the estate has yet been found.

Owing to subsequent alterations, the full extent of the original building is unclear but it appears likely that the timber framed partition to the South of the crown post (*Fig.7*) was (although the timbers have been reset) the original external wall, with a Solar being formed at the northern end, terminating with a hipped roof over. Within the roof, there is evidence of C.16th insertion of a smoke bay (*Fig.8*), probably at the time that the open hall was floored in and possibly the aisles removed (to allow greater light into newly created first floor chambers).



Fig.6: Base of tie beam to West side of house



Fig.7: Former external wall at first floor



Fig.8: Remnants of former smoke bay to back of stack

The next significant changes appear to be the extending of the building South by one bay and the northern 'Solar' significantly rebuilt. Both roof structures appear to be of C.17th date although the northern roof appears of better quality and is possibly slightly earlier. The works to the floors, front stair and chimney stacks all appear to be of roughly the same period, namely the mid C.17th. One possibility for the different ridge height between the northern range and original hall roof (Fig.9) is that the smoke bay to the former hall house was still operational at this point and the apex of the gable therefore had to remain clear to allow smoke egress. What is clear is that the carpentry work is of lesser quality than the original hall house, suggesting that the house no longer had the status associated with it when originally built.

Significant documentary evidence relating to the house exists from this period in both wills and probates from 1644, 1669 and 1687. All of these documents refer to eight rooms suggesting that the present plan form had more or less been arrived at by this point although they suggest only one chimney stack was present at this time, (Fig. 10) the brick stack at the core of the house that retains it's cooking implements. A document dated 1665 makes reference to a pigeon house, not loft as existing to the north end of the house (Fig. 11). This then brings into question whether there was a detached range that served as a pigeon house, possibly replaced by the C.17th northern loft?



Fig.10: Former cooking hearth within house



Fig.9: Pigeon House from the North showing different ridge heights



Fig.11: Pigeon loft viewed from within roofspace

The flint refacing of the house is clearly not of one date, that to the North of the stair vyse and to the rear appears earlier until the junction with the southern 'extension', where a straight joint exists (Fig. 13). However the smaller more regular coursing that starts at that point continues around the front elevation to junction with the brick stair (Fig. 14). This may have been some localised refacing to ensure the integrity of the more visual front facade, certainly no other reason presently can be deduced. The fenestration to the house is of differing dates, featuring some earlier leaded lights but generally appearing to be C.18th/19th timber casements with some later replacements. The historical build up of the house is, as presently understood, shown shaded below (Fig. 12).

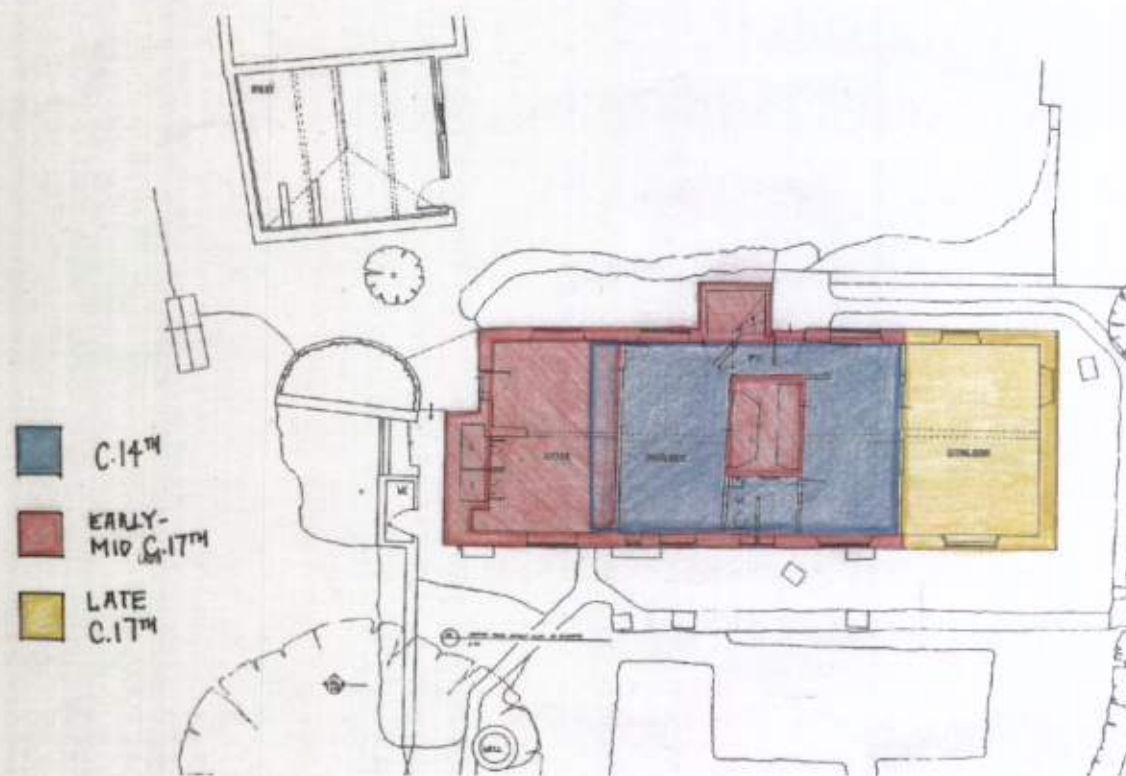


Fig. 12: Historical build up of the House



Fig. 13: Rear (West) Elevation; note straight joint to r/h side



Fig. 14: Front (East) Elevation showing lack of corresponding joint

With regard to the outbuildings, the Barn is listed as being of C.18th date and internally the timber frame (*Fig. 15 and 16*) would support this dating. Parts of the external wall have been rebuilt in flint, possibly coinciding with the first refacing of the main house, being in larger more randomly coursed flints. The front elevation of the barn has two large windows, probably installed when the property ceased to be a working farm and the Barn became ancillary domestic accommodation, they are in evidence in photographs taken in 1937 (*Fig. 15*).

The Workshop, adjacent to the barn, appears on the 1838 tithe map (*Fig. 22*) to be a separate structure however the flint rear wall and present spine beam appear older than this date although the roof structure is all clearly modern (*Fig. 17*).

The date of the Stables is less clear, the flint work is generally well coursed small cobbles which match the southern end of the house suggesting that it was built concurrently (*Fig. 18 and 19*). The Cottage is outside of this application but again appears to be a C.19th refacing of a possibly earlier ancillary structure, at the time of the 1937 article (*Fig. 26*) it appears to have been in use as a garage.



Fig. 15: Interior of Barn 1937, showing light from large windows still extant on South side.



Fig. 16: Interior of Barn



Fig. 17: Modern roof structure to Workshop



Fig. 18: Front elevation of Stables



Fig. 19: Gable elevation to Stables

2.2 Historic Research: Documentary Evidence

The fitzAlan survey of 1390 refers to a tenancy held by John Kent that matches the acreage and rental value of Pigeon House as recorded in 1679. As the archaeological evidence suggests a build date of the later C.14th it is possible that this refers to the Pigeon House. Although earlier records refer to taxpayers in the parish by the name of Pygon, Pyion and Pygeum, they all predate the earliest fabric in the present building. The 1665 entry for one 'Richard Adams' refers to the presence of a 'Pigeon House', whilst by this point such a feature was not purely a manorial privilege it still denotes a building of status. A Pigeon House would have been a detached building not integrated loft so presumably there would have been a further building on the site. No trace of any such building exists today however map evidence show a free standing small building to the North of the property (*Fig.22*) which could have been such a structure. Probate records from 1644, 1669 and 1687 refer to a house of some seven or eight chambers, suggesting that the present plan form had been arrived at by this point although no northern chimney stack is noted. By the C.18th the house seems to enter a period of tenant farmers, culminating with an absentee tenant family, the Standings, from mid C.19th until 1911.

