

ST JOHN'S COTTAGE

POLING STREET, POLING, ARUNDEL, WEST
SUSSEX, BN18 9PS

CONSTRUCTION OF A REPLACEMENT EXTENSION TO THE REAR OF
THE COTTAGE, REPLACEMENT GARAGE BUILDING AND
ASSOCIATED LANDSCAPE WORKS (ALTERNATIVE SCHEME TO THAT
APPROVED UNDER APPLICATION PO/1/12). REPAIR AND
RECONSTRUCTION OF THE ROOF STRUCTURE, RE-THATCHING OF
THE ROOF WITH WATER REED, MINOR EXTERNAL AND INTERNAL
ALTERATIONS TO THE COTTAGE.

HERITAGE STATEMENT

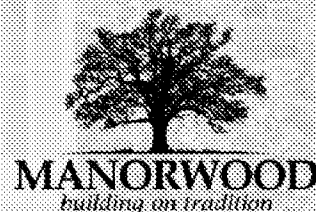
PREPARED BY

ROBERTO PRIETO-LABRADOR MA, PCIFA

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APRIL 2022



ABOUT MANORWOOD

Manorwood is a small team of historic building professionals with varied skills across different areas of the historic environment.

This report has been prepared by Historic Building Research Consultant Roberto Prieto-Labrador and reviewed by Director Ben Kirk

Roberto holds a MA in English Building History, awarded with distinction by the University of York. His field of expertise is domestic vernacular architecture, specialised in material culture and domestic life during the late medieval and early modern periods.

Roberto is a Practitioner member of the Chartered Institute of Archaeologists (PCIfA), as well as an Affiliate member of the Institute of Historic Building Conservation (IHBC) and a member of The Domestic Buildings Research Group and the Wealden Buildings Study Group.

As a Historic Building Research Consultant at Manorwood, Roberto is responsible for in depth research into building records, mapping, and physical evidence to help inform proposal and for preparing Heritage Statements and Statements of Significance to support applications for alteration or redevelopment of historic buildings and areas, as well as surveying and recording historic buildings.

Ben holds an MSc in Timber Building Conservation, completed at the Weald and Downland Museum, and validated by Bournemouth University, and is a full member of the Institute of Historic Building Conservation (IHBC) and a recognised Historic Environment Service provider under the well-established HESPR scheme.

Ben is a member of various groups including the Vernacular Architecture Group, The Domestic Buildings Research Group, and the Wealden Buildings Study Group.

Ben has been actively working in the historic environment industry for 15 years on numerous heritage asset projects which include surveying of historic buildings (both domestic and agricultural), preparation of schedules of works and detailing of repairs. Ben oversees numerous applications for Planning permission and Listed Building Consent and has built solid working relationships with Conservation Officers at a number of Authorities across the South East.

As a company Director at Manorwood, Ben has overseen works to historic buildings carried out by a skilled network of sub-contractors including the timber restoration at Charleston Farm barns in Firle and the re-erection of historic buildings at the Weald and Downland Living Museum near Chichester, both which received awards from the Sussex Heritage Trust.

As a company Manorwood have provided various historic environment services to a number of Country Estates across the South East including the Lydhurst Estate, the Borde Hill Estate, the West Dean Estate and a number of projects on the Wiston Estate where Manorwood continue to provide consultancy advice on redevelopment and reuse of various areas.

Most recently Manorwood completed the sensitive restoration and conversion of the magnificent 15th century barn for Nyetimber Vineyards in West Sussex.



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INTRODUCTION



- 1.1 This Heritage Statement has been prepared by Roberto Prieto-Labrador MA, PCIfA on behalf of Manorwood to accompany an application relating to a proposal at St John's Cottage, Poling.
- 1.2 St John's Cottage is a 16th century Grade II Listed Building located on the east side of Poling Street and to the north of the village of Poling, West Sussex. The property includes a 1950s garage and an associated outbuilding located to the south of the cottage.
- 1.3 The site has been recently acquired by the applicant who is keen to carry out the extensive repair and improvement works that the building requires, especially to the roof. In order to make the project economically viable and justify the investment to repair the building, the applicant wishes to carry out minor internal and external alterations to the building and replace a modern lean-to with a new single-storey extension, which will contribute to the usability of the cottage as a modern family home.
- 1.4 The site also benefits from planning permission under application PO/1/12 to replace the existing 1950s garage and associated outbuilding to the side of the cottage with a new ancillary building comprising a garage and workshop with a bedroom above.
- 1.5 Manorwood were, therefore, instructed by the applicant, to carry out an appraisal of the setting of the listed building known as St John's Cottage to accompany an application for planning permission and Listed Building Consent to carry out repair and reconstruction works to the house and for the replacement of a modern lean-to to the rear of the house with a new single-storey extension. The application also includes an alternative approach to that approved under application PO/1/12 to replace the existing 1950s garage to the south of the building with a new garage building with storage above.
- 1.6 This report provides a revised scheme of that one submitted under applications PO/11/21/HH and PO/12/21/L seeking to address the comments and feedback provided by the Local Planning Authority in December 2021.

- 1.7 Historic mapping has been consulted to help understand the development of the building as its immediate environs, as well as its wider setting. The maps are included in section 3 of this report.
- 1.8 This Heritage Statement includes a Significance Assessment which identifies the relative heritage value of the identified heritage asset and an Impact Assessment which considers the potential impact of the proposed development on the significance of the heritage asset identified, including the contribution made by its setting. This approach to impact-assessment is required in order to satisfy the provisions of the Planning (Listed Buildings & Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF) and the Local Planning Authority.

HERITAGE ASSETS AND DESIGNATIONS

- 1.9 St John's Cottage is a statutory listed building designated in September 1984. The listing reads:

ST JOHN'S COTTAGE

Location Poling, West Sussex, BN18 9PS

District Arun (District Authority)

Date Listed 20th September 1984.

List Entry No 1027590

Grade II

Description Probably C17. Two storeys. Three windows. Faced with flints and red brick. Hipped thatched roof with pentice on north side. Casement windows.

PROPOSALS

- 1.10 The proposal comprises a number of elements:

Repair / reconstruction works to the original fabric

- 1.11 The scheme proposes substantial repair and reconstruction works to the fabric of the building to ensure its good performance and long-term preservation.
- 1.12 The bulk of the works are focused on the roof structure which is constructed mostly of elm and has failed due to severe Death Watch Beetle attack. The roof is beyond salvage and so the proposal aims to reconstruct the original form of the roof structure but using oak instead of elm. The new roof will incorporate salvageable elements of the existing roof such as the wind braces and the surviving purlin. Following the repair of the roof structure, the roof will be rethatched with water reed.
- 1.13 Additional external alterations are limited to the southern outshot to the rear of the cottage to improve its appearance and expose concealed original features of the cottage, such as the 16th century mullioned windows under the catslide roof.
- 1.14 The scheme also proposes to block the existing door in the north elevation; however, the door and the jambs are considered of a certain age and they will be externally retained as a feature.

Internal alterations

- 1.15 The proposal also aims to carry out some minor internal alterations to the cottage. They include the removal of modern partition walls and first-floor plaster ceilings, as well as reconfiguration of the northern staircase.

Replacement extension

- 1.16 The scheme also includes the construction of a single-storey extension to the rear of the cottage as well as associated landscape works. The proposed

extension will be of contemporary design but will incorporate traditional materials such as timber cladding and a flat living roof. Further details of the design approach can be found in the accompanying Design and Access Statement.

Replacement garage

- 1.17 The scheme proposes an alternative scheme to that approved under planning application PO/1/12 for the replacement of the existing 1950s garage building and shed with a new ancillary building. The alternative scheme proposed comprises a new garage building with storage space above, designed to reflect an agricultural building of slightly contemporary detailing but incorporating traditional materials such as timber cladding and clay tiles.
- 1.18 The works and their potential impact are discussed further in section 5 of this report.



