



Unit 1 Gosling Croft Business Park
Long Furlong
Clapham
Worthing
West Sussex BN13 3UT



Date: 13th May 2021

HERITAGE STATEMENT

Site Address: *Flat 3, Preston Hall, The Street, East Preston*

Proposed Works: *Proposed internal alterations
(retrospective application)*

Client: *Mrs Julie Thom*

Introduction

This statement accompanies a Listed Buildings application for various internal alterations that have been undertaken at Flat 3 Preston Hall. It would appear that internal alterations have been undertaken by others in previous years. The current owner (the client) purchased the property recently and whilst undertaking the searches it was advised some of the alterations were unlawful and therefore a retrospective listed buildings application is required.

The client, Mrs Thom contacted the Principal Conservation Officer, Martyn White during the purchase of the property and he advised to submit an application to regularise the work undertaken.

Existing:

The existing property is a grade II listed former Georgian house that has been divided into several apartments. Flat 3 is located on the ground floor of the building.

The following information has been taken from the Historic England website:-

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1027651
Date first listed:	11-May-1976
Statutory Address:	PRESTON HALL, THE STREET

TQ 0602 EAST PRESTON THE STREET 27/143 (west side).

Preston Hall 11.5.76 II

'1840 circa. Two storeys. Six windows and one window-space. Stuccoed, ground floor rusticated. Stringcourse, cornice and parapet. The end window-bays are recessed, also the centre one which forms a porch on ground floor with square columns and a projecting cornice over. Casement or French windows, with panels below those on first floor'.

Listing NGR: TQ0676102761

The Local Authority have produced an original lease plan that has been used to identify the original conversion. The original lease plan is shown on the submitted drawings.

Proposal:

It would appear that the following internal alterations have been undertaken when viewed against the original lease plan (marked in red on the floor plan):-

1. Bathroom/lobby/dining room

The original bathroom at the entrance has been moved into the large hallway and a dining room has been formed. All walls are timber studwork. The bathroom is internal with no external light/ventilation. A fan has been installed for ventilation purposes. It is assumed that when the house was originally converted into apartments, the bathroom was formed of timber studwork.

2. Bedroom 1

An en-suite has been installed within the rear of bedroom 1. This has been formed with timber studwork. The bathroom is internal with no external light/ventilation. A fan has been installed for ventilation purposes. A new doorway has been installed into bedroom 1 and an existing doorway blocked up.

3. Kitchen

An internal timber stud wall / corridor has been removed and the kitchen has been enlarged to its original size. An internal lobby has been formed.

Conclusion

It would appear that the original conversion works to the original house were undertaken many years ago. On the planning register the records only go back to 1988. It is assumed from the original lease plan that the original large rooms were divided up using timber non-loadbearing timber stud walls.

Over time these has been altered to improve the floor space available and to provide original larger rooms, namely the kitchen and the dining room. The large hallway has mainly been reduced to provide the additional floor space and the corridor has been removed. Access in now from room to room with an internal lobby. It is advisable for the client to contact Building Control to confirm adequate means of escape and early fire warning.

As mentioned above the client has recently purchased the property and I have been advised that these works have already been undertaken by previous owners. The date of these works are unknown. Therefore the client has been advised to submit a Listed Buildings application to regularise the unlawful work.

It is considered that the proposals will have minimal impact on the existing Listed Building.

We kindly ask that the Council support this application.