The 1838/9 tithe map (*Fig.22*) shows the house in its present form, with the outbuildings around the courtyard as at present although, the present workshop to the western end of the barn appears to be a detached range, a small building exists on the northern boundary and a further small building is just South of the present stable. On the OS map of 1876 (*Fig.23*), the western end of the barn has been subsumed but an extension added to the South face of the barn. A pair of small buildings appear in the walled garden to the North of the house (where presently there is some anomaly in the garden walls) one was removed by the time of the 1897 map (*Fig.24*) and the other by 1911 (*Fig.25*), currently there is a more modern lean-to in place. The small range South of the stables has also been incorporated into that range. This layout remained the same until the 1911 OS Map where the building on the North boundary and South extension to the barn have been removed.



Fig 20: Garden wall from East showing anomalous returns now forming an outdoor privy



Fig.21: Garden wall from North showing anomalous returns now forming an outdoor privy

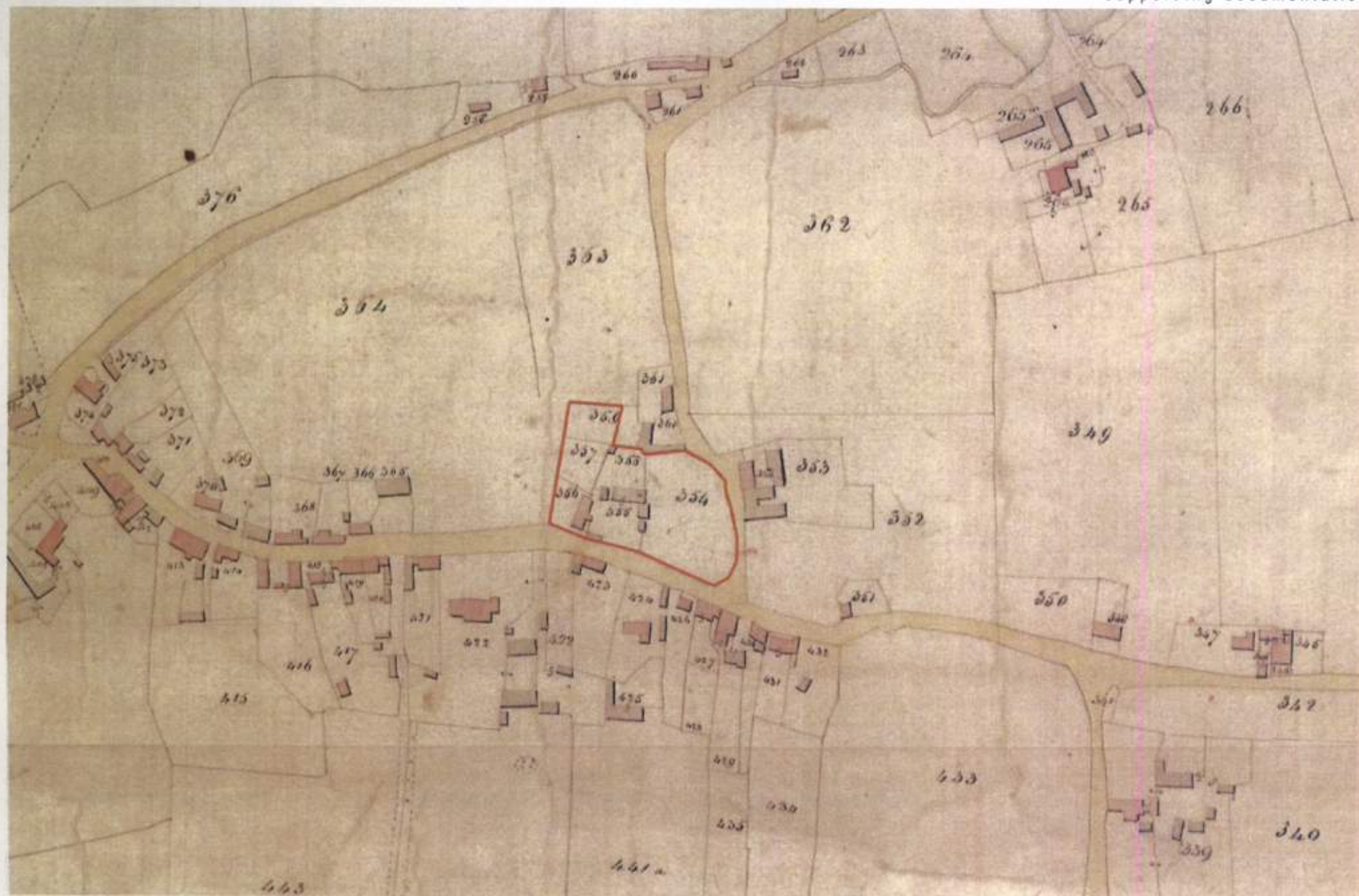


Fig.22: Tithe Map of 1838, site outlined in red





Fig.23. 1876 Ordnance Survey Map, approx. position of site outlined in red

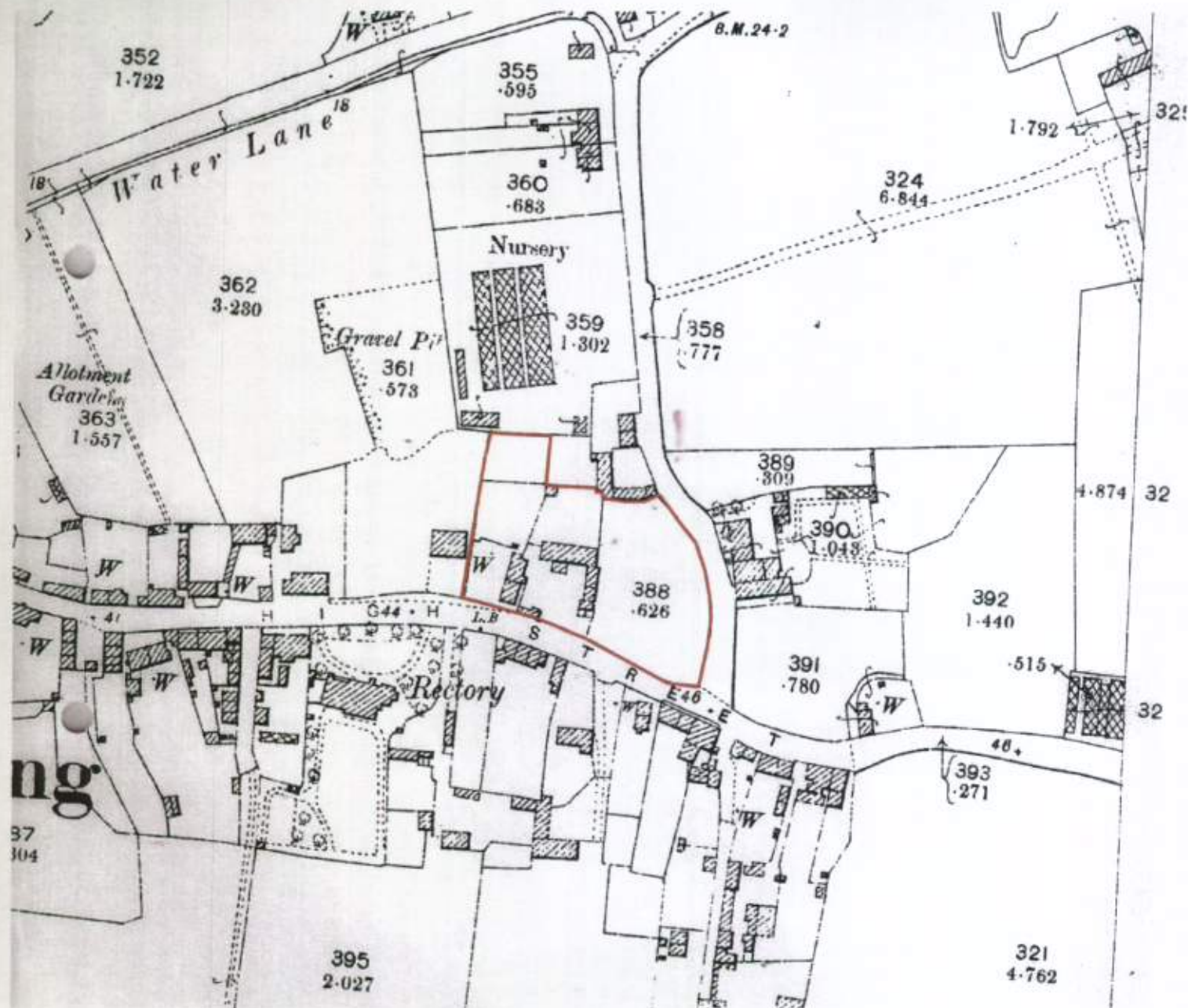


Fig 24: 1897 Ordnance Survey Map, approx. position of site outlined in red

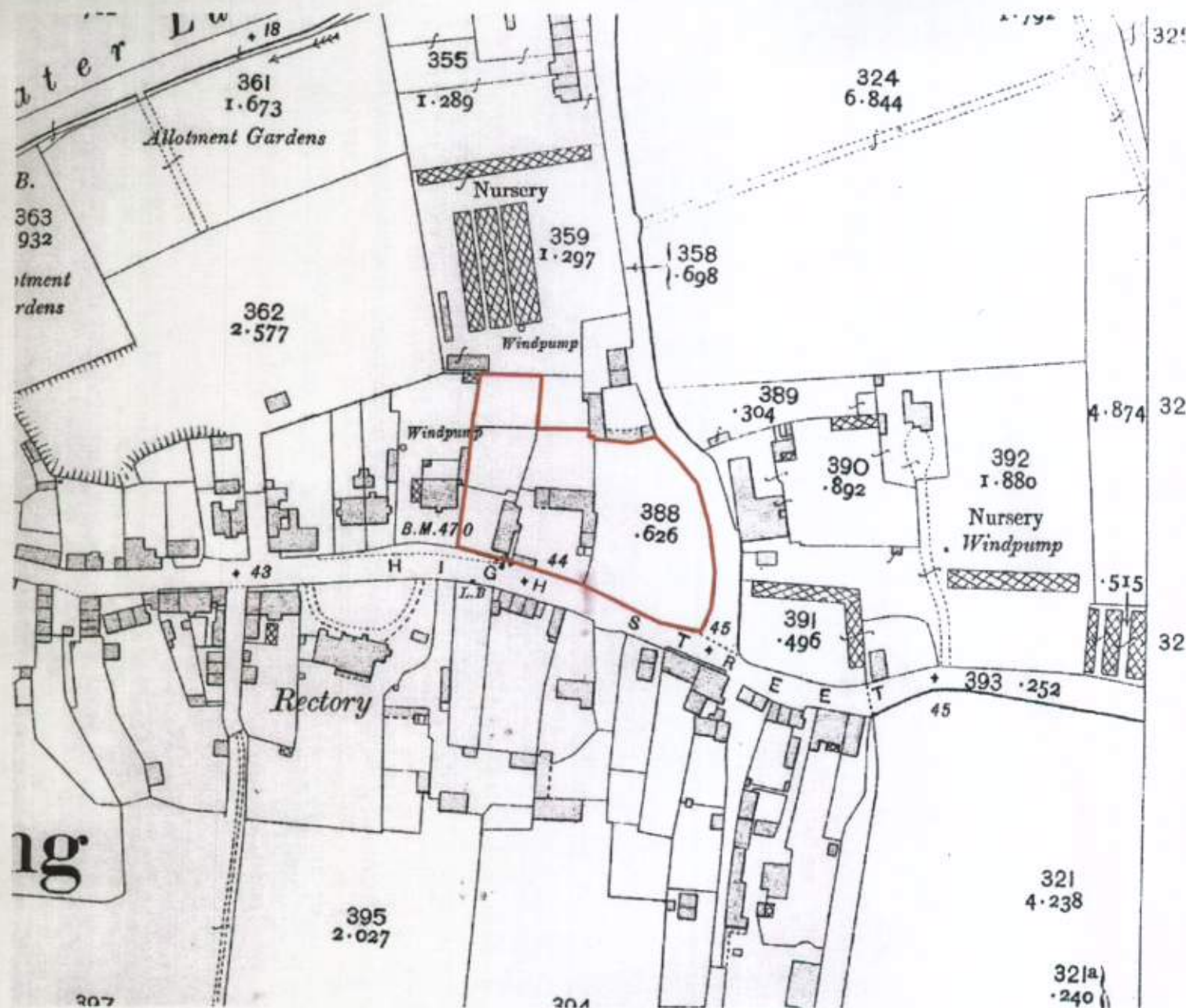


Fig.25: 1911 Ordnance Survey Map, approx. position of site outlined in red