LEGISLATIVE & POLICY CONTEXT

- 2.1 The primary legislation relating to Listed Buildings and their settings is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990:

Section 16(2) states “In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Section 66(1) reads: “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

- 2.2 Policy relating to the historic environment is set out at national level within the National Planning Policy Framework (NPPF).
- 2.3 Policy relating to the historic environment is set out at local level within the Arun District Local Plan adopted on 18th July 2018.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

- 2.4 Chapter 16 (Paragraphs 189 to 208) of the NPPF updated and adopted in July 2021 constitute the Government’s national guidance and policy regarding development relating to the historic environment.
- 2.5 The NPPF is a material consideration and states that applications are to be determined in accordance with the local framework unless material considerations indicate otherwise.
- 2.6 The NPPF seeks to conserve and enhance the historic environment with much emphasis on “significance”, defined in Annex 2 as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”

- 2.7 Setting is defined in Annex 2 as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

- 2.8 Annex 2 defines Conservation (for heritage policy) as:

“The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”

- 2.9 This definition is important as it distinguishes conservation from preservation and puts an emphasis on proactively managing change rather than reactively resisting it.



LOCAL POLICY – ARUN DISTRICT COUNCIL

- 2.10 The site lies within the boundary of the Arun District Council Authority. The Arun District Local Plan, covering the period of 2011 to 2031 was adopted on 18th July 2018.
- 2.11 The following policies relating to the historic environment of the Arun District Local Plan are considered relevant to this proposal:

POLICY HER SP1: HISTORIC ENVIRONMENT

The Local Planning Authority will grant planning permission or relevant consent for development proposals that conserve or enhance the historic environment of the District, based on the following approach:

Designated heritage assets including listed buildings, structures and their settings; and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance.

Non-designated heritage assets including locally listed heritage assets (Buildings or Structures of Character and Areas of Character) and their settings will also need to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment;

Development likely to prejudice any of the above, including their settings, will be refused. Any proposals for development will be required to comply with all other relevant policies and reflect any relevant appraisals or management proposals adopted by the Local Planning Authority.

The Local Planning Authority will encourage the re-use of vacant or underused Listed Buildings or unlisted buildings by approving proposals that contribute positively to their conservation either individually or as part of wider strategies for regeneration. Where changes of use are proposed, the Local Planning Authority will consider these in a flexible way but will favour proposals which

improve public access where these are not prejudicial to existing character or appearance.

The Local Planning Authority will take a pro-active stance to any heritage assets that may be at risk. This will include working with property owners to find a use that will enable them to be put back in to use.

Development proposals involving the demolition of Listed Buildings or substantial harm to a Conservation Area will not be permitted unless it can be demonstrated that the loss or harm achieves substantial public benefits.

POLICY HER DM1: LISTED BUILDINGS

Proposals affecting statutory Listed Buildings will be required to:

- a. Preserve or enhance the historic character, qualities and special interest of the buildings;
- b. Be necessary and not detrimental to the architectural and historical integrity and detailing of a Listed Building's exterior;
- c. Protect the architectural and historical integrity and detailing of a Listed Building's interior;
- d. Protect the special interest of buildings of architectural or historic interest; and
- e. Protect, and where possible enhance the setting of the building.

Total or substantial demolition of a Listed Building will only be permitted in wholly exceptional circumstances, and where it meets the following specific criteria:

- f. Clear and convincing evidence has been provided that viable alternative uses cannot be found, through, for example the offer of the unrestricted freehold of the property on the market at a realistic price

reflecting its condition and that preservation, in some form of charitable or community ownership, is not possible;

g. The redevelopment would produce substantial benefits for the community which would decisively outweigh the resulting loss from demolition or major alteration; and

h. The physical condition of the building has deteriorated, through no fault of the owner / applicant for which evidence can be submitted, to a point that the cost of retaining the building outweighs its importance and the value derived from its retention. A comprehensive structural report will be required to support this.

The Local Planning Authority will support proposals for alternative uses for Listed Buildings which retain their structure and preserve character and setting where the change will provide for the long term conservation of the structure and fabric of the building.

The Local Planning Authority will only support alterations to Listed Buildings in order to mitigate climate change where such proposals respect the significance of the Listed Building and do not have an adverse impact on its appearance, character or historic fabric.

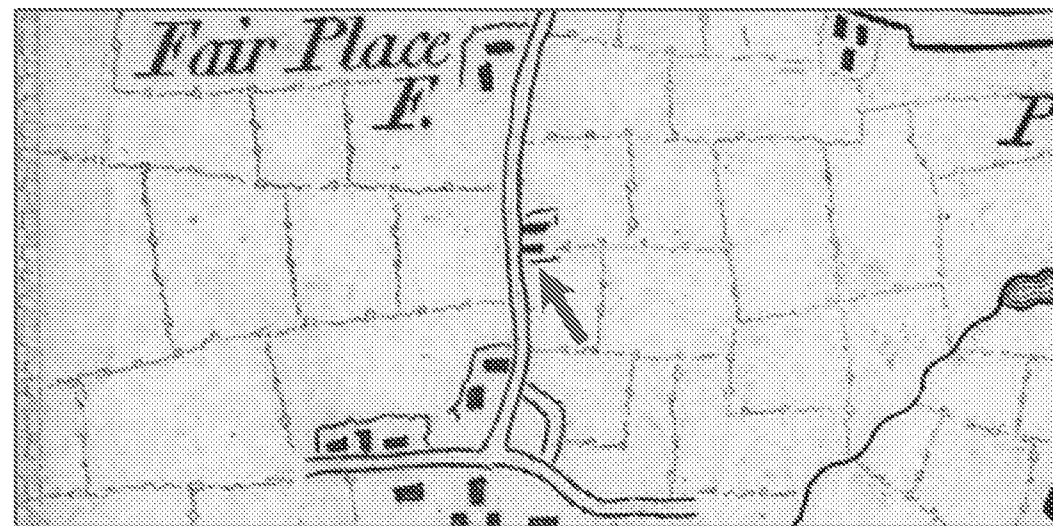


ST JOHN'S COTTAGE

HISTORIC CONTEXT

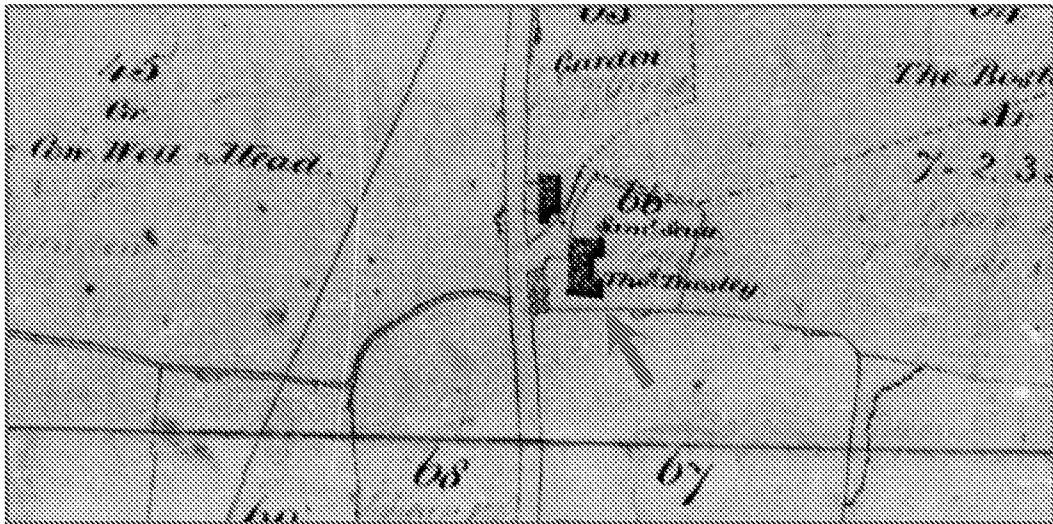
— POLING, SUSSEX — 23.

