DESIGN AND ACCESS, HERITAGE STATEMENT AND METHOD STATEMENT

Vine Cottage
1 Church Street
Littlehampton
BN17 5EL

HERITAGE STATEMENT:

THE LISTING:

Heritage Category:
Listed Building
Grade:
II
List Entry Number:
1353770
Date first listed:
11-May-1949
Date of most recent amendment:
21-Aug-1975
Statutory Address:
VINE HOUSE, 1, CHURCH STREET

1 Date stone J & H it over 1727. 2 storeys. 3 windows and 3 blind window spaces. Squared knapped flints with red brick dressings, quoins, stringcourse and modillion eaves cornice. Tiled roof. Glazing bars missing. Early C19 trellised wooden porch with pointed canopy. Pebble walling at sides. Later 2 storey wing at rear, rubble with brick dressings.

Listing NGR: TQ0295702157

The applicants are very conscious of the historical value of Vine Cottage and they wish to work closely with Arun District Council's Principle Conservation Officer for all of their intended alterations and repairs.

Vine Cottage is quite unique in that its internal historical features have been retained, the house has not been modernised and its historical value has not been diminished with any modern alterations or additions. The current owners of Vine Cottage want to preserve the historical features and to work with them.

The cottage has a small front garden onto Church Street and it is opposite a modern shopping development. There are later additions on the rear of the cottage added in the latter part of the 18th century. It is quite clear when looking at the rear of the building, and also clear from

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the survey drawings, which was the original part of the building and which are the latter addition.

The front roof of the cottage is clay tiles and then there is another pitched roof to the rear of the cottage which has a slate roof (incorrectly marked on the survey drawings) the two roofs have a valley running between them.

There is part of a building remaining on the rear of the cottage which was once a dairy, it is this building that the applicants wish to convert into a new kitchen by repairing the existing walls and continuing the rear small gable roof over.

The sympathetic conversion of this building will preserve its history and will prevent this building from deteriorating any further.

As part of the conversion and repairs, all of the harsh cement pointing and poor repairs to the outer walls of this building will be removed, the walls will be re-built and repaired using lime mortars and the correct coursing of the flints and cobbles will be used, all to match the original structure.

THE PROPOSAL:

This application is for:

- the conversion of the attached dairy/outbuilding into a new kitchen
- making a new opening from the existing kitchen into the new kitchen
- the removal of a modern partition wall in the ground floor bathroom
- replacement of the existing car-port with a slightly larger Oak car-port.
- Replacement of the broken fencing adjacent to the car-port

ASSESMENT AND POLICY CONTECT – INVOLVEMENT (PRE-APP)

The applicants have held two site meetings with Arun District Council's Principal Conservation Officer, Dr Martyn White, the latest meeting being on 6th November 2020. The applicants architect explained the scope of the Works to Dr White. Dr White felt that he could support the proposals.

Arun District Council's Local Plan:
Policy's HER; SP1, DM1 and DM2 have all been considered with this application.

The above policies set out to conserve and enhance all heritage assets in a manner appropriate to their significant contribution to the historic environment.

16 Building Conservation and Archaeological Heritage:

The Local Authority will take a proactive stance to any Heritage asset that may be at risk, this will include working with property owners to find a use that will enable them to be put back into use.

The policy's set out to maintain and manage change for heritage assets in a way that sustains and, where appropriate, enhances their significance and will relate sensitively to the original building.

16.2.8 – When repair, alteration or extension works are deemed appropriate in principle, they must relate sensitively to the original building and will normally require craftmanship and professional skill of a high standard. In almost all cases, the materials used for alterations, extensions or repairs should match the original.

Policy HER SP1 wishes to secure the long term future of the Listed Building as a whole.

The policy states that the proposed should not affect the character of the building, internally or externally, and the change should preserve the character of the building and ensure its continued use/viability.

The policy states that the proposal should relate sensitively to the building and its setting, and respect its architectural landscape and historical merit.