This coincides with the lease of the house by a Mrs. Dudeney who set about it's restoration with gusto, which was summarised in 'Sussex Notes and Queries' at the time. Mrs. Dudeney sold her lease to a Mrs. Sands who carried out further restoration which Mrs. Dudeney does not seem to have held in high esteem referring to Mrs. Sands' description of the house as 'rough' and refers to Cdr Molson's later works to uncover the hearth from the 'grave-like cement' applied after her tenure by Mrs Sands. In 1934 the house was sold freehold to Lieut-Commander Gerald Molson who carried out further restoration as noted and was sadly lost in action in 1939, bequeathing the house to the Sussex Archaeological Trust.

The Trust leased the house out for a number of years, putting it up for sale in 1973 and was purchased by the present owner in 1993.



Fig 26: Picture of House and Courtyard as published in
'The Sussex County Magazine' in 1937

3.0 PROPOSALS

3.1 Outline

As noted in Section 1.2 the submitted proposals arise out of the present long term owners desire to accommodate their growing family at a property that they cherish. It was agreed at an early stage that the historic plan form of the main house and charming elevations did not lend itself to an extension being planted upon any part of the elevations. The archaeological investigations that have clarified the historic build up and important early fabric supports this approach.

An application therefore was submitted (A/2/11 & A/3/11L) for a new linked range adjacent to Pigeon House and conversion of the stables and workshop to provide ancillary accomodation on the site. This proposal was not supported by Arun District Council and was withdrawn and a revised set of proposals will be resubmitted in due course.