- 3.1 The village of Poling has strong medieval connections with the Knights Hospitallers of St John of Jerusalem, also known as the Knights of St John. Their Priory was located to the north of the village and was converted into a house (known as Fair Place) after its suppression in 1543.
- 3.2 The plot where St John's Cottage sits seems to have been related to the nearby medieval St John's Priory until its suppression. The house was possibly erected soon after the land was secularised.
- 3.3 Site visits have revealed that the house was built during the second half of the 16th century as a smoke bay house. This is indicated by the position of the central bay posts and the presence of empty mortices which indicates the presence of a large fireplace opening. Indeed, the existing chimney stack is wider than the smoke bay where it was inserted, requiring the removal of some of the timber that comprised the smoke bay.
- 3.4 The building was originally built as a 3-bay timber-framed cottage with unglazed mullion windows, three of which remain to the rear of the building. The roof seems to have been always thatched and supported by clasped purlins with wind braces and queen post trusses.
- 3.5 The cottage was partly underbuilt in flint combined with brick quoins and dressings. This alteration was possibly carried out during the late 17th century or 18th century, when buildings with exposed timber framing were out of fashion.
- 3.6 The Tithe Map for the parish of Poling from 1837 indicates that the form of the building has survived practically intact. The map illustrates a rectangular building with two outshots to the rear. The map also indicates that the building was split into two dwellings that were occupied by Samuel Scutt and Tomas Twesley.
- 3.7 The northern outshot seems to have been reduced significantly somewhere during the third quarter of the 19th century as suggested by the Ordnance Map of 1874.
- 3.8 By 1896 a new outshot was added to the south elevation of the cottage. This addition was removed before 1909. The OS Map of 1909 indicates that the building was converted back to a single dwelling and that the northern outshot was completely removed.
- 3.9 The existing garage building to the south of the cottage was erected during the 1950s and appears for the first time in the OS Map of 1974. After this date, the southern outshot appears to have been significantly altered and the existing modern lean-tos to the rear were built. The modern and derelict shed to the rear of the 1950s garage was also built during the last decades of the 20th century.
- 3.10 During the 1970s, the condition of the roof structure seems to have been precarious as an additional roof structure of sawn softwood was installed to support the roof. The significant decay of the roof structure was caused by a severe attack of Death Watch Beetle which has taken hold due to the vulnerability of elm used for the majority of the roofs structure.

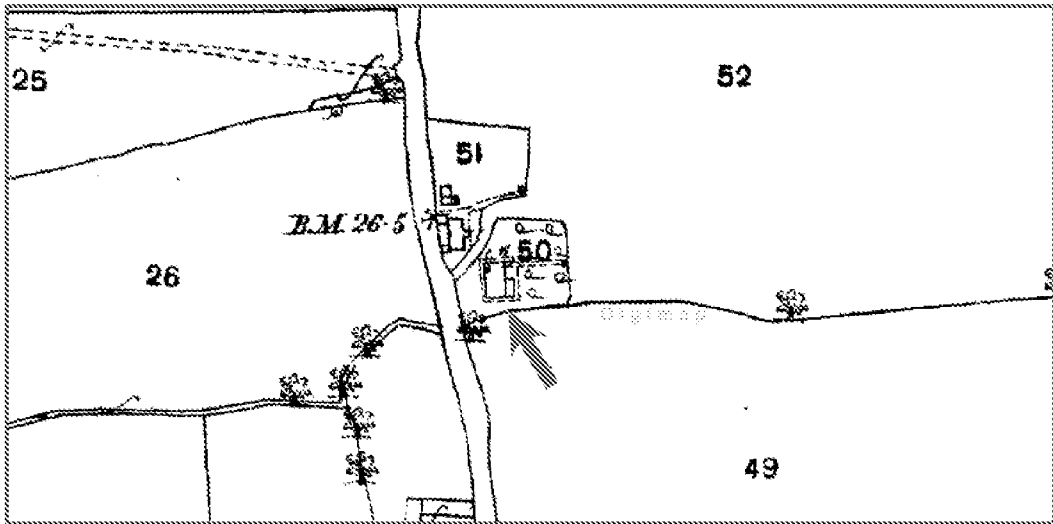


Detail of Thomas Grean's Map of Sussex showing St John's Cottage, 1795.

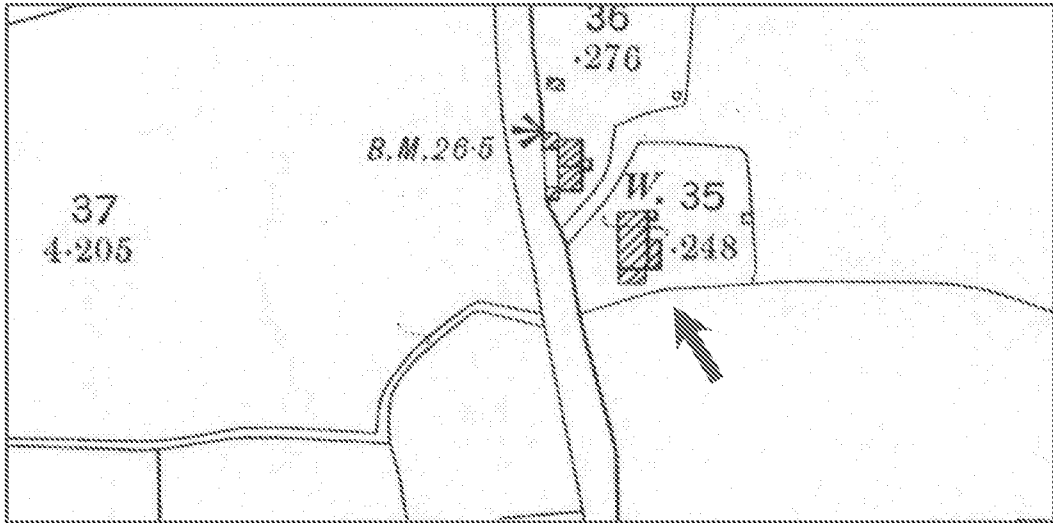




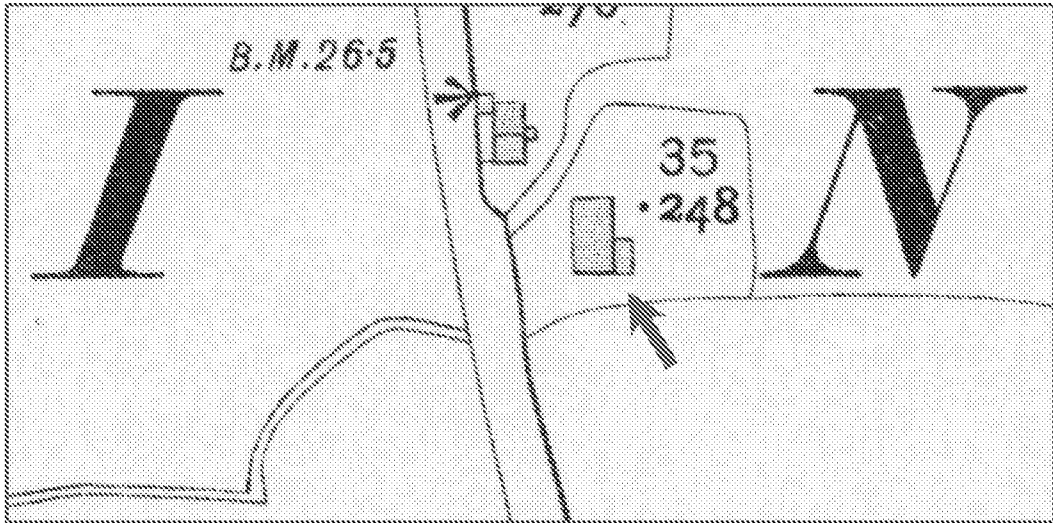
Detail of the Tithe Map of Poling showing the St John's Cottage, 1837.



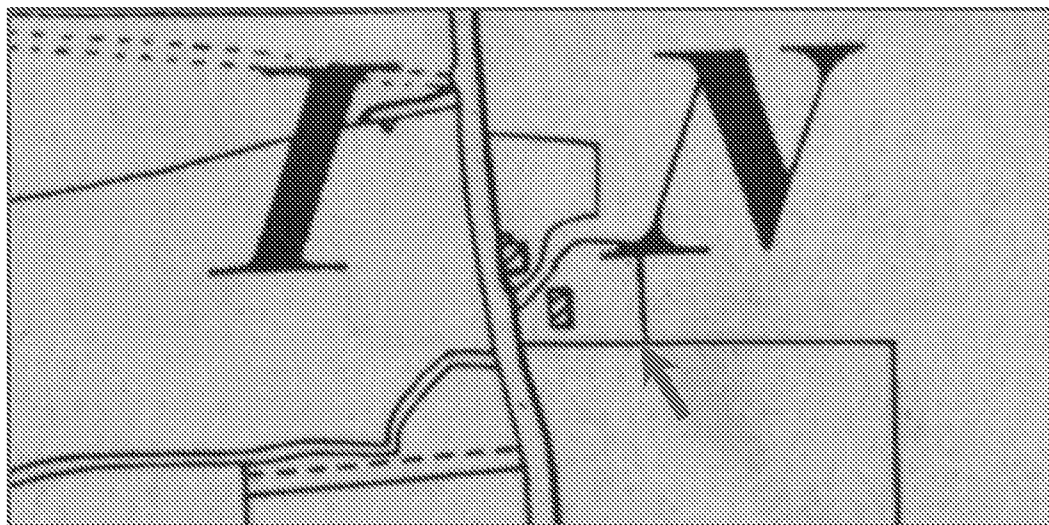
Detail of Ordnance Survey showing St John's Cottage, 1874.



