

Planning, Design, and Access Statement
for
ALTERATIONS AND EXTENSION
INCLUDING THE REPLACEMENT OF GLASSHOUSE JOINERY
at

Atherington House

Ford, West Sussex

To be read in conjunction with the application drawings



Planning, Design and Access Statement

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1. CONTEXT

Atherington House is one of four dwellings now located within a substantial house which was originally known as Ford Place which dates from the 17th century.

Ford Place is believed to have been built by William Garraway in the 1640s and was subsequently altered and extended on several occasions. Significant changes took place in 1952 when the building was remodelled to enable it to be divided into four separate dwellings,

- Atherington House
- Ford Place
- The Lodge
- Southdown House

Ford Place, The Lodge and Southdown House adjoin Atherington House and were listed in 1958. Atherington House was listed 36 years later in 1994 following an amendment to the original listing description.

2. APPLICATION

The application proposals include the following documents,

1	Application Letter
2	Householder Planning and LBC Application form
3	CIL Form 1
4	CIL Form 2
5	Photographs of the site
6	Planning, Design and Access Statement
7	Listed Building Assessment
8	Application Drawings: 1124-1 to 1124-9
9	Materials and Finishes Schedule
10	Bat Survey Report
11	Outline Bat Method Statement/Bat Mitigation and Enhancement Strategy

12	Confirmation of payment of planning application fee (receipt)
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3. DESCRIPTION OF EXISTING SITE

Atherington House is located on the southern side of the building. It is accessed from Ford Lane via an access driveway on the west side of the property. A large garden extends to the south which includes a timber framed greenhouse.

4. DESCRIPTION OF EXISTING BUILDING

The main two storey parts of Atherington House, together with attic and basement, are located within the southern (rear) section of the original historic Ford Place. This part of Atherington House is approximately 4m deep and 15.5m wide and was subsequently extended to the south by the addition of single storey extensions which were constructed in several phases between the early 1950s and mid 1980s.

The extensions include flat roofed, brick walled sections together with a glazed roof UPVC conservatory which links the former garage to the house and also serves as the main entrance to the property, pictured below.



The roof of the full height part of Atherington House is plain clay tiled, with multiple pitches to east and west and a central flat roofed section. A single storey flat roofed extension adjoins the south elevation at ground floor level together with a UPVC conservatory and flat roofed store and shower room (former garage).

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The external walls of the original Ford Place are predominantly brick, with small areas of flint and areas of decorative render with tuck pointing.

The two storey sections of the east and west elevations of Atherington House which adjoin the main property share the similar well mannered classical appearance and proportions of the original property. However it should be noted that original historic windows have been lost, sash windows are modern aluminium framed units with applied glazing bars.

The two storey high south elevation of Atherington House is the exception, the original external wall having now been overlaid with vertical plain clay tile hanging. The variation in the colour and texture of tiles suggest that this was undertaken in several phases, east and west. The internal wall within the conservatory is also tile hung at ground floor level.

The discordant fenestration pattern of the south elevation is out of step with the remainder of the original property suggesting that it may have been significantly altered, including by the addition of single storey ground floor flat roofed extensions to the south and conservatory extension.

A single storey brick walled felt covered concrete flat roofed building adjoins the west elevation with a pair of garage style doors on its west elevation. Whilst much of this structure appears to be a modern construction the lower sections of the north wall include a flint panel similar to the west elevation of the main house suggesting it may have been built incorporating some historic materials or walling.

5. OBJECTIVES

The objectives of the application proposals include,

- Providing a well located main entrance with an appropriate appearance
- Enhancing the appearance of the property by removing unsightly 20th Century alterations and extensions
- Providing an enhanced means of accessing the basement which enables the existing trap doors in the floor to be eliminated.
- Providing improved bedroom, bathroom and dressing room arrangement at first floor
- Restoring a ground floor room in the historic part of the house and relocating the kitchen to a more appropriate location in a modern extension where garden views can be appreciated

- Providing an upgraded Utility Room which makes more efficient use of an existing store room
- Where appropriate upgrading the existing thermal performance of walls and roofs.
- Avoiding harm to historic fabric and where minor adjustments to walling are proposed to reusing materials in an appropriate way.