Fig.28: Front elevation of Stable



Fig.29: Front elevation of workshop



Fig.27: Barn flanked by Stable to the right and workshop to the left as viewed from entrance drive

pigeon house, angmering
supporting documentation

In the meantime, the clients need to relocate in part to Sussex means that the conversion of the workshop to a Utility room and Stable to a home office/library is being re-submitted. These works, which are agreed by Arun District Council and West Sussex County Council to be uncontentious involve the drylining of the spaces, leaving external walls and roof structures intact. The only proposed external alteration is a small high level window in the C.19th flintwork (Fig.32) to the stable, following the glazing pattern to the front of this building. (Fig. 28)

3.2 Internal Works: Workshop

It is proposed to convert this to a Utility room and the plan form of this space would remain unaltered, however the low C.20th walls in the NW corner (See Fig. 36) would be removed. The present C.20th concrete floor would be removed and an insulated slab laid. The walls would be dry-lined and insulated, a new wall to the barn (East) side of the room built inboard to avoid affecting the barn.

The existing C.20th roof structure would remain unaffected with a new ceiling located above the existing tie beam to enclose the space. (See Fig. 34)

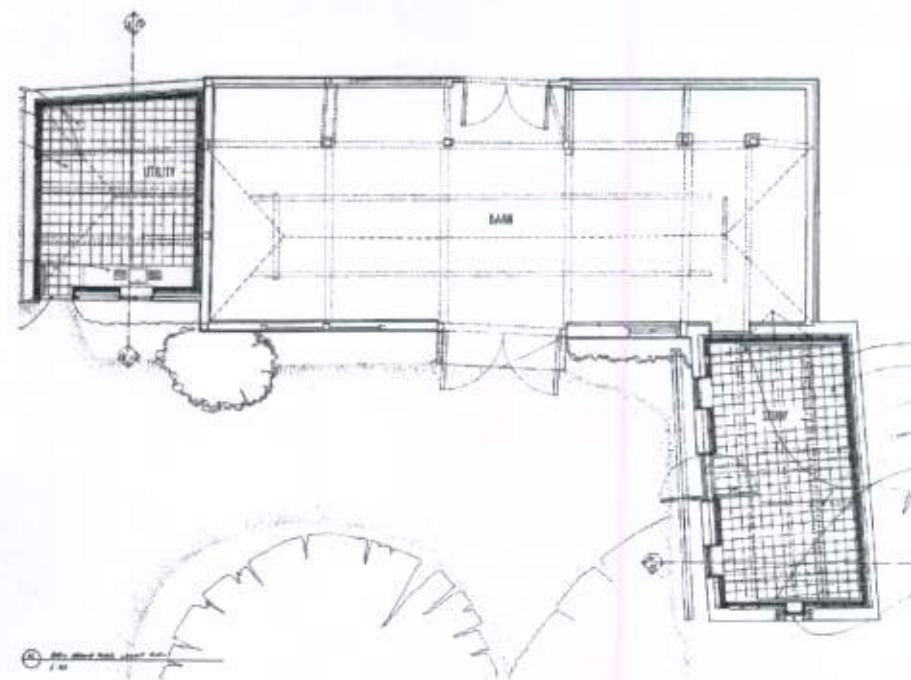


Fig 30: Plan of barn and stable showing intended lining to workshop and stable

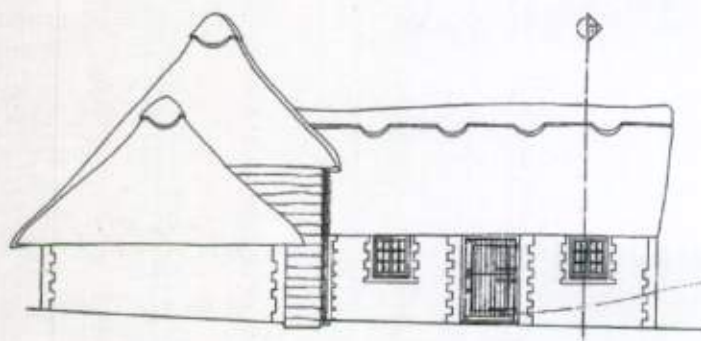


Fig. 31: West elevation of stable showing glazed door behind existing historic door

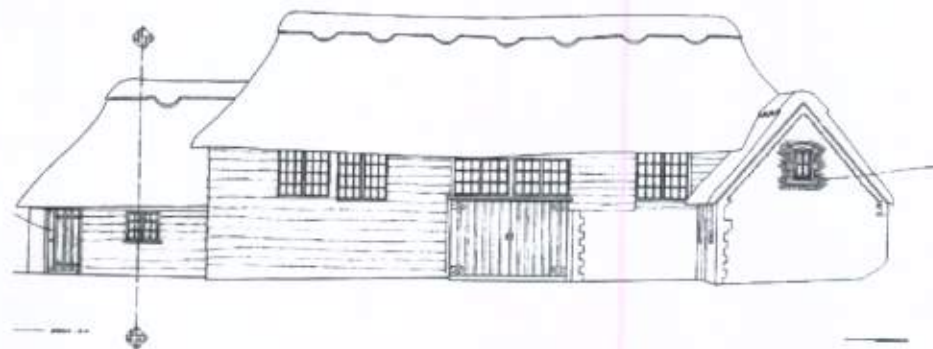


Fig 32: Gable end of stable showing proposed new high level windows

3.3 Internal Works: Stables

It is proposed to convert this to a Home Office / Library. Again, the plan form of the space would remain as is and the walls be insulated & dry-lined. The retention of the Stable's 'pavours' was discussed with Arun District Council and West Sussex County Council however on closer inspection these are actually grooves cast into a concrete screed, probably only of mid C.20th date (Commander Molson owner 1934 - 1939 was an Equine enthusiast and it is likely that these date from this time.) and as the screed is in poor condition it's removal and replacement with a new insulated slab and quarry tiles would be preferable.

It was agreed with Arun District Council and West Sussex County Council that the existing stalls would be carefully set aside & relocated as a form of panelling within the room. (See Fig. 35)

It was agreed that a secondary internal roof structure could be fitted to enable insulating and enclosing the ceiling and that this would be a bead and butt boarded finish.



Fig.33: Existing grooved concrete floor to Stable showing deterioration



Fig.34: Timber clad adjoining wall of Workshop to Barn
Note C.20th roof structure



Fig.35: C.20th softwood stall within Stable



Fig.36: Northwest corner of Workshop, note
C.20th low levels walls

4.0 DESIGN & ACCESS STATEMENT

4.1 Design Component

Amount of Development

This proposal seeks to provide additional domestic accommodation within the existing range of buildings.

Layout

The layout to the existing buildings remains unaltered.

Scale

The scale of the existing buildings remains unaltered by these proposals.

Landscaping

No landscaping is proposed.

Appearance

All alteration work will be in carefully selected handmade bricks and reclaimed flints with painted timber joinery.

4.2 Access Component

Access to the outbuildings will be through the existing arrangements.

Building Details:

Building Name: THE PIGEON HOUSE
Parish: ANGMERING
District: ARUN
County: WEST SUSSEX
Postcode: BN16 4AG

Details:

LBS Number: 297729
Grade: II
Date Listed: 12/10/1954
Date Delisted:
NGR: TQ0717904377

Listing Text:

TQ 0604 ANGMERING HIGH STREET
25/79 (north side)
12.10.54

The Pigeon House

C17 or earlier timber-framed building, refaced with cobbles or flints with red brick dressings and quoins. Small gabled red brick projection in centre of east front. Tiled roof. Casement windows. Two storeys. Four windows.