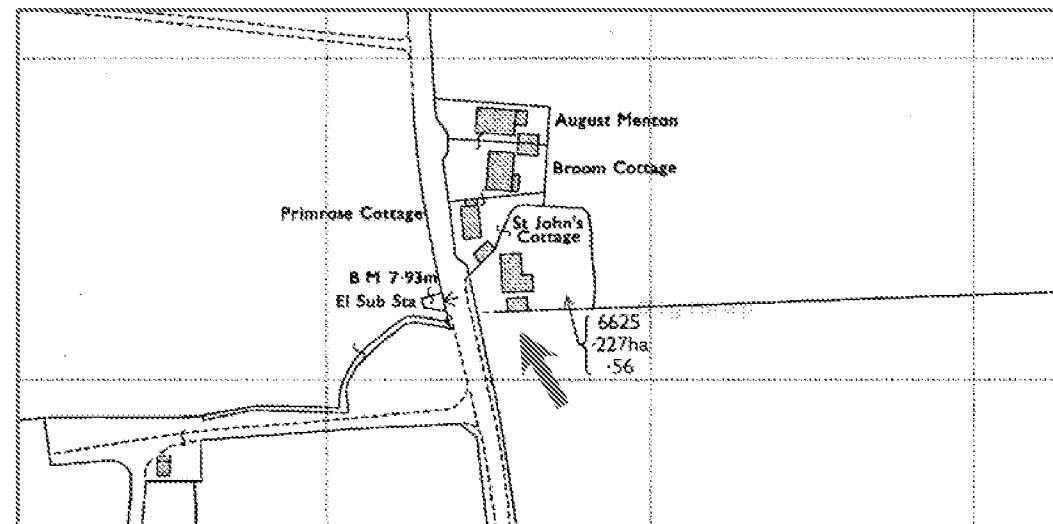
Detail of Ordnance Survey showing St John's Cottage, 1896.



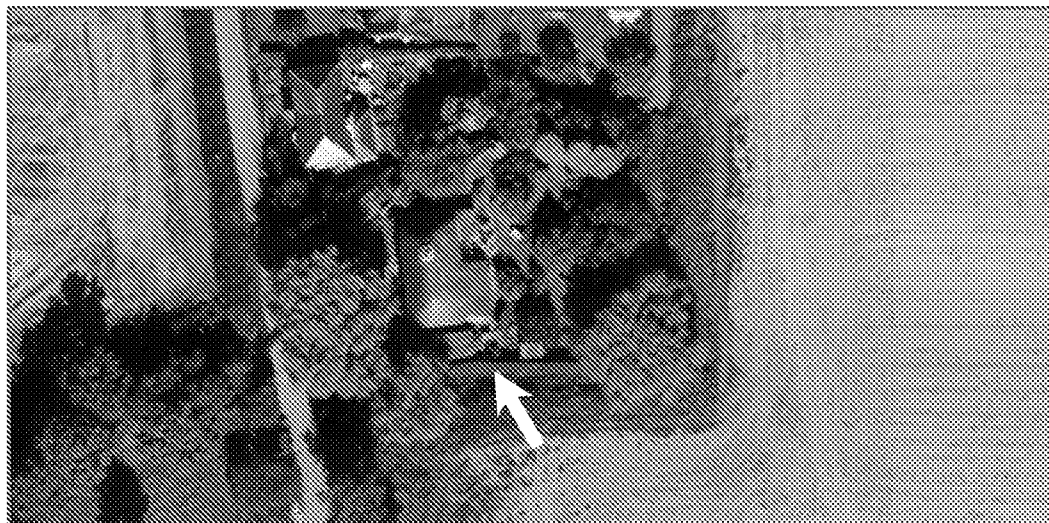
Detail of Ordnance Survey showing St John's Cottage, 1909.



Detail of Ordnance Survey showing St John's Cottage, 1942.



Detail of Ordnance Survey showing St John's Cottage, 1974.



Satellite View of St John's Cottage, 2012.



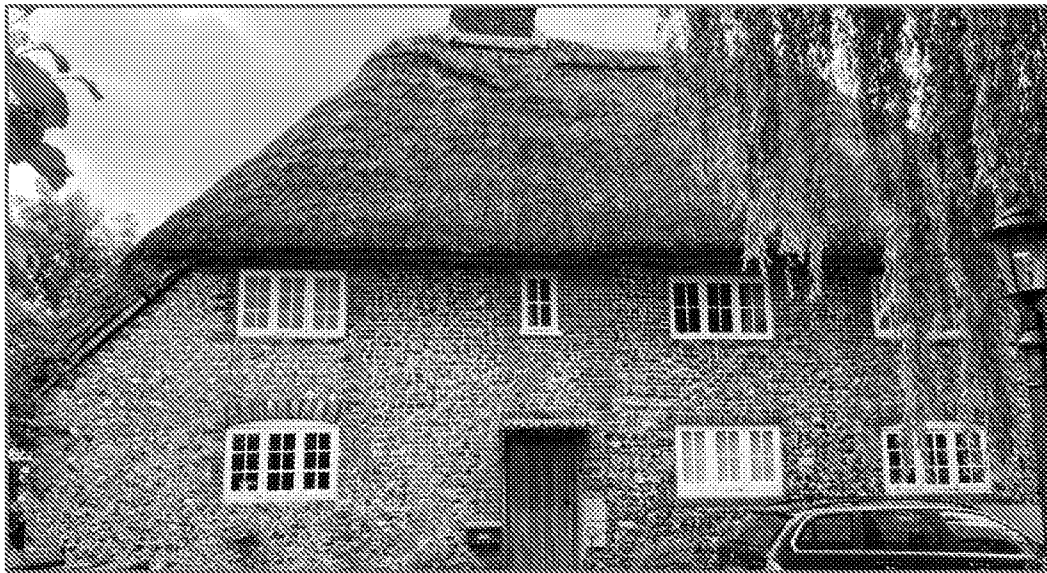
Satellite View of St John's Cottage, 2016.



ASSESSMENT OF SIGNIFICANCE

- 4.1 The following is an assessment of the significance of St John's Cottage and its setting, which has been used to inform the proposals in order to minimise the impact on the special interest of the building, and where possible to take opportunities to enhance the special interest.
- 4.2 The architectural and historical special interest of St John's Cottage is evidenced in its recognition as a Grade II listed building. The building is considered a good example of a post-medieval transitional house that possesses significant evidential and historic values in illustrating changes in domestic life and social habits:
- 4.3 Physical evidence suggests the building was built somewhere between 1550 and 1600. The framing of the building indicates that the original 16th century building was a single pile 'deep' plan timber (box) frame house with a central smoke bay.
- 4.4 The smoke bay was replaced in the early 17th century by the existing axial brick chimney stack which serves two back-to-back fireplaces on the ground floor. The cottage, originally timber-framed, was partly underbuilt with local flint and brick (quoins and dressings) during the late 17th century or early 18th century. The original framing, however, is still visible to the rear of the property which retains 3 original diamond-shaped mullioned windows of high significance.
- 4.5 The use of masonry combined with the original framing contributes to the variety of vernacular materials used in the building's construction and, by extension, to its aesthetic value. The use of local flint links the cottage with its immediate landscape from where the flint was obtained.
- 4.6 The character of St John's Cottage relies essentially upon the traditional form, character and detailing of the house. The traditional craft skills and quality local natural materials used in the construction of the house relate to its rural location and they are considered features that contribute to the aesthetic value of the building.
- 4.7 The building has experienced unsympathetic interventions which have accelerated its decay process, such as the use of cement mortars, which are trapping moisture against the original framing. The roof structure is the most deteriorated part of the building. During recent years, the roof has suffered from a significant wood boring insect attack (Death Watch Beetle) which has weakened and damaged the entire roof structure. This is due to the use of undurable elm in most of the construction of the roof, except for some elements such as the purlin and wind braces which are of oak.
- 4.8 The cottage comprises late 20th century additions which resulted in two single-storey structures attached to the rear of the cottage and the southern outshot. These structures were constructed during the last decades of the 20th century and their modern appearance and low-quality materials clearly detract from the original character of the building. They also obscure most of the original framing, which only survives in the rear elevation of the cottage.
- 4.9 The southern outshot seems to be part of an early structure built before 1837. Its existing form, however, is the result of unsympathetic alterations carried out during the late 20th century, which are also detrimental to the traditional character of the building.
- 4.10 The immediate landscape around the house is now a domestic garden, although it retains part of its original rural and agricultural character. The presence of a late 19th century water pump contributes to the site's rural character.
- 4.11 Immediately to the south of the cottage are the 1950s garage building and the later shed built to the rear. These are modern, derelict buildings of low-quality construction, the presence of which is considered harmful to the rural and traditional setting of the cottage. As such, opportunities to replace these buildings with a more in keeping scheme would have a positive impact on the character of the site and special interest of the Listed Building.