16.2.3- In general, works to Listed Buildings should retain historic fabric and features of architectural and historical interest in situ repair all damaged historic fabric or features, rather than replace them. A sensitive approach to repair of fabric and features is important. Such elements may include original windows, doors and other joinery, cornices and skirting boards, historic plaster, original roof structures and the original plan form of the building, which should always continue be clearly understood.

We feel that our proposals meet and satisfy all of the above and satisfy Policy's HER; SP1, DM1 and DM2.

APPEARANCE, DESIGN AND SCALE:

The old dairy building is constructed out of flint, brick and chalk blocks and has a brick floor. One of the features the Principle Conservation Officer wanted to see retained was the old blocked in window opening (as shown in the photograph below) and the applicants are keen to concur. The applicants would like to remove all of the modern cement-based mortar and replace and repair with lime mortar to match the old mortar in colour and texture.

As part of this application we are submitting a schedule of the works, a method statement and a schedule of the new materials proposed.

Some areas of the existing walls will require taking down and re-building to preserve them and to make them structurally sound. All demolition work will be done using only hand used tools, and the walls would be re-built re-using the existing materials together with matching materials. The applicants have salvaged many of the old flints and some bricks. Existing materials on-site, will be re-used wherever possible. . The proposed new roof would be gable-ended to match the style of the existing north-facing elevation of the main house, and would be tiled using reclaimed natural slates.

The applicants will carefully lift the old brick floor, which is loose laid on a sandy mix and relay these brick paviour's once the ground had been levelled and a sub floor had been laid.

The existing walls are at a depth of 500mm, the existing brick flooring is level with the internal floor of the main dwelling.

The ground will be excavated to a depth of 450mm (so above the level of the base of the walls) to allow for a new subfloor of scalping's, concrete, insulations and a screed below the re-laid brick paviour's.

The floor bricks match those in the current kitchen and evidence suggests the two areas were built in the second phase of development in the later C18.

A structural engineer would be employed on-site to inspect the stability of the walls, to specify the wall plate, its fixing and position, together with the roof timbers and their fixings.

All traditional methods will be used in the proposed conversion and where practical, all material's will be second-hand to match the existing.

The Contractors employed to carry out the works specialise in flint work and restoration using traditional materials and techniques.

METHOD STATEMENT, SCHEDULE OF THE WORKS AND PROPOSED MATERIALS:

Proposed materials:

- Re-use salvaged and cleaned off flints/cobbles, any new flints/cobbles brought onto site are to match the existing in size shape and colour
- Re-use salvaged and cleaned off bricks, any new reclaimed bricks used in the build are to match the existing in age, colour and size
- Re-use existing brick flooring
- Roof to be reclaimed natural slate
- Joinery made rear painted doors, in either softwood or hardwood, with slimline double glazed units

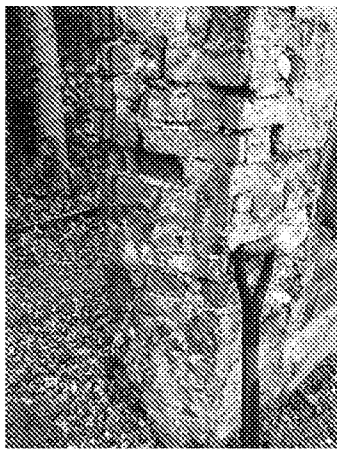
- Arched opening – purpose made powder coated (anthracite grey) aluminium frame set into the masonry, with a slimline double glazed unit, made to look as if the glazing is set directly into the masonry
- Lime mortar for building – 4 parts of sand (white) to one part of lime with quarter part brick dust or H.T.I or one eighth of P.F.A.
- Lime mortar for pointing – remove damaged pointing and cement pointing using only hand tools. Lime mortar to be three parts (white) sand to one part of lime.