Building Details:

Building Name: OUTBUILDING, TO THE SOUTH EAST OF THE PIGEON HOUSE
Parish: ANGMERING
District: ARUN
County: WEST SUSSEX
Postcode: BN16 4AW

Details:

LBS Number: 297730
Grade: II
Date Listed: 20/09/1984
Date Delisted:
NGR: TQ0716304355

Listing Text:

TQ 0604 ANGMERING HIGH STREET
25/79A (north side)

Outbuilding, to the south east of the Pigeon House

Formerly a stable. Small C18 building faced with flint with a tiled roof.

Listing NGR: TQ0716304355

Building Details:

Building Name: BARN TO THE EAST OF THE PIGEON HOUSE
Parish: ANGMERING
District: ARUN
County: WEST SUSSEX
Postcode: BN16 4AW
Details:

LBS Number: 297731
Grade: II
Date Listed: 20/09/1984
Date Delisted:
NGR: TQ0717604377

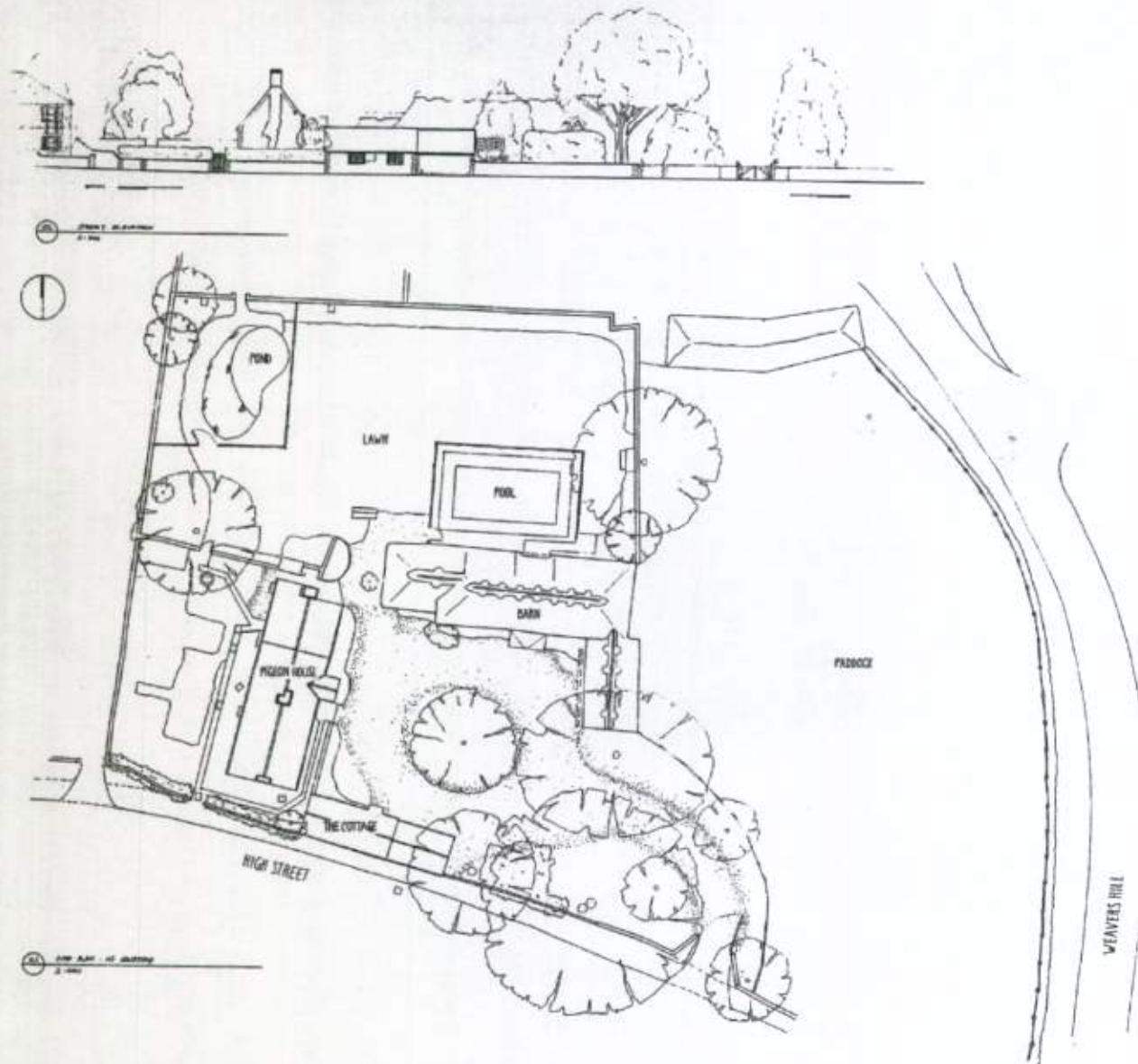
Listing Text:

TQ 0604 ANGMERING HIGH STREET
25/79B (north side)
Barn to the east of the Pigeon House.

Restored C18 building faced with modern weather-boarding on flint base. Hipped thatched roof.

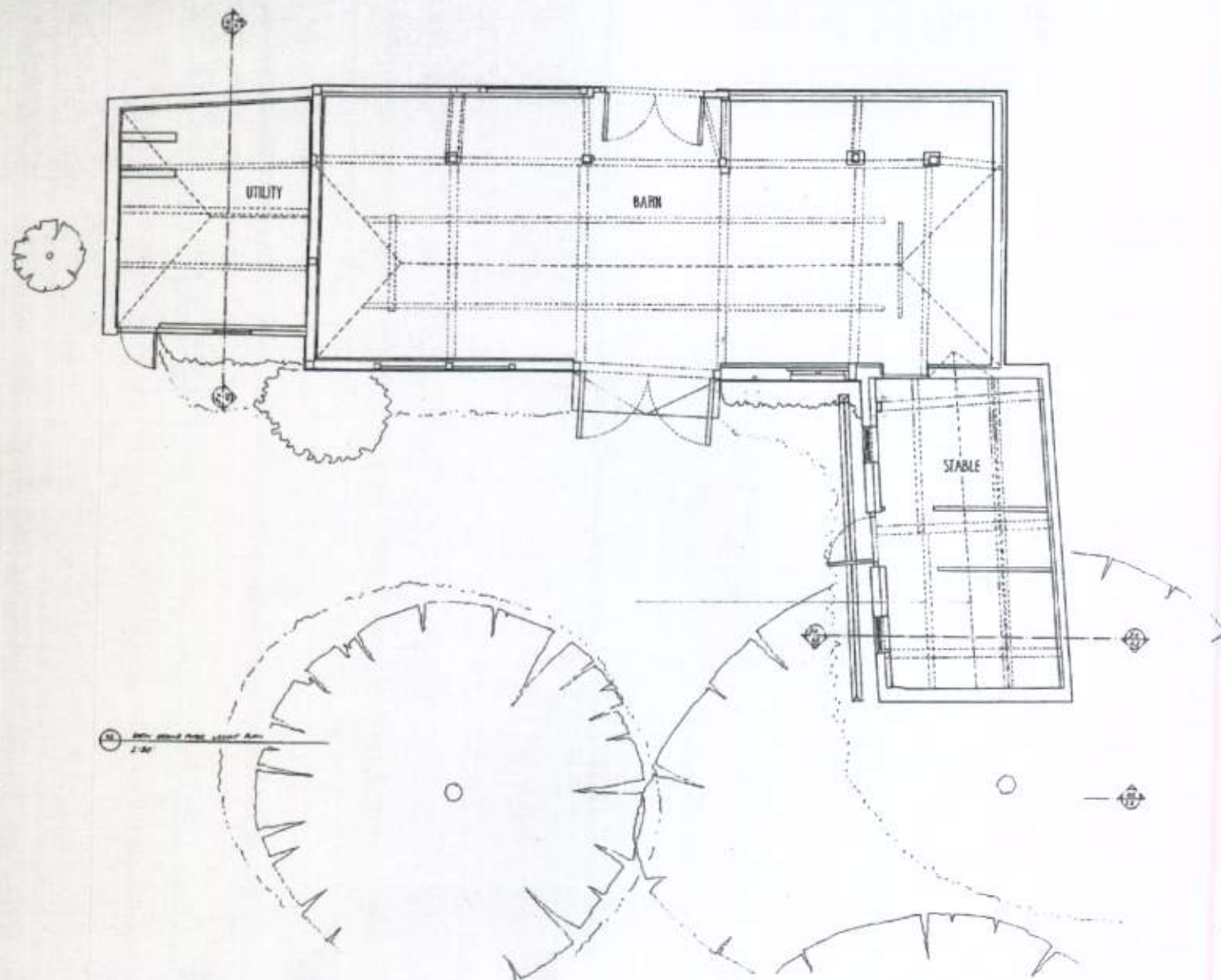
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supporting documentation
Appendix B : As Existing Drawings