By focusing the majority of the physical changes to 20th Century parts of the property this application seeks to provide a whole life house that meets 21st Century life requirements of the applicant and future occupants of the property.

6. HERITAGE STATEMENT

The application includes a separate Listed Building Assessment that should be read in conjunction with this heritage statement.

SU 90 NE FORD, FORD LANE
15/335 Ford Place, Southdown House and
The Lodge 5.6.58 II
the following building shall be added to the
list entry; Atherington House.
SU 90 SE FORD FORD LANE 15/335 5.6.58
Ford Place, Southdown House and The
Lodge

II

Large L-shaped house, now sub-divided. The interior may contain some C17 work but the exterior is C18. Two storeys and attic. Four windows facing west, four windows facing north. Modern dormers. Red brick and grey headers with some panels of squared knapped flints. Brick stringcourse. Eaves cornice with heavy brackets. Hipped tiled roof. Glazing bars intact. Porch in angle of the L.

Listing NGR: SU9968403655

Given that Atherington House includes a considerable amount of modern extension and much alteration has been made to the original historic fabric it is not surprising that it was not considered suitable for listing when the 3 adjoining properties were first listed in 1958. However, despite its omission from the original listing Atherington House was listed 36 years later in 1994 following an amendment to the original listing description.

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7. RELEVANT PLANNING HISTORY

Arun District Council maintains an online record of planning applications. Planning and Listed Building Consent Applications listed for Atherington House (D to G), and prior to its creation, Ford Place (A to C), include the following:

ATHERINGTON HOUSE

G	F/9/25/L	Ms H Ellis	Listed building consent for the replacement of modern aluminium double glazed sliding sash window with a traditionally detailed timber sliding sash window on first floor west elevation.	8 th May 2025	Approve Conditionally
F	F/23/20/L	Mr E Hodgson	Listed building consent to re-point the east & west elevations.	11 th December 2020	Approve Conditionally
E4	F/8/06/	Mr E J Rice	Renewal of unimplemented permission F/13/01 for first floor extension - two bedrooms and bathroom	21 st June 2006	Approve Conditionally
	F/9/06/L	Mr E J Rice	Renewal of unimplemented Listed Building consent F/14/01/L for first floor extension - two bedrooms and bathroom	21 st June 2006	Approve Conditionally
E3	F/13/01/	Mr E J Rice	Renewal of unimplemented permission F/13/01 for first floor extension - two bedrooms and bathroom	13 th June 2001	Approve Conditionally
	F/14/01/L	Mr E J Rice	Renewal of unimplemented Listed Building consent F/14/01/L for first floor extension - two bedrooms and bathroom	13 th June 2001	Approve Conditionally
E2	F/8/96	Mr & Mrs B Everington	First floor extension, two bedrooms and bathroom	24 th April 1996	Approve Conditionally
	F/9/96/L	Mr & Mrs B Everington	Application for Listed Building Consent for first floor extension, two bedrooms and bathroom	24 th April 1996	Approve Conditionally
E1	F/6/87	Mrs P Everington	First floor rear extension to form two bedrooms and bathroom	20 th July 1987	Approve Conditionally
	F/7/87/L	Mrs P Everington	Application for Listed Building Consent for first floor rear extension to form two bedrooms and bathroom	20 th July 1987	Approve Conditionally
D	F/4/84		Remove porch and WC Build new dining room extension	25 th April 1984	Approve Conditionally

FORD PLACE

C	F/1/50/B		Conversion of outbuildings into dwelling and garages	7 th March 1951	Approved
B	F/1/50/A		Erection of 4 detached garages	7 th March 1951	Approved
A	F/1/50		Conversion of dwelling into 4 houses	28 th June 1950	Approved

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8. PROPOSALS

Householder planning consent is being sought for alterations and extensions to Atherington House together with the replacement of the greenhouse joinery and glazing.