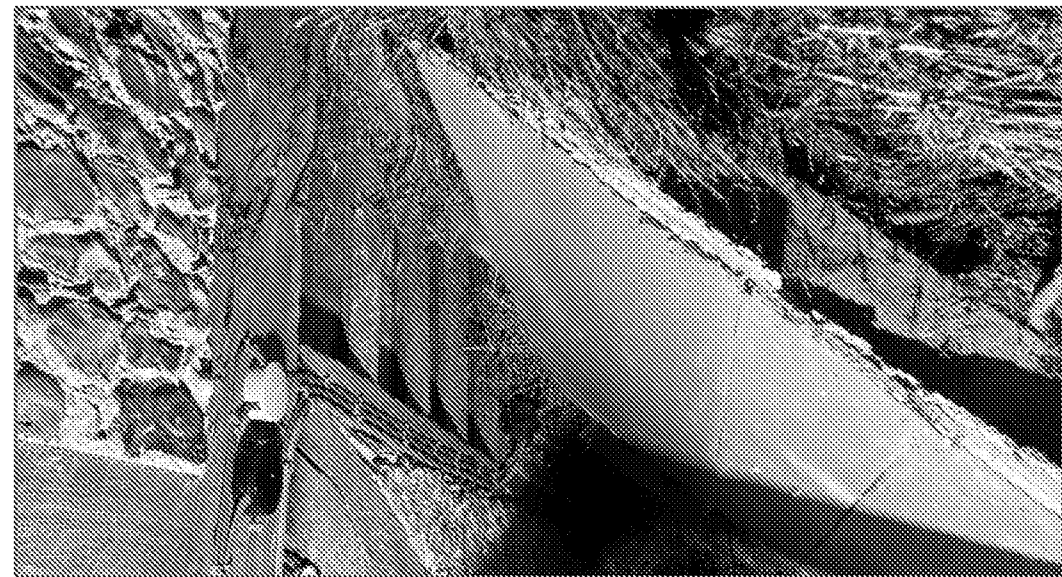
West (front) elevation



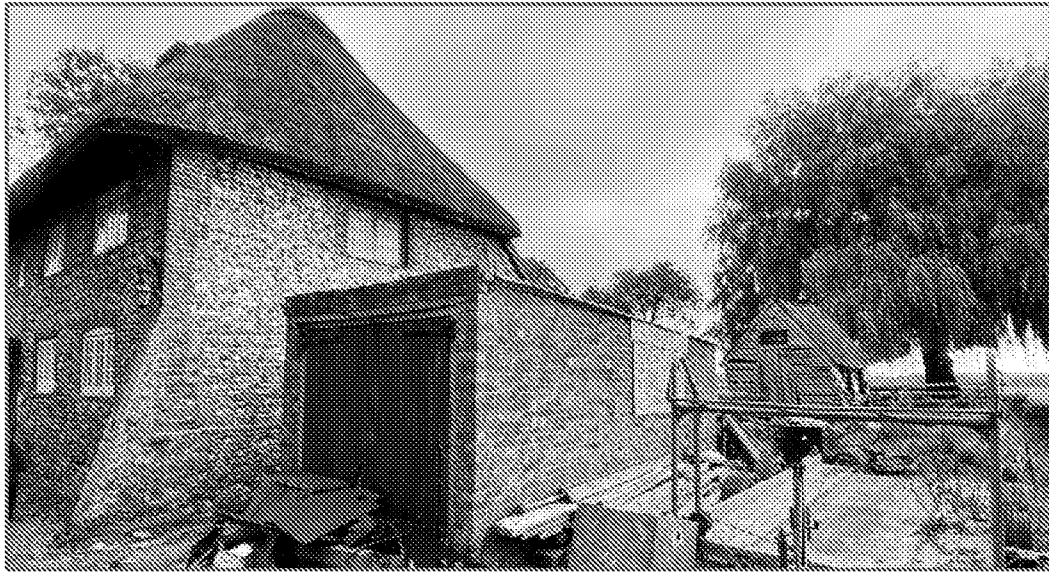
East (rear) elevation



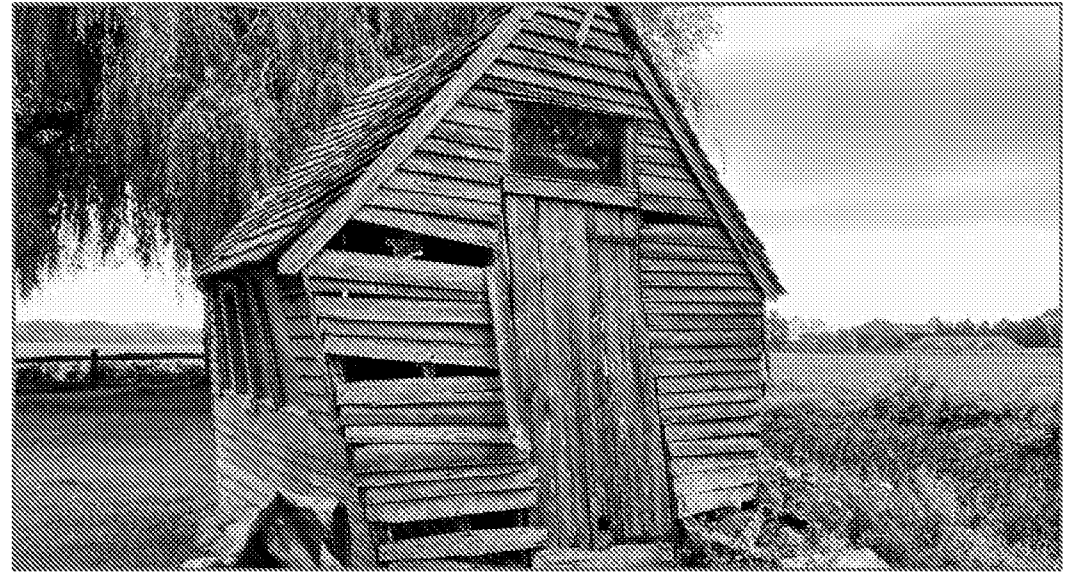
20th century additions to the rear



Concealed 16th century mullioned window



South elevation and 1950s garage building and associated outbuilding



Associated outbuilding



Interior of St John's Cottage



Roof structure



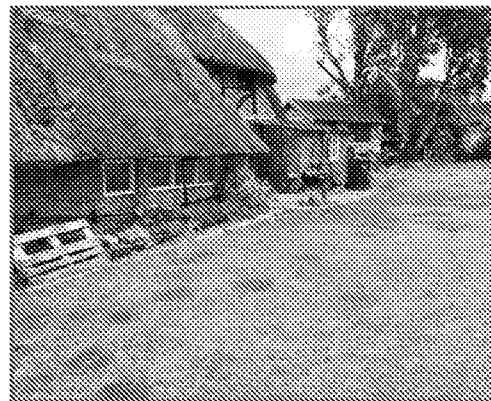
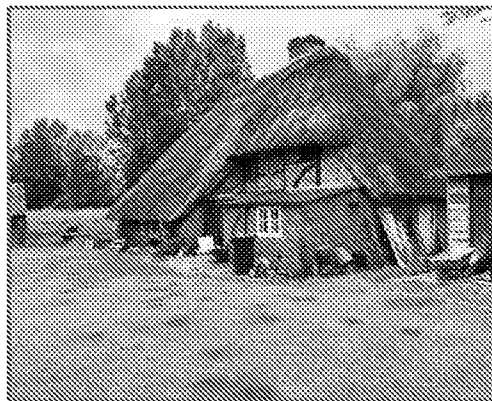


ST JOHN'S COTTAGE

IMPACT ASSESSMENT

- 5.1 This section appraises the impact of the proposed works on the listed building known as St John's Cottage and its immediate setting.