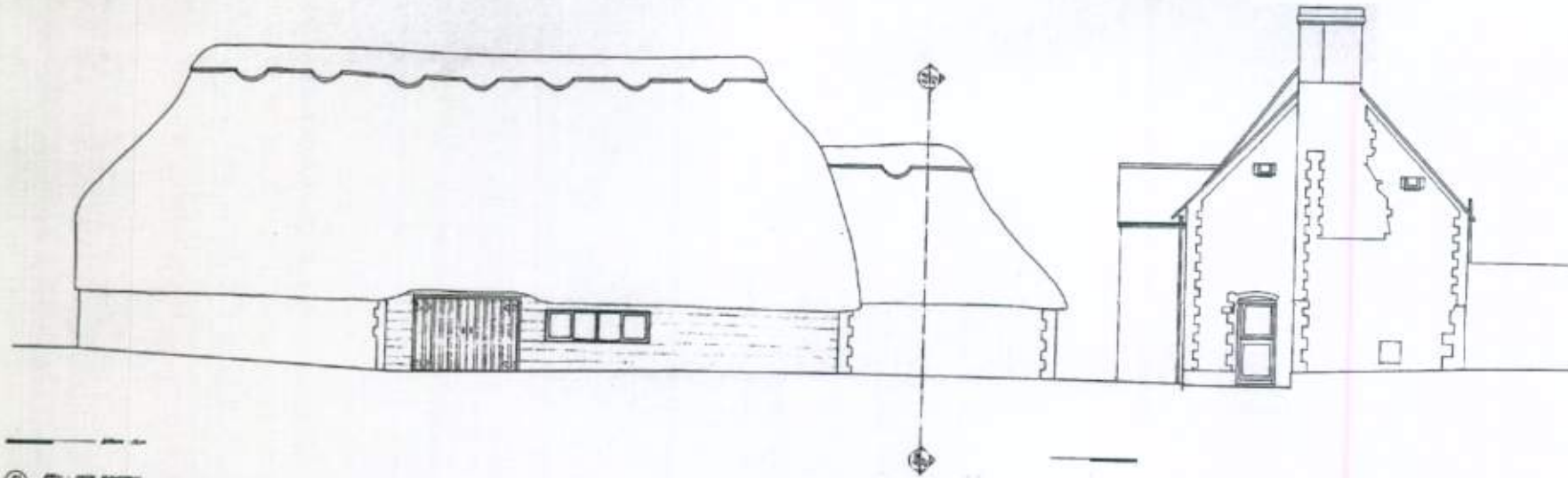
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PIGEON HOUSE, ANGMERING
SIGNED: M.S. 2000
SITE PLAN & STREET ELEVATION AS EXISTING
MALCOLM SIMMONDS ARCHITECTS

MALCOLM SIMMONDS ARCHITECTS

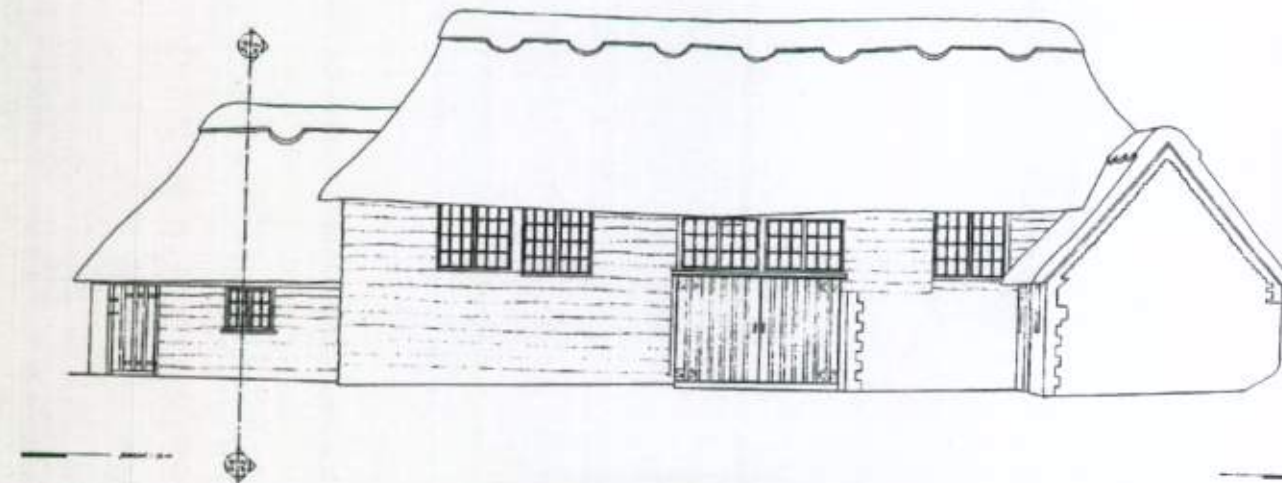


NOT TO SCALE
PIGEON HOUSE, ANGMERING
SCALE 1:500
DRAWN BY: J. SIMMONDS
DATE: 1981
MALCOLM SIMMONDS ARCHITECTS

pigeon house, angmering
supporting documentation



Scale 1:50
1/2" = 1' 0"



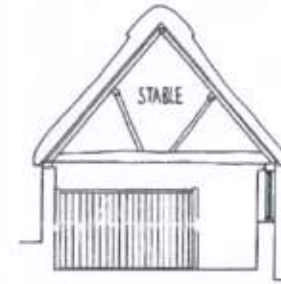
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THE LATEST BUILDING APPROVAL
PIGEON HOUSE, ANGMERING
SCALE: 1:50
DRAWN: 1/11/11
BY: BARRY A'HEARN & JACQUELINE A'HEARN
MALCOLM SIMMONDS ARCHITECTS