SCHEDULE OF THE WORKS:

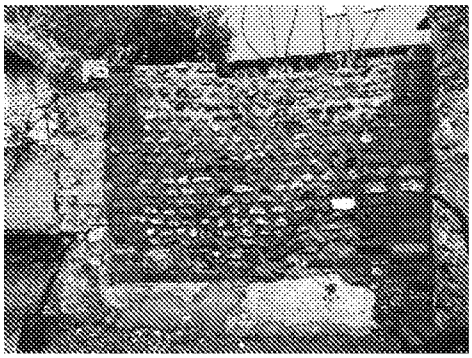
METHOD STATEMENT:

Inner walls:

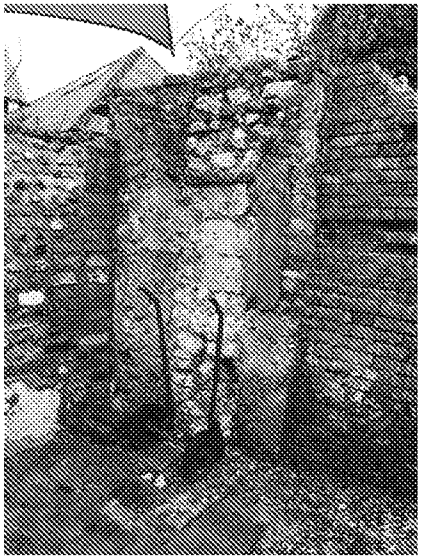
Remove inner face of wall up to 0.9m high and rebuild reusing existing chalk blocks, remove inner face of the wall above 1.2m and rebuild using existing chalk blocks and re-claimed bricks. Clean and repoint retained area of wall.



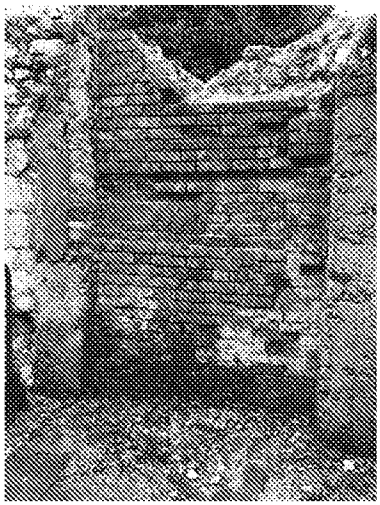
Re-build brick arch, all to match existing and re-using all existing materials. Clean off existing brick quoins and re-point and carry out localised repairs including replacement of any damaged bricks.



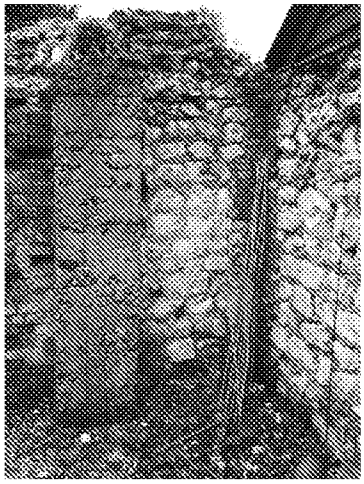
Re-build the whole of the above section inner wall from 300mm above ffl, clean-off and re-use existing materials.



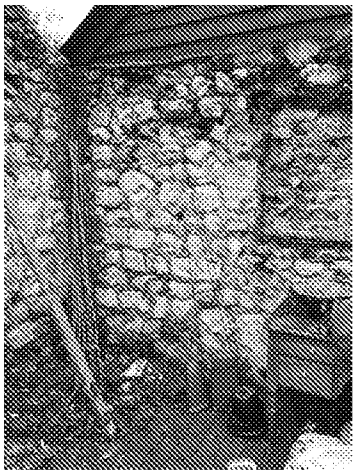
Clean off all concrete and re-face brick piers using re-claimed bricks. Re-build inner wall from ffl up to 0.6m and the inner wall above 1.8m, re-using the existing materials. Clean and re-point.



Take out wall between the piers (insert new French doors) re-use the bricks. Clean cement off the brick piers and re-face the piers in salvaged and cleaned bricks.