Construction of a contemporary flat-roof single-storey extension and landscape works.

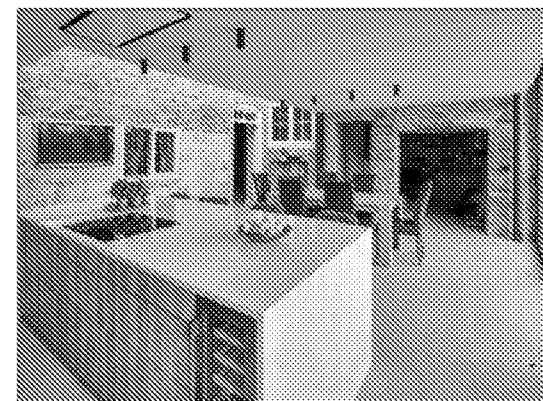


Location for the proposed extension.

- 5.2 St John's Cottage is an outstanding late 16th century building, which has remained practically intact since its construction. As such, maintaining the legibility of this "intact" sense was considered essential. The proposal seeks, therefore, to preserve and, where possible, enhance such legibility.
- 5.3 A traditional approach designed, for example, to resemble a lean-to, would result in a pastiche that would detract from the unaltered appearance of the cottage. This approach was already carried out during the late 20th century and resulted in the northern outshot, which clearly detracts from the character of the building and obscures important architectural elements of the building such as the original framing.
- 5.4 Having considered this for the external design of the proposed extension, a more contemporary design combined with traditional materials, such as glass and timber cladding, was considered the most appropriate solution. Thus, the extension proposed will be a single-storey structure with a flat living roof

reflecting the thatch of the cottage and ensuring the proposed extension blends, as far as possible, with the surrounding landscape.

- 5.5 The construction of the extension will require the removal of the existing modern northern outshot and the attached conservatory. These elements were added during the last decades of the 20th century. As such, they lack architectural and historic interest, and their modern appearance significantly detracts from the traditional character of the cottage. Their removal will remove such harm and will expose most of the original framing, which is currently obscured by these structures.
- 5.6 The walls of the extension will combine areas of frameless floor-to-ceiling glazing with areas of vertical cladding to maintain the natural pallet of colour and reduce its prominence. This arrangement will provide clear views of the cottage's rear elevation and ensure that the new extension remains subservient in form and scale to the host building. The extension's east elevation, however, will comprise a flint wall that will ensure that the extension is not seen from public areas within the Conservation Area. This approach will make the east wall of the extension appear as a traditional boundary wall which is considered to sit comfortably in context with the cottage's front elevation and the traditional character of the Conservation Area.



Interior of contemporary extension at The Artist's House (Winchester) by AR Design Studio showing glazed link similar to the proposed at St John's Cottage

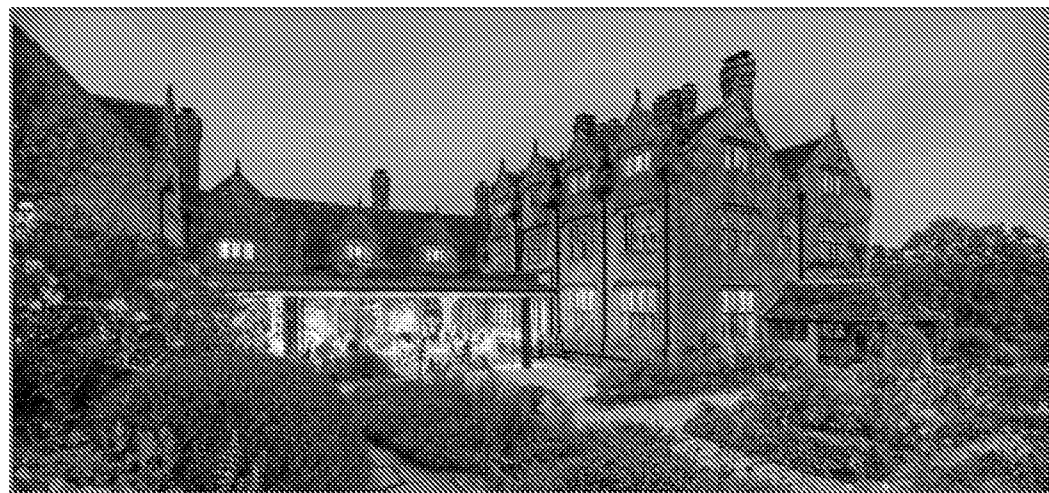


5 IMPACT ASSESSMENT

- 5.7 The extension will not sit directly on the cottage but will be connected to it via a glazed link. This approach to moving the extension away from the cottage's rear elevation will contribute to the legibility of the cottage's original form by visually segregating the new extension from the building. A similar approach has been successfully adopted at The Artist's House (Grade II) in Winchester's Conservation Area.
- 5.8 The extension will be built partly sunken into the ground. This approach will contribute to the subservient nature of the extension and ensure that the bulk of the extension causes the minimal visual impact possible on the Listed cottage. The lightweight and contemporary design of the extension is also considered to be clear and distinguishable from the Listed cottage, allowing its original traditional form to remain legible.



Contemporary extension of Fouthill Farmhouse



Contemporary extension of Gravetye Manor

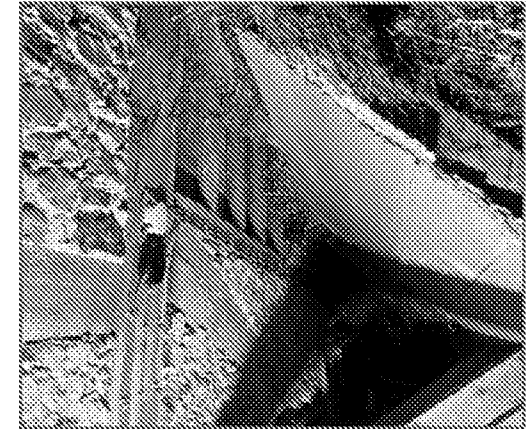
- 5.9 The contemporary design approach of the extension is considered to be the most appropriate and this has been successfully adopted elsewhere such as at Gravetye Manor, East Grinstead, a Grade I listed building and part of the Grade II* Listed Gravetye Manor Park and Garden. At a more vernacular level, this approach has also been successful at Fouthill Farmhouse, Newick, a late medieval Grade II* Listed Building.
- 5.10 The construction of the extension will require the removal of the existing modern northern outshot and the attached conservatory. These elements were added during the last decades of the 20th century. As such, they lack architectural and historic interest, and their modern appearance significantly detracts from the traditional character of the cottage. Their removal will remove such harm and will expose most of the original framing, which is currently obscured by these structures.
- 5.11 Access to the new extension will be from the kitchen and the library (southernmost room) using the existing doorways in the rear elevation so no fabric will be compromised by the construction of the new extension.

- 5.12 The extension will also include a sunken terrace surfaced in flagstone, which will extend to the south to meet the new garage building. The sunken nature of the new terrace will ensure that potential domestic paraphernalia associated with the new extension will be screened from the open fields that surround the property, preserving the rural character of the site.
- 5.13 It is, therefore, considered that, through appropriate design, the subservient nature of the extension and the minimum loss of original fabric, the proposal results in an extension that has minimal impact on the historic value and character of the listed building and garden.
- 5.14 When balanced with the contribution that the extension makes to the viability of the property as a family home and the associated works that promote the long-term maintenance of the property, it is considered that the extension results in no harm to the special interest of the listed building.

Alterations to the southern outshot.