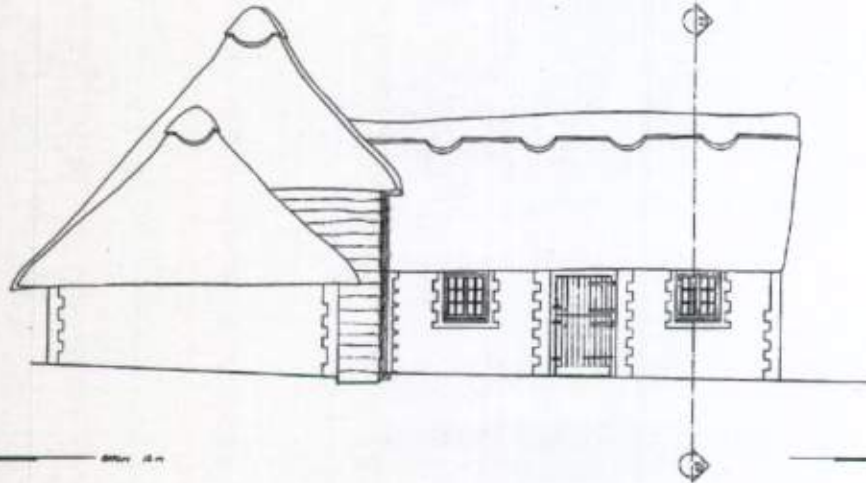
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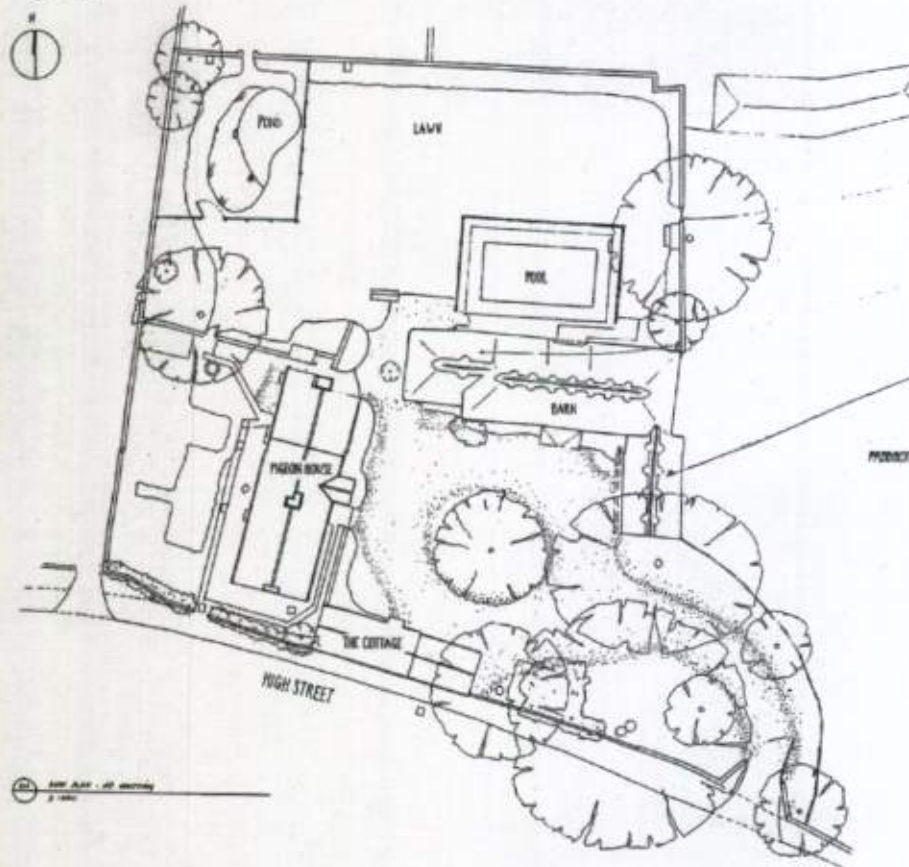
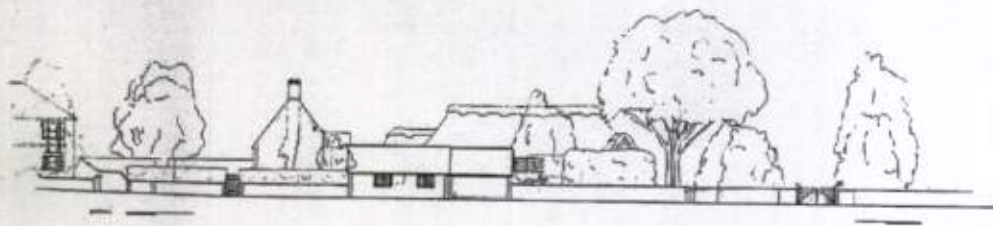
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MALCOLM SIMMONDS ARCHITECTS
PIGEON HOUSE, ANGMERING
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DRAWN: M. SIMMONDS
DATE: 10/10/00
BY: M. SIMMONDS
M. SIMMONDS ARCHITECTS

pigeon house, angmering
supporting documentation
Appendix C : As Proposed Drawings



LANDSCAPE DESIGN AND PLANTING TO BE COMPLETED BY THE LANDSCAPE ARCHITECT.