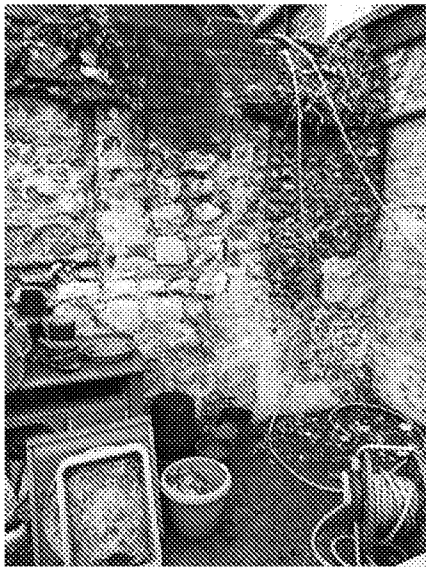
Remove the inner face of the walls above 1.8m and re-build using the existing materials. Cut out some of the damaged blocks from the ffl up to 0.4m and replace. Clean and re-point.



Take down the inner wall from the corner around to the old window opening, and re-build using the removed material.

Remove inner wall below the old window opening and re-build using the removed material. Remove window in-fill and re-build using salvaged bricks. Remove the rotten lintel and sill

and replace with a salvaged Oak lintel. Remove the inner wall above the window opening and re-build, re-using the chalk blocks.

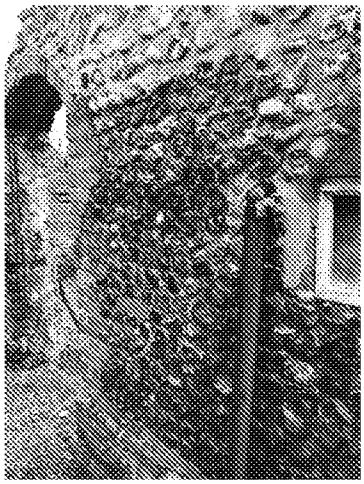


Remove the inner wall on the wall immediately adjacent to the old window opening from the top down to 1.5m above the ffl, and re-build in salvaged bricks. Remove the old door opening from the top down to 1.7m from the ffl and re-build using existing materials.

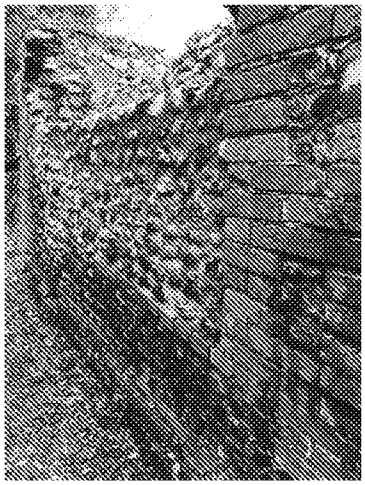
Take down the existing corner piers and re-build the piers off a new solid concrete base. Make new opening as shown on the plans, removing existing rotten timbers and replacing with an Oak lintel (as specified by the structural engineer). Remove the existing bricks, turn them around and re-build the wall.

Remove existing WC structure and carry out localised repairs, re-use the removed bricks elsewhere.

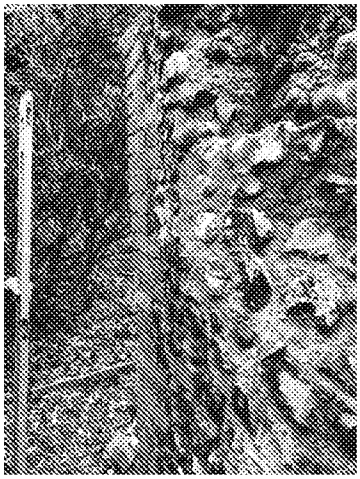
Outer walls:



Remove the outer wall from the top down to 1.8m above the ground level and re-build to match the existing and carry out localised repairs to the wall from ground level up to 300mm above gl.

