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Arun District Council, Civic Centre, Maltravers Rd
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 15 October 2025 17:06
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Hebe Smith <Hebe.Smith@arun.gov.uk>
Subject: M/80/25/L

M/80/25/L

Ancton Manor Ancton Lane Middleton-on-sea PO22 6NJ

Listed building consent to replace 3 No wooden storm type windows with PVCu mullions and casement openings on south elevation (rear) with Georgian lights with casement openings & fanlights.

Manor Farmhouse is a grade II listed building. The principal elevation appears to date from the 18th century, although the building is constructed in two distinct phases. The western half bears a datestone inscribed 1677, while the eastern half is marked 1751. The building is two storeys in height and faced with knapped flint, with red brick and grey header dressings and quoins. A stuccoed stringcourse and modillion eaves cornice provide classical detailing, and the half-hipped tiled roof remains intact. The fenestration retains its original glazing bars.

The western section features a doorway framed by Doric pilasters, a pediment, a semi-circular fanlight, and a six-panelled door with fielded panels. A stone on this side is inscribed with the date 1677 and the initials S.J.M.T., while the eastern section bears a stone dated 1751 with the initials J.S.

The property has been extended and altered to the rear elevation and there are modern windows in this elevation also.

Manor Farmhouse fronts directly onto the road and retains both its classical architectural detailing and vernacular materials. The survival of what appears to be the original fenestration further contributes to its architectural interest. The presence of datestones suggests that the building underwent significant alterations or rebuilding phases. Although the building is now in full residential use, its former function as a farmhouse remains legible through its setting—adjacent to barns or former barns of vernacular character and surrounded by agricultural land. The significance of the asset lies in its architectural and historic interest, particularly its phased development, high-quality materials, and well-preserved classical detailing.

The Proposal

The proposal involves the replacement of 3 timber windows on south elevation with replacement timber windows. The current windows are a storm type design with PVCu mullions and casement openings.

Windows are a vital component of a building's historic fabric. They contribute not only to architectural character but also provide insight into changing design preferences, social hierarchy, building economics, and technical developments. Their form and materials can reflect broader historical narratives, including taxation and material availability. Above all, windows are integral to the architectural composition and visual coherence of historic buildings.

While the desire for improved thermal efficiency is understandable, the introduction of double glazing in listed buildings requires careful consideration. Historic England guidance notes that such interventions may be acceptable where existing windows are modern and lack historic glazing, or where they replace inappropriate modern units. In these cases, heritage-style double glazing may be considered, provided it respects the proportions and detailing of traditional windows and does not harm the building's significance.

In this instance, the existing windows are modern replacements, which detract from the special interest of the listed building. Their replacement with more appropriate timber-framed units of heritage design is therefore supported. The use of slim-profile double glazing is also considered acceptable, given the absence of historic fabric and the opportunity to enhance the building's character.

The proposed design appears to incorporate integral glazing bars, which are typically structural in historic windows. However, further detail on their dimensions would be helpful to ensure they are appropriate and do not compromise the authenticity of the design.

Unfortunately, only a section drawing has been provided, rather than a full front elevation. As a result, it is unclear whether the proposed windows would match the existing in terms of overall appearance and detailing. It is also not evident whether if any or all of the windows would incorporate fanlights, or if this feature would be limited to a single unit as currently present. Clarification on these points would be appreciated to ensure the proposals are consistent with the building's architectural character.

Conclusion

Further information is required in order to be able to understand the design of the window before a conclusion regarding the impact of the proposal can be reached. Please can this information be provided.

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