The proposed alterations comprise of creating a formal entrance door and appropriately designed traditional canopy, the removal of the modern kitchen and restoration of this historic part of the house to create an entrance hallway.

The kitchen is proposed to be relocated into replacement floorspace created following the demolition and removal of the modern conservatory.

The proposals include upgrading of the store room to create a Utility Room and the installation of a pitched plain tiled roof over this part of the building which was constructed in the 1950s as a garage.

The existing felt flat roof and brick upstand that cover the single storey flat roofed extensions built in the second half of the twentieth century will be replaced with a new insulated roof finished in quartz grey zinc sheet.

A hipped plain tiled roofed first floor extension is proposed, set circa 1m back from the east elevation and minimally connected to the south elevation by a lightweight glass and zinc negative link structure.

The proposed access from the existing first floor into the extension utilises an existing first floor full height window opening which currently provides maintenance access onto the flat roofed area.

The main walls of the extension will be finished externally in vertically plain tile hanging to match the south elevation of Atherington House and include traditionally detailed sliding sash windows. The height of the extension will be appropriately subservient and sufficiently low to avoid affecting the characterful curved brackets supporting the eaves of the main roof.

The difficult and potentially dangerous access to the basement via a hinged trap door in the ground floor is rearranged to provide a conventional door at the head of the attic stair enabling the trap door in the floor to be eliminated.

The proposals are set out in detail in the proposal drawings and accompanying Planning Design and Access Statement.

9. DESIGN

The proposals seek to enhance the existing property by removing modern additions which negatively impact the appearance of the listed house.

Enhancements are proposed which aim to address concerns about the poor access to the dwelling.

Changes are made in areas which involve minimal alterations to existing historic fabric, for example, where new doorways are required these are formed from existing full height window openings or modest adjustments to existing window openings which already have low cill levels close to floor level.

Where small areas of historic fabric e.g. flintwork are to be removed to form the new entrance door in the west elevation this will be retained and re-used in an appropriate way in new in fill walling nearby.

The principle of a first floor extension at Atherington House has been repeatedly confirmed as part of a total of 8 previous planning or listed building consent applications made by successive owners between 1987 and 2006 but which were never implemented. The current proposals are for one bedroom (relocated) which is significantly less than the additional two bedrooms and one bathroom which was previously approved. The current proposals are designed using up to date principles of conservation and design to ensure they have a light touch on historic fabric and are appropriately subservient to the existing house.

The replacement of the greenhouse joinery is required before the existing collapses and can reasonably be regarded as a like for like restoration with the exception of the insertion of a second door opening which has been requested by the applicant for convenience.

Wherever possible the applicant's objectives for adapting and upgrading the historic asset are achieved by focusing the necessary changes on parts of the building built or altered since the mid twentieth century.

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10. LAYOUT

Reordering the use of a historic space to create an appropriately located and designed front entrance to the property, together with the alteration and extension of parts of the building constructed since the mid twentieth century without significant adverse harm to the fabric creates a functional layout that meets the requirements of 21st Century family living.

11. SCALE

No significant changes to the apparent visual scale of the historic asset are proposed.

The proposed changes are considered unlikely to affect the apparent visual scale of the substantial listed building which also comprises of Park Place, Southdown House and the Lodge because Atherington house is a relatively small part of the whole and located to the rear of the larger property.

The proposed first floor extension is visually subservient and set back from the east elevation of the listed building. It uses similar materials to complement the existing south elevation of the first floor of Atherington House. The modern conservatory with its projecting splayed end are removed and the footprint of the existing building is reduced.

Therefore on balance it is considered reasonable to conclude that no significant increase in the size or scale of the existing building is proposed.

12. APPEARANCE

Changing the external fabric of the listed building and significant alterations to its appearance are avoided.