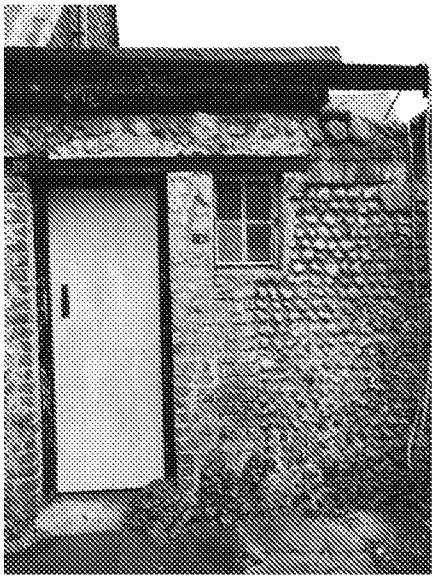


Take down and re-build the outer wall from the top down to 0.8m from the ground level. Carry out localised repairs from the ground up to 0.8m above gl.



Take down the corner pier from the top to 1.2m above gl and re-build using existing bricks.

Make new door opening with brick quoining either side of the new opening, remove the remaining area of outer wall from the top down to 1.8m above the ground level and re-build using removed materials. Build a new gable wall in flint and brick, as indicated on the drawings. Carry out localised repairs to the remaining sections of the wall.



Take down all of this section of outer wall to 300mm above the ground level, and re-build in flint with brick quoins, using the salvaged materials.

The existing arch opening once rebuilt/repaired will be fully glazed using a narrow profile aluminium frame, fixed into the masonry to give the impression of direct glazing. The glazing will be a IGU slim glazing unit of 3mm outer glass, a 3mm gas filled (heavy gas) cavity and 4mm Low-E inner glass.

The blocked up window is to be retained as a feature, the walls will all be retained as existing and they will not be plastered over on the inner face of the room.

EVALUATION:

There will be no impact on any neighbouring properties with the proposed works.

LAYOUT AND ACCESS:

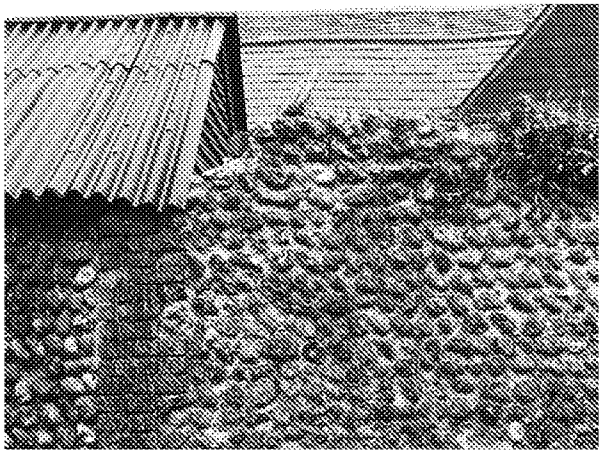
The layout on the site will remain as existing.

The proposed car port will replace an existing car-port and the access onto the side, private road, will remain as existing.

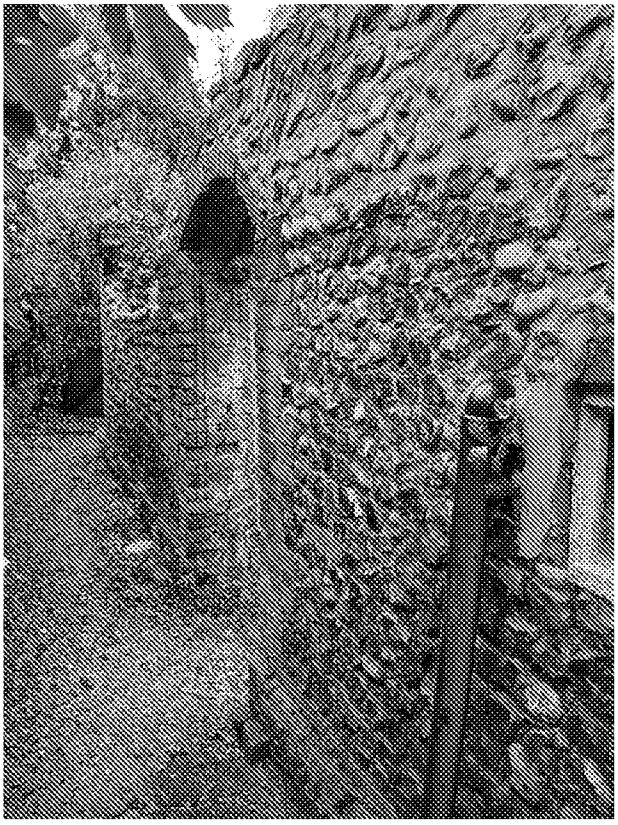
LANDSCAPING:

