

23rd April 2018

Our ref: RT/04.23/200790

Nicola Thornton
Planning and Building Development Manager
Caring Homes,
Bradbury House,
830 The Crescent,
Colchester,
Essex CO4 9YQ

Dear Nicola,

Re: Waterbury House, Ford, Sussex – Consultancy letter

Please find below the following heritage information and advice to assist in your design proposal and application for the construction of five flats in the grounds of Waterbury House.

This letter comes as a follow up to the letter issued on 10th December 2017, which commented on your previous design proposals. This letter now comments on revised proposals that have been made to take into consideration, comments made by the local planning authority.

1. Brief examination of the heritage significance of Waterbury House and its setting:

The house is Grade II listed (National Heritage List for England (NHLE) no. 1222219) and is named in the listing entry as: 'The Arundel Arms public house at Ford Station'. The entry describes the property as:

'L-shaped mid C19 building. Two storeys and attic. Three windows. One gabled dormer. Red brick with stuccoed window surrounds and long and short quoins. Tiled roof. Casement windows with dripstones over. The north west wing has a gable containing an attic window with scalloped bargeboards. Gabled porch in the angle of the L and another at the south end of the front.'

The house is present on the 1876 Ordnance Survey map at 1:2,500 scale, which shows an L-shaped block attached, which may have provided stabling for the inn users. The enclosed green area to the east may have included a garden and also an area for stabled horses to graze. It could also have provided storage space for goods to be transported on the adjacent railway. By 1932, a structure had been built in the garden, to the south-east of the main house. By 1972, additions had been made to the north face of the L-shaped range, with further ancillary buildings added to the east. By 1980, the north section of the L-shaped range had been separated and named as Ford House, with a plot boundary added across the north section of the garden, to form a separate garden.



The house is formed of two gabled ranges facing south and a cross-range, facing west onto the road, with a possibly later smaller gabled range to the east and what appears to be a late 20th century flat-roofed extension to the east of this. The house is bounded to the north by Ford House and by the Willows Residential Park Homes to the north. The house has a garden to the south and east, which is bounded to the south by the railway line, and a field to the other side. To the west of the house is Ford Road, along the west side of which are warehouses, fields to the north-west, the railway station, and Station House, dating from 1898-1912. Fields are located to the south-west of the railway line.

The Grade I listed Church of St. Andrew is located c.570 m to the south, but may be partially screened from view by the railway line and the caravan park by the Ship and Anchor Inn, in between. The Tortington Augustinian Priory (Scheduled Monument) is 1.567 km to the north, however, the view towards Waterbury House is likely to be restricted by the Willows Residential Park in between. Regarding the other heritage assets, the Church of St. Mary Magdalene and the Manor Farmhouse (both Grade II listed) are located off Tortington Way, c.680 m to the north-west, New House Farmhouse (Grade II listed) is c.635 m to the south west and Atherington Place is c.870 m to the south west, both off Ford Lane. The views from the listed buildings on Tortington Way may be restricted by the Willows Residential Park and the warehouses on the west side of Ford Road opposite Waterbury House. The views from the listed buildings off Ford Lane may be restricted by vegetation and buildings along Ford Road.

2. A comparison between the 2010 approved scheme and the current proposal of March 2018

The approved scheme utilised references taken from Waterbury House, such as the use of brick, stuccoed detailing, carved barge boards and gabled roofs. The 2018 proposal will take reference from the main house, including long and short quoin details and flat hood moulds above the windows.

In terms of position, the proposal will be set at approximately 1.7 m (1,700 mm) to the south-east of the main house. By contrast, the proposed building of the 2010 scheme appeared to abut the east face of the house.

In terms of height, the 2018 proposal will have a lower roofline than the existing main house, as well as the proposal being set on a lower ground level than the main house. The maximum apexes of the proposal will be set at approximately 7.7 m (7,700 mm) from the base.

The north elevation of the proposal will be the longest elevation in total, although it is broken up into sections that are off-set from each other, to break up the elevation. The west section is in line with the south face of the main house, while the central and east sections are stepped back to the south of this. The north elevation will contain a glazed porch entrance and two gabled dormer windows on the west section that would be looking out over the garden to the east of the main house, three windows at the central section and four windows on the east section. The 2010 scheme had a long west section with four-pane windows and French windows, with an east section with a fully glazed wall facing north. The 2017 scheme had a large gabled dormer, with a long, flat-roofed dormer window and French windows. Therefore the current proposal has less dormer windows, that are smaller and would not dominate the appearance of the elevation.

On the east elevation, there will be a gable end window looking east on the north section and an adjoined south section, with the gabled dormer roofs of the north and south elevations

visible to either side. The 2010 scheme had three windows and French windows to one of the gable ends, a glazed link and a window to the other gable end. The 2017 scheme east elevation had a gable end window in the north section and three windows in the south gable wall, with the large dormer roofs of the north and south elevations almost matching the apex of the main roofs. Therefore, the dormer gabled roofs of the current proposal will be less visible from the east elevation than those of the 2017 scheme.

On the south elevation, there will be one small gabled dormer window looking south on the west section, with two small windows to the central and east sections. The elevation is articulated with the off-setting of each section, thereby breaking up its span. The 2010 scheme had a west section with a row of four dormer windows and a pair of French windows, with four-pane windows to the long east section. The 2017 south elevation had a double dormer window on the west section and a large gabled dormer window on the east section. Therefore, the gabled dormer window of the current proposal is smaller than those of the 2017 scheme.