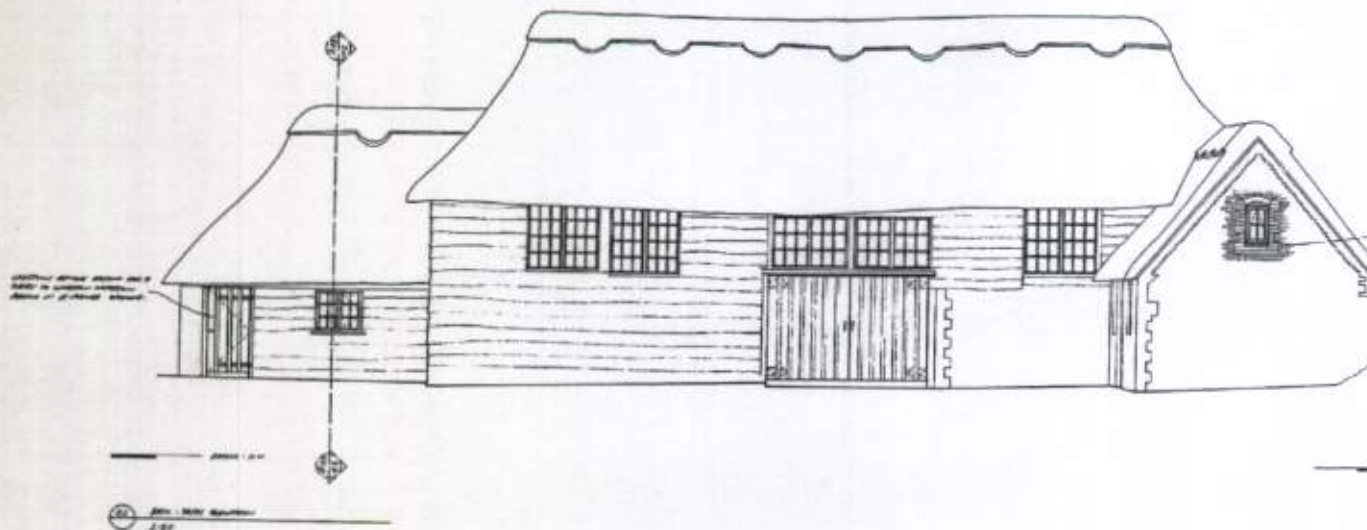
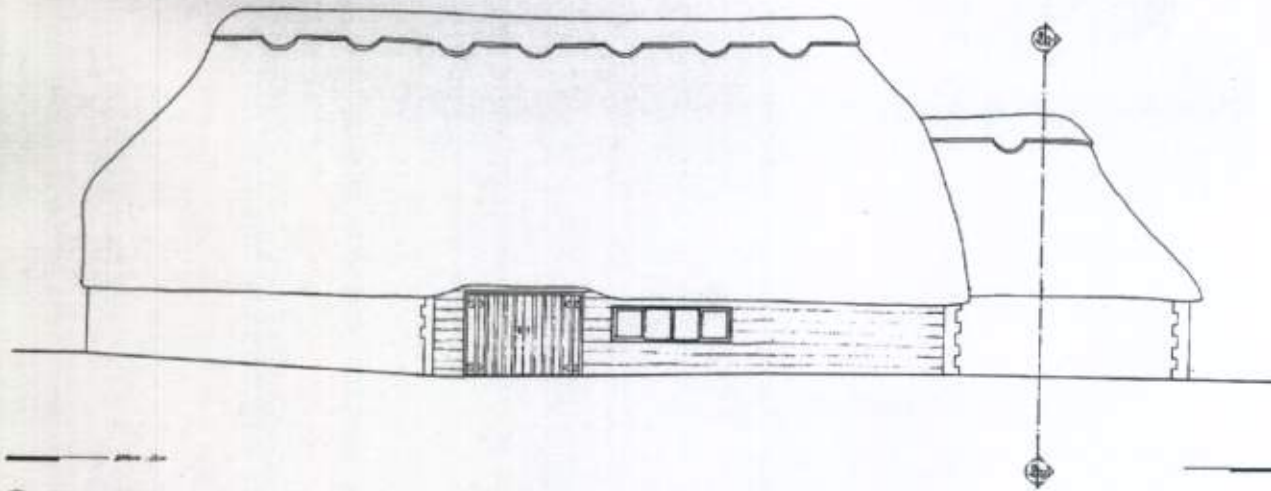
THE POOL AND BARN TO BE CONSTRUCTED IN ACCORDANCE WITH THE PLANNING PERMISSIONS.

THE COTTAGE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PLANNING PERMISSIONS.

FOR LANDSCAPE ARCHITECTS
PIGEON HOUSE, ANGMERING
SOUTH SURREY - 2000 - 2001
SITE PLAN & STREET ELEVATION AS PROPOSED
MALCOLM SIMMONDS ARCHITECTS



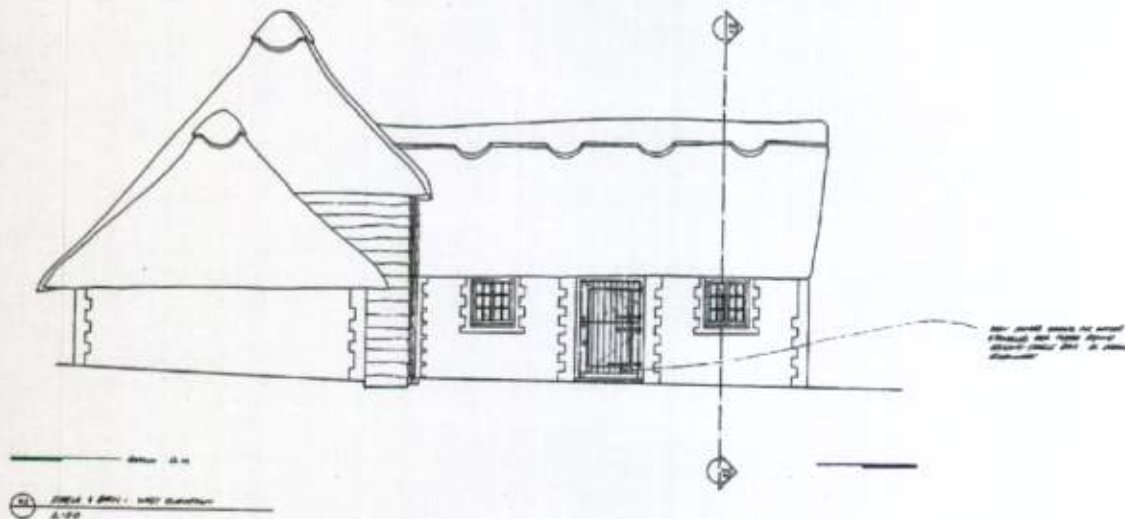
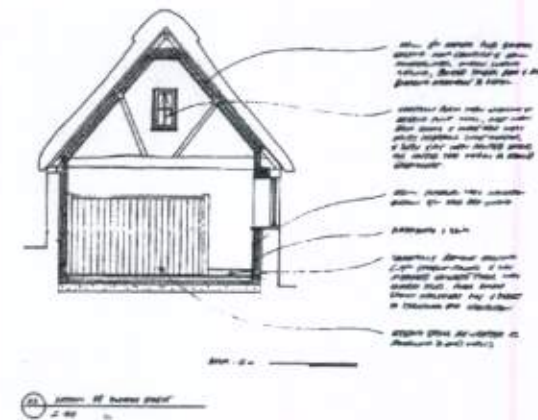
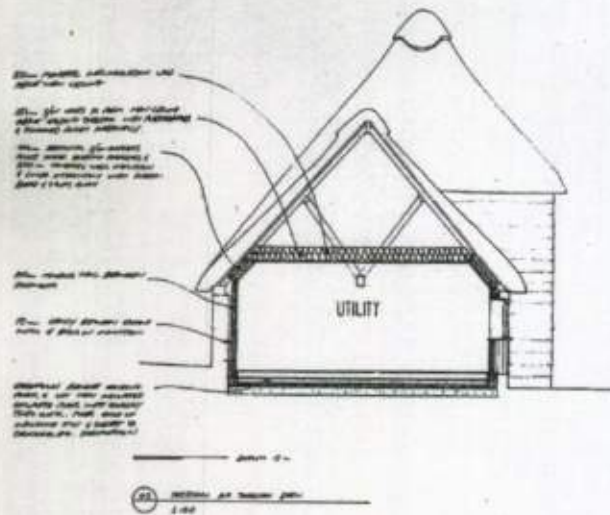
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FOR LISTED BUILDING SURVEY
PIGEON HOUSE, ANGMERING
SCALE: 1:1000000 1/4" = 1' 0" 1/4" = 1' 0" 1/4" = 1' 0"
IN PARTIAL: BASH NORTH & SOUTHERN
MALCOLM SIMMONDS ARCHITECTS

pigeon house, angmering
supporting documentation



FOR LIVING BUILDING CONCEPT
PIGEON HOUSE, ANGMERING
DUAL - COURTESY - BUNN - DRY AND - PAPERWORK
A PAPERWORK - WEST BARNETON & SOUTHERN THROUGH BATH & CHAIR
MALCOLM SIMMONDS ARCHITECTS

MALCOLM SIMMONDS ARCHITECTS