There are no alterations to the existing landscaping proposed with this application.

Existing Brick floor to be carefully
taken up and set aside ready for re-use



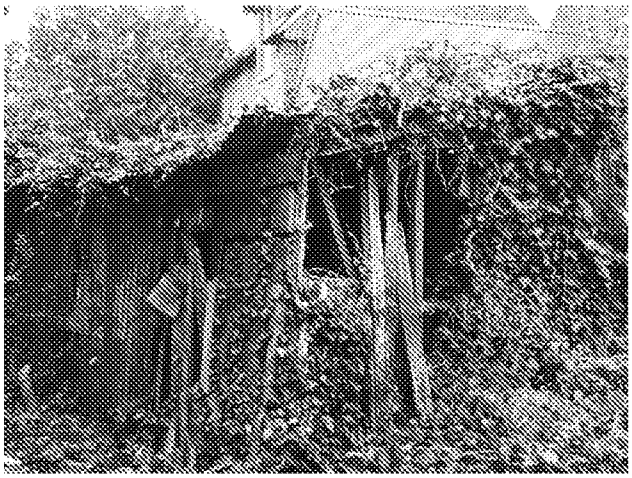
All cement mortar/pointing to be removed



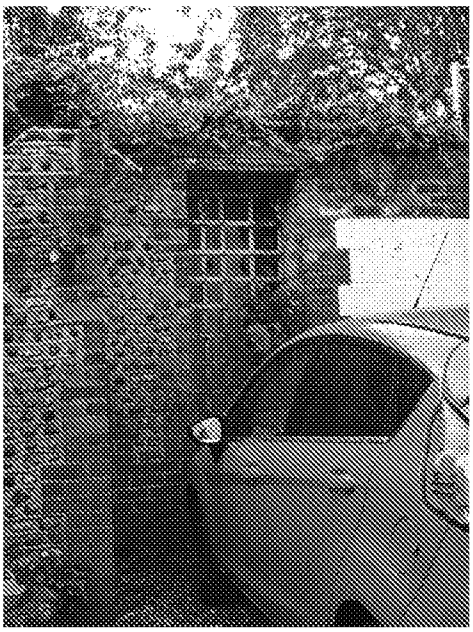
Badly repaired/re-built Walls to be taken down and re-built to match the existing, using lime mortar and flints to match the original flints and coursing to match the original