13. LANDSCAPING

Existing trees and landscaping are unaffected by the proposals.

14. STRUCTURAL SURVEY

The proposals include a Structural Appraisal of the existing building and proposed alterations.

15. ARBORICULTURAL IMPLICATIONS

The application proposals do not affect any trees.

16. BIODIVERSITY

The proposals include a Bat Survey Report and associated Outline Bat Method Statement/Bat Mitigation and Enhancement Strategy

17. BIODIVERSITY NET GAIN

The application proposals are for a householder application and Biodiversity Net Gains requirements do not apply.

18. SUSTAINABILITY ASSESSMENT

It is the applicant's intention to ensure the proposals include sustainable principles and will consider and where appropriate include the following measures:

- Procuring materials as locally as possible to avoid the use of energy associated with importing/transportation of materials across long distances
- The use of insulation materials to reduce energy demand in winter and reduce overheating in the summer where these can be installed without affecting historic fabric.
- The appropriate use of double and slimline glazing.
- Selection of natural materials that do not involve high embodied energy costs in manufacture.
- Energy efficient heating and domestic hot water services and controls
- Specification of water efficient fittings for new installations.

19. FOUL DRAINAGE ASSESSMENT

The existing foul drainage system will be altered and extended to serve the proposals. The proposals do not increase the number of occupants the property can accommodate and therefore do not increase the amount of foul drainage likely to be produced by the property.

20. NITRATE NEUTRALITY

The proposals are not located in the Solent Catchment Area or any other area which has been identified as a Nitrate Neutrality Zone.

21. SURFACE WATER DRAINAGE

The existing house discharges surface water into gutters and rainwater downpipes that discharge into soakaways.

The proposals include the replacement of existing sun faded plastic UPVC guttering and downpipes with dark grey cast aluminium heritage gutters and downpipes to new and altered roofs which will ensure that surface water from roofs is efficiently collected and discharged directly into new below ground soakaways.

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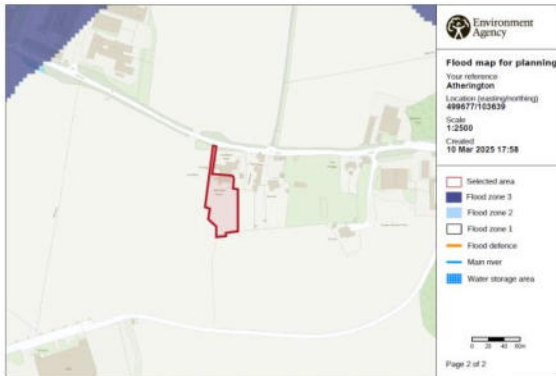
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22. FLOOD RISK ASSESSMENT

The "Flood Map for Planning" provided online by GOV.UK indicates the proposed development is located in Flood Zone 1 (see below) and confirms that the area has "a low probability of flooding".

The proposals are small in scale and do not affect the risk of flooding.



Flood map for planning

Your reference: Atherington
Location (easting/northing): 499677/103639
Created: 10 Mar 2025 17:58

Your selected location is in flood zone 1, an area with a low probability of flooding.

An extract of the GOV.UK "flood-map-for-planning.service.gov.uk" flood map with the location of the site indicated.

23. NATIONAL and LOCAL PLANNING POLICY

The proposals are considered to meet the aims and intentions of relevant NPPF and local plan policies.

24. ACCESS & HIGHWAY CONSIDERATIONS

The existing vehicle access to the property from the public highway is unchanged.

The proposals include providing a more convenient and well located access to the building.

25. CONCLUSION

For the reasons given above the application proposals are considered to be in accordance with local and national planning policies.

By ensuring that the proposed works make Atherington House fit for 21st Century purposes, do not harm the fabric and appearance and will increase the functionality of the building and its enjoyment by the current and any future occupants they will safeguard Atherington House's preservation and upkeep in the future

For the reasons given in the statement it is therefore considered that the proposals can be implemented without the loss or harm of any historically significant fabric.