

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer

Sent: 20 May 2022 17:11

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Cc: Obafemi Okusipe <Obafemi.Okusipe@arun.gov.uk>

Subject: LU/88/22/PL

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Mewsbrook House Care Home 59-61 Street Littlehampton BN17 6AU

Installation of a second floor in the form of a mansard roof on the rear wing of the existing care home, replacement windows in the original wing of the property and the reconfiguration of a 9 No. bedrooms on the first floor to 7 No. larger bedrooms.

The listed building is probably C18 disguised in later stucco, 2 storey and tall hipped mansard roof. Street front 2 windows, main (side) front 3 windows. Triple windows; half height on 1st floor; glazing bar sashes. Horizontal channelling ground floor. Band over, supporting corner pilasters of 1st floor and coupled pilasters framing slight centre recess of main front. Small brackets below 1st floor sills and moulded panels below. Band above 1st floor and paired eaves brackets Glazing bars to dormers. The extensive heritage statement helps to identify that the older parts of the building are of architectural, historical and communal significance. The level of significance being high. The newer C.20/21 elements of the building are of low significance.

The special character and appearance of the conservation area largely derives from the great variety in age (although the majority of the buildings are Victorian and Edwardian), style, form and function of the buildings within the area. Large formal buildings, such as Roland House and Winterton Lodge and the Manor House, contrast in scale and style with nearby domestic buildings often constructed in a vernacular style using local materials. Mewsbrook House makes a positive contribution to the character and appearance of the conservation area where its pale coloured

stuccoed facades contrast pleasantly with nearby flint buildings and walls. There have been some unfortunate and disappointing changes to the windows within the building.

It is positive to see that a comprehensive DAS/Heritage Statement has been submitted with the current application which greatly assists in understanding the significance of the listed building as well as the impact of the proposals upon it.

The Proposal

An assessment of the proposed plans and DAS/Heritage Statement has identified that there are three key areas of work proposed, these are:

- Installation of a second floor in the form of a mansard roof on the rear wing of the existing care home
- The reconfiguration of a nine bedrooms on the first floor to form seven larger bedrooms.
- Replacement windows in the original wing of the property

These shall be discussed in turn below:

Installation of a second floor in the form of a mansard roof on the rear wing of the existing care home

The building has already been altered with large two storey extensions being constructed in order to provide for additional accommodation. Whilst these are technically to the rear of the building, they are clearly visible from the surrounding public road and path network. Whilst the extensions are considered to be of a standard, if somewhat plain design, they are at least, visually subservient in scale (in terms of height) to the listed building.

The proposed introduction of natural slated canted /mansard roofs improves their appearance and is also sympathetic with the form and massing of the original element of the building. Further, the additional floor will remain visually subservient to the core building, which is positive. It is therefore not considered to be harmful, subject to the use of appropriate materials. It is suggested that details of the natural slate be provided by way of condition, so as to ensure that it is appropriate for the listed building.

The statement identifies that the new Windows for the new build will be in a matching sash style to replicate all late C20 window details found on the rear care home extension wings. Whilst this is acceptable, I would want to be reassured that they are appropriate for their context. As a result, I would request further details regarding their appearance, dimensions, detailing, glazing etc. Such information can be provided by way of condition if the application is approved.

The reconfiguration of a nine bedrooms on the first floor to form seven larger bedrooms.

The proposed first floor alterations affect the modern extensions and therefore will not affect any historic fabric. They are therefore acceptable. I only have one question regarding this element of the proposals, and this is related to the two central rooms on the southern side of the first floor. The new rooms will be divided by a wall that will cross an existing window. It is not clear how will the existing window be affected.

Replacement windows in the original wing of the property

Windows are an important part of a building's history and can be invaluable to our understanding of historic properties. As previously mentioned, it has been noted that there are a number of existing windows which appear to be UPVC ones. UPVC is not a traditional, vernacular material

and is unsuitable for use in historic buildings, and it is not clear if consent was granted for their installation.

UPVC windows are often crudely detailed, and the size of frame is usually much larger than that of a traditional window, giving uPVC windows an obtrusive, 'chunky' appearance. The shiny finish of uPVC is also out of keeping with traditional materials. Therefore, the use/retention of UPVC cannot be supported as it is considered to be harmful to the listed building. I believe that previously consent was granted for the use of aluminium windows only for the previously approved extension. It is therefore not clear why an alternative material has been used.

The DAS/heritage statement indicates that the existing inappropriate UPVC windows in the oldest part of the building (i.e. non C.20 element) will be replaced with sash windows to match the originals. This is a positive element of the proposals and represents conservation gain. This element can be supported as a positive approach, subject to further information regarding their detailed design and appearance (including glazing bar and glazing system details).

Conclusion

The application is considered to not cause harm to the significance of the heritage assets. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments.

You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White

Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working week (all day Monday and Friday and Tuesday Afternoons)

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