Badly re-built areas of the external wall, to be taken down and re-built

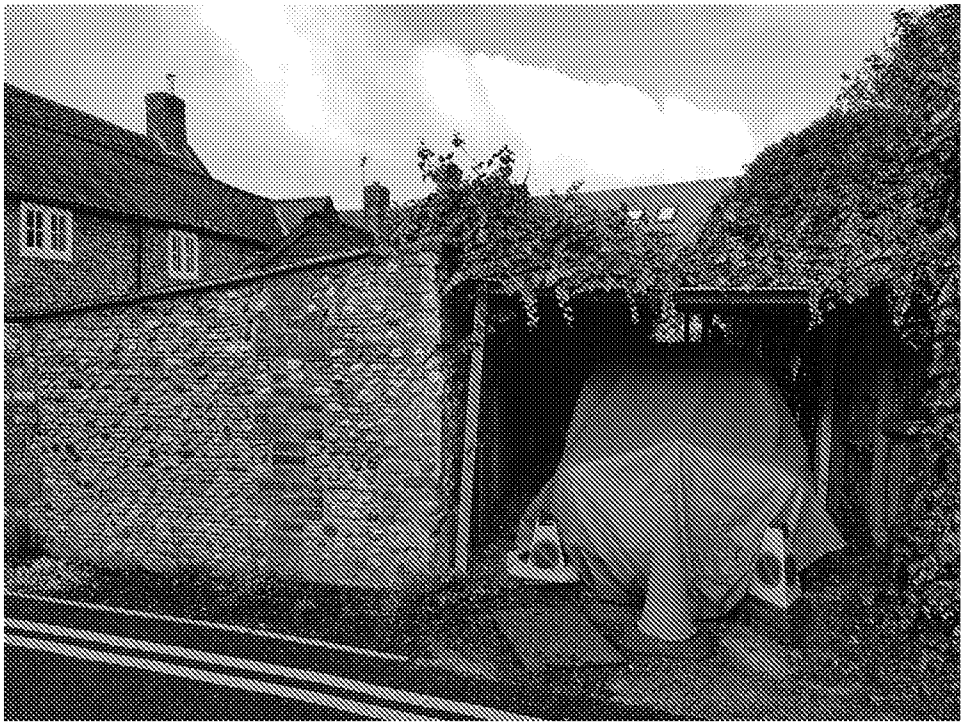
The applicants would like to replace the existing car port with a slightly larger Oak carport with a natural, (reclaimed slate) slate roof, they would also like to insert a door into an existing opening, to allow them access from the car port directly into their courtyard.

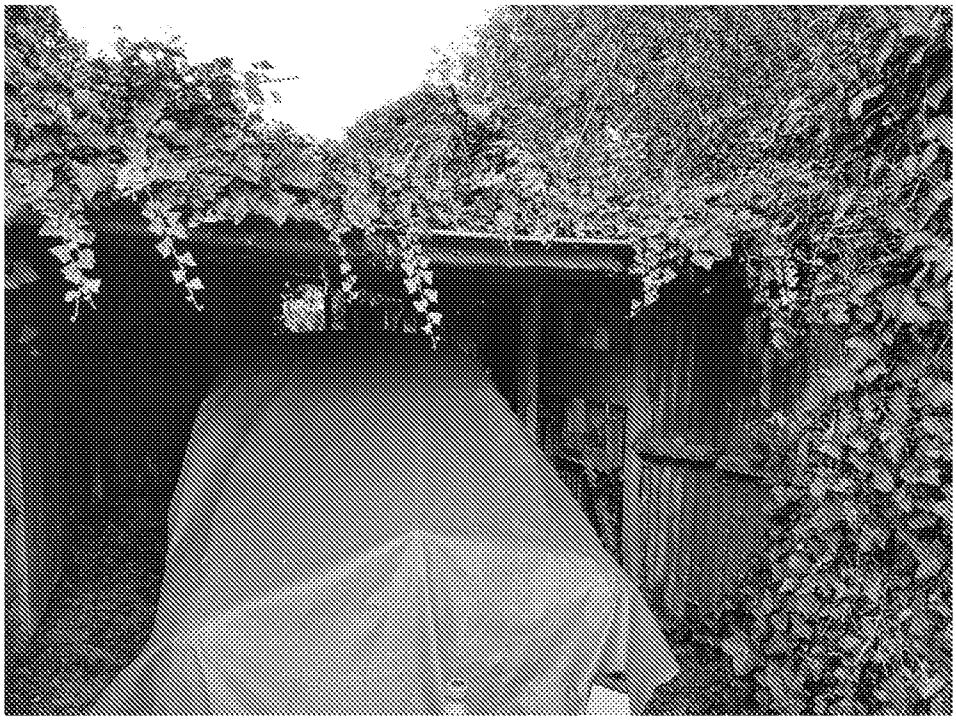


Side of the existing car port



Old opening to be re-used





View of existing car port from the side access road.

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