- 5.15 The map regression included in section 3 of this report illustrates that there has been an outshot attached to the southern half of the cottage's rear elevation since, at least, 1837. The maps do not suggest that the outshot was replaced as was the case with the northern outshot. The surveys, however, confirmed that the southern outshot experienced significant rebuilding during the 20th century. These interventions have greatly diminished the traditional character of the outshot and, by extension, of the cottage as a whole.
- 5.16 It is, therefore, proposed to carry out alterations to the southern outshot in order to improve its appearance and enhance the character of the cottage. As such, the eastern wall of the outshot will be dismantled to be rebuilt with good quality brick and will incorporate vertical cladding combined with large format windows separated by vertical timber columns/mullions. This approach, similar to that adopted in the proposed extension, will contribute to softening the transition from the extension to the original building. The large and simple windows will provide the outshot with a relatively contemporary appearance but one which reflects the simple large format openings found in agricultural

buildings. This is considered to fall within the historic context of the outshot as, historically, they were used as service and working areas (bakehouses, milk houses, etc) within the household.



Southern outshot to be altered (left) and 16th century mullioned window to be exposed (right).

- 5.17 Internally, the existing modern ceiling will be removed to expose the roof structure and, most importantly, the two original 16th century mullioned windows that are currently concealed. The exposure of these windows will contribute greatly to the character and the special interest of the building. The original windows will be able to be seen from outside thanks to the new large-format openings in the outshot's eastern wall. In fact, the design of the openings with timber columns/mullions aims to reflect the simple form and style of the original fenestration of the cottage in order to connect the 16th century elements of the building with the proposed modern elements.
- 5.18 As a whole, the proposal is considered to result in a betterment of the existing southern outshot which will have a very positive impact on the character and the special interest of the Listed cottage.

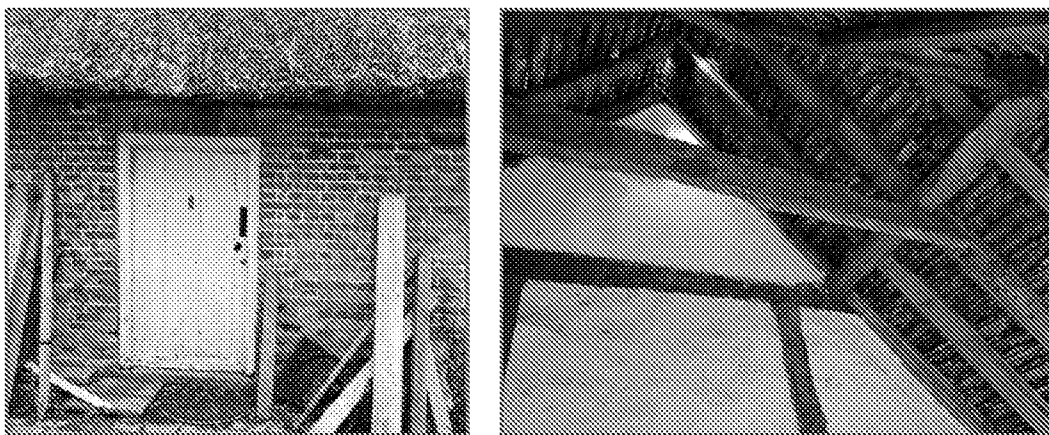


Alterations to the north elevation.

- 5.19 The proposal seeks to block the existing door in the north elevation of the cottage in order to improve the layout of the building and its usability as a modern family home. The applicant, however, is aware that the door and brick jambs are of a certain age and value and so, the doorway will be blocked internally with the existing door retained as a feature. This approach will provide the building with the required layout, whilst preserving its character and special interest.

Internal Alterations

- 5.20 The proposal also aims to carry out some minor internal alterations to the cottage. They include the removal of modern partition walls and first-floor plaster ceilings, as well as reconfiguration of the northern staircase.
- 5.21 The walls are modern studwork partitions that lack any historic or architectural interest and, therefore, their loss will not result in any harm to the significance of the Listed Building. Indeed, the removal of the partition walls is considered to be a positive intervention as the original plan form of the building will be reinstated, allowing for its full appreciation.



Existing door in the north elevation (left) and exposed roof at Pendean (right) (Weald and Downland Living Museum). Note they share the same roof structure.

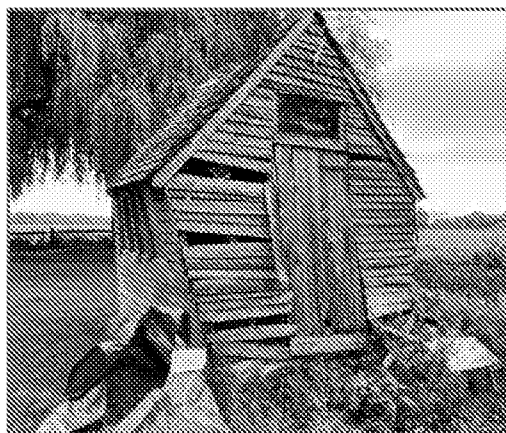
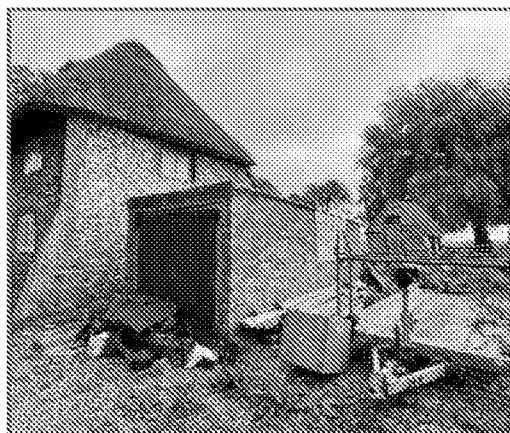
- 5.22 The removal of the first-floor modern plaster ceilings is also considered to be positive and will reinstate part of the original internal character of the building. Whilst there is evidence of lath and plaster ceilings from the 17th century, they were limited to wealthy properties until they became widespread in the 18th century. Houses at the middling level, such as St John's Cottage, would have had the upper rooms open to the roof, as has been recreated at the Weald and Downland Living Museum on similar examples such as Poplar Cottage, Pendean and Walderton House. As such, the removal of the ceiling to expose the roof structure and the thatched roof will contribute greatly to the special interest of the Listed Building.
- 5.23 The reconfiguration of the existing northern staircase will facilitate access to the upper floor of the building. The original location of the staircase (or staircases) was not identified during the surveys carried out by Manorwood; however, the trimmed joists to accommodate the existing northern staircase suggests that this is a much later addition, possibly late 19th century or early 20th when the cottage was split into two dwellings. The proposal does not seek to relocate the existing staircase but reconfigure its form to provide better and safer access to the first floor. This arrangement will improve the usability of the cottage as a family home, contributing to its long-term maintenance.
- 5.24 As a whole, the proposal will contribute to the special interest of the Listed Building by reinstating part of its original character.

Replacement of existing modern garage and shed.

- 5.25 The site currently benefits from planning permission (PO/ 1/12) for the replacement of the existing 1950s garage and modern shed to the south of the cottage, with a new ancillary building to be used as a garage and additional accommodation.
- 5.26 This application, however, proposes an alternative approach to that approved under application PO/ 1/12. The garage building proposed in this report will provide the property with enclosed parking and additional storage under the roof space.

5.27 The approved scheme proposed a traditionally designed ancillary building, which replicated the architectural style and materials of the main house. Whilst this approach can be the right solution in many cases, the presence of a similar masonry building immediately to the side of the main cottage would result in a bulky structure that would conflict with the house.

5.28 The alternative scheme proposed therefore aims to replace the modern garage and shed with a new garage building designed to reflect an agricultural building, as per the approved scheme, but of a more contemporary design combined with traditional materials, such as clay tiles and timber cladding. As such, the resulting building will be a single-storey structure with vertical cladding walls and a traditional clay tiled roof which will combine a full-hipped end with a half-hipped end.



1950s garage building and associated outbuilding to be replaced.

5.29 The use of vernacular materials, which replicate those used in the proposed extension and the outshot will maintain the natural pallet of colour and will create a visual connection with the cottage. The use of vertical cladding will also reduce its visual prominence to ensure that the garage building is subservient to the cottage. The use of a traditional clay tiled roof will ensure the traditional

appearance of the building in order to preserve the character of the neighbouring listed cottage and the Conservation Area.