On the west elevation, there are three windows on the north section, together with the gabled dormer windows of the north and south elevations visible, and a south section with three windows. The 2010 scheme included one flat-roofed dormer window facing south, so it could not be seen from the house, a south section with French windows and the two sections were to be joined with glazed links. The 2017 scheme west elevation had the north and south sections adjoined, with the large gabled dormer windows of the north and south elevations clearly visible. Therefore, the current proposal has smaller gabled dormer windows by comparison.

The proposed building will be located on the site of an ancillary structure that has existed from c.1932 to the south-east of the main house and so will minimize impact on the garden land. The site is also the furthest south from Ford House and the residential homes to the north.

3. A review of the Conservation Officer's response of 28/11/2017:

This response commented on the 2017 scheme that had been submitted but was then withdrawn.

The response comments on the 'bulky roofscape, comprising multiple dormer windows, with a max ridge height of 16,000 mm approx.'. The scale on the drawings had been misinterpreted, as the height of the existing building from floor to apex is 10,580 mm. The current proposal has addressed this concern, through reducing the apex roof height to 7,700 mm and thereby making the proposed building subservient to the existing building. It has also reduced the size of the gabled dormer windows on the north elevation and one on the south elevation.

The response states there is a 'large amount of glazed guarding visible to the west and south elevations'. The fenestration on the west elevation (numbering three windows on the north section and two windows on the south section) is markedly less than the 2010 scheme, as it avoids the glazed link sections to either side. The south elevation (numbering one dormer window and eight other windows) has significantly less glazing than the approved 2010 scheme, with less dormer windows. If 'glazed guarding' relates to glass panel fencing, then this can possibly be substituted for a more traditional fence.

The overall massing of the building of the current proposal has been articulated with a variety of rooflines and off-setting of sections to break up the footprint and elevations. The roofscape, which was quoted as 'dominant', now includes apexes of various heights that step down, as the ground level descends gently to the east of the site. In addition, the reduced size and number of gabled dormer windows will lessen the impact of the roofscape.

The 'proximity of the proposed development' has been addressed by locating the north-west corner of the proposal on the footprint of the north-west corner of the outbuilding that existed from the 1930s, at approximately 1,700 mm from the main house. Overall, the building will be in close proximity to the main house, however, this would have been the case for the 2010 approved scheme.

The setting of the listed building will include views of the current proposal to the south-east, however it is hoped that the off-setting of the central and east sections of the building will mean that they are not in the same line of view as the main house, from either Ford Road to the west or the railway line to the south. The views to the south towards the main house are restricted by Ford House and the views looking west are limited by the Willows residential park homes to the east.

The existing house is used as a care home and the current proposal will provide much-needed further care home accommodation, which it is hoped will outweigh any perceived impacts on the setting of the listed building. The 2010 scheme had been approved, which shows that in principle, the erection of a building within the grounds of the existing house had been agreed to.

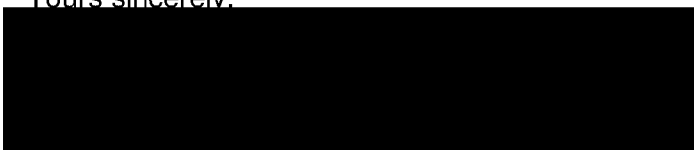
Regarding Arun Local Plan 2011-31 Policy HER DM1, the setting of the existing house has been compromised to the north by the partition of Ford House and its boundary fence and to the east by the residential park homes. Views towards the existing house from the south are partially obstructed by the railway line and mature vegetation along the garden's south boundary, and so the main remaining views of the house are from Ford Road to the south-west, west and north-west. Directly opposite the existing house are late 20th century warehouses that do not enhance its setting. These views will not be interrupted by the current proposal, which will be set back to the south-east from the west face of the existing house. The current proposal will stand within the greenspace of the existing house, to the south-east of mature trees that line the south boundary and will largely screen views of it from the road to the south-west. The existing house and Ford House will screen views of the current proposal, from the north-west.

Regarding Paragraph 137 of NPPF, it is possible that the current proposal may 'enhance or better reveal the significance of a designated asset', through the possibility of finding more below-ground evidence for the 1930s outbuilding. The current proposal will not reduce the significance of the listed building or its setting.

Regarding Paragraph 132 of NPPF, due to the preservation of the south-west and west views of the listed building and the careful planning of the current proposal's position, rooflines and off-set planform, it is not an 'unsympathetic development' and therefore it is in accordance with NPPF.

If you have any queries, or require further clarification of costs, please do not hesitate to contact me, or Matt Rous.

Yours sincerely,

A large black rectangular box redacting the signature of the sender.



ROSEMARY THORNER BA (HONS) MA MSc MCIFA
SENIOR HERITAGE CONSULTANT



Wessex Archaeology Ltd is a company limited by guarantee registered in England, no. 1712772 and is a Registered Charity in England and Wales, no. 287786; and in Scotland, Scottish Charity number SC042630.
Registered office: Portway House, Old Sarum Park, Salisbury, Wiltshire SP4 6EB.