

Mr R Cullum
Bacon Hall
Poling Street
Poling
Arundel
West Sussex
BN18 9PU

Application for Listed Building Consent 18/10/2020

Arun District Council
Planning & Building Control

Heritage Statement

With this statement I intend to consider the significance of the property and the impact of the modest works proposed.

I wish to undertake works to a listed property which consist of the cleaning and restoration of internal exposed timbers throughout the property, as well as the brickwork within the fireplace.

The property is a substantially altered and extended detached two-storey house, situated in the small hamlet of Poling. The building is not mentioned in the local Historic Environment Record. It is however, listed Grade II. The listing was made in 1974.

The listing describes the property to be C17, altered and enlarged in the C19. Two storeys. Three windows. Now faced with red brick and grey headers alternately on a coursed stone plinth. Tiled roof. Casement windows. At the north end is an addition of one window bay faced with flints with red brick dressings.

Further analysis indicates that this building has undergone significant change over a long period of time. It is believed that the building was built as a smoke-bay house, with the chimney stack added, together with small single storey extensions, by the end of the 17th Century. By the end of the 18th Century, the front elevation was rebuilt in brickwork, reflecting the change in fashion during the Georgian era. By the close of the 19th Century the large two-storey extension was added to the right-hand side, together with the small single storey structures behind. In the mid-20th Century, a part single and part double storey extension has been added across the rear.

The oldest part of the building is of hardwood framed construction except for the front elevation which has been rebuilt in solid brickwork. Within this area of the property, a previous owner has varnished all the Elm beams and gloss-painted the brickwork within the inglenook fireplace. These later layers are not of significance in themselves. I believe that these surface finishes are damaging the original fabric of the building, and by their removal there would be an enhancement to the significance of the building that outweighs the loss of the later addition.

The cleaning work would be undertaken carefully and sympathetically, so as not to harm the historic surfaces. To minimise damage, I would ensure that the works are suitable for the property and that the historic surfaces would not be harmed. To mitigate the risk of this, I have a preferred contractor with a wealth of experience undertaking such works. In order to understand the impact of the proposal on the historic fabric, it would be possible for the contractor to undertake a test area within the property, which can be inspected for its impact. Further detail of how the proposed works will enhance the significance can be seen by reference to my Design and Access Statement.

Mr R. Cullum. 07815244390