5.30 Fenestration will be limited to the west and north elevations and will consist of roof lights and large format openings without glazing bars reflecting the type of openings found in agricultural buildings and conservation roof lights with vertical glazing bars. This approach is important to avoid the over domestication of the building and ensure its agricultural character to be sympathetic with the rural sense of the cottage and the Conservation Area.

5.31 As a whole, and on balance, the proposed garage building will not result in any detrimental effect or harm to the significance of the listed building and its setting. The simple agricultural character of the proposed building is considered to be sympathetic to the rural character of the building and its setting, whilst the slightly contemporary detailing of the garage building makes it legible as a later construction.

Repair works and replacement of Roof Structure.

5.32 Manorwood visited the property on 17th June 2021 and on 6th August 2021 and surveyed the cottage to assess the amount of surviving historic timber, as well as its condition and the extent of repair where required. Following the surveys, Manorwood prepared a Timber Condition Assessment report which should be read in conjunction with this report.

5.33 The surveys revealed that most of the timbers forming the walls and ceilings were generally in good condition, except for the presence of cementitious mortar between the framing and the panels, which is trapping moisture against the original fabric and causing its decay. The existing cementitious mortar will, therefore, be removed carefully with hand tools to avoid damaging the fabric and will be replaced with lime mortar to reinstate the “breathability” of the building.

5.34 The roof structure was the most deteriorated part of the building. During recent years, the roof has suffered from a significant wood boring insect attack (Death



Watch Beetle) which has weakened and damaged the entire roof structure. This is due to the use of undurable elm in most of the construction of the roof, except for some elements such as the purlin and wind braces which are of oak.

- 5.35 Elm is not particularly appropriate for the construction of buildings as it is susceptible to insect attack and rapid decay. The use of elm only in the roof is likely due to its low cost, whilst oak, which was more expensive, was used in the visible parts of the building such as the walls and ceilings. Unlike elm, oak is a much more durable timber.



Roof structure with 1970s supportive structure.

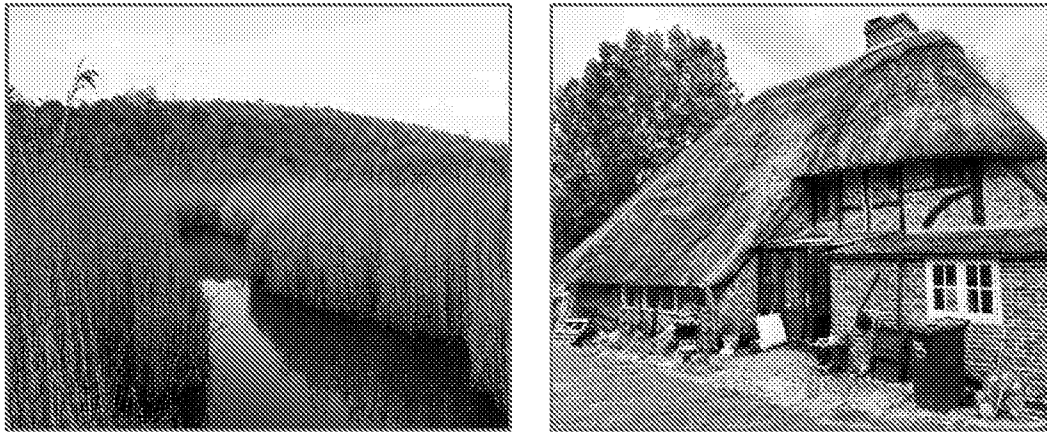
- 5.36 The Death Watch Beetle infestation of the roof of St John's Cottage is currently active and appears to have been active since, probably, the 1970s, when the roof structure must have been at risk of collapsing and the existing softwood structure was built to support it.
- 5.37 Whilst the most desirable approach is to maximise retention and minimise intervention, this is not always possible. The roof structure has failed and most of it is beyond salvage. It only stands thanks to the additional softwood structure that currently supports the entire roof.

- 5.38 Having considered repair, secondary structures and other approaches such as strengthening in order to retain as much original fabric as possible, the removal of the failing elements of the roof and the supporting softwood structure, to be replaced with a new roof structure was considered the only viable solution.
- 5.39 The applicant, however, is aware of the significance of the roof and is keen to replicate the original roof form using a traditionally jointed oak frame to ensure its longevity and incorporate the original elements that can be salvaged such as the tie beams, wall plates, the existing purlin, collar, and wind braces. The scheme also proposes to reinstate the elements that are now lost such as the high-set collars to create the gablets and the missing purlin and wind brace.
- 5.40 The approach described above is considered to be the most appropriate solution and the benefits are significant as it will reinstate part of the original character of the building whilst ensuring the building is structurally sound and preserved.

Re-thatching with Water reed

- 5.41 The reconstruction of the roof structure means that the cottage will have to be rethatched. This has also been advised by the local master thatcher Christopher Thomkins due to the poor condition of the existing thatched roof.
- 5.42 The proposal seeks, therefore, to rethatch the new roof structure with water reed thatch. It is not known the exact type of thatch which currently covers the building, although it appears to be of the wheat variety, according to the survey report prepared by Desbruslais. This is however not necessarily the original covering.
- 5.43 There is however evidence of the use of water reed as a roofing material in the area of Arundel. The long coastline of Sussex still has several marshy river estuaries, which include the harbours of Pagham and Littlehampton, where water reed grew naturally and was traditionally used as a roof covering. Indeed, reedbeds still exist in Arundel on the banks of the river Arun which now are part of the WWT (Wildfowl & Wetlands Trust) Arundel. Thus, it is considered

that the use of water reed thatch at St John's Cottage is in keeping with the character of the building as its traditional use is known in the area.



Reedbeds of the river Arun (left) and existing thatched roof of St John's Cottage (right).

- 5.44 The use of water reed thatch will also have a beneficial impact on the long-term preservation of the building: water reed is a much coarser and more durable material (about 50-60 years life expectancy) than, for example, combed wheat reed (25-40 years expectancy). The use of water reed also prevents common pests related to thatched roofs, such as green flies which encourage jackdaws and other pests to damage the roof in search of a meal, and it is also typically more resistant to the weather due to the diameter of the stems.
- 5.45 Aesthetically, water reed tends to create a slightly neater more angular appearance than either long straw or combed wheat reed. The appearance of a water reed roof however is very similar to a combed wheat reed roof, making them difficult to differentiate to all but the very trained eye.
- 5.46 In summary, the use of water reed will have clear benefits to the fabric of the building, its longevity and maintenance and will not change the visual appearance of the cottage. The re-thatching, therefore, of the roof of St John's Cottage with water reed thatch will preserve the special character and special interest of the building.

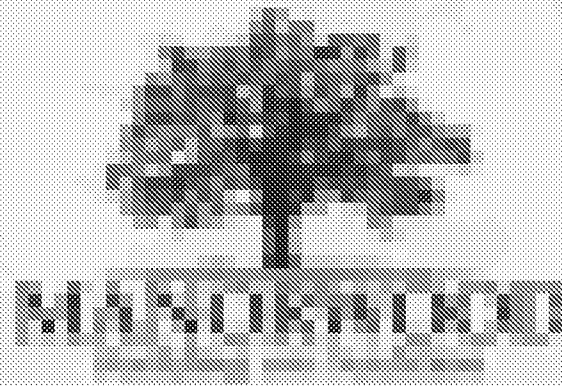


CONCLUSION



- 6.1 The proposed scheme of works is based on a thorough understanding of the character and significance of the listed building and its setting and have been informed by desk-based research and an on-site visit.
- 6.2 The design of the proposed extension adopts a contemporary approach combined with traditional materials but with simplified detailing to preserve the contemporary nature of the extension. The lightweight and subservient nature of the structure, as well as the use of glass, will ensure the cottage remains legible and the extension distinguishable as a modern addition. As such, the proposal is considered to preserve the special interest of the Listed cottage and its setting.
- 6.3 The alternative scheme to that approved under planning application PO/1/12 for the replacement of the existing 1950s garage and shed will result in the construction of a new garage building which is considered to be more sympathetic with the cottage but also in keeping with the entire scheme proposed in this report. It is, therefore, considered that the alternative approach for the garage building will not result in any harm to the Listed cottage and its immediate setting.
- 6.4 The alteration of the existing southern outshot will have a positive impact on the character of the Listed cottage and will enhance its special interest by exposing original concealed features such as the 16th century mullioned windows.
- 6.5 The existing doorway in the north elevation will be blocked behind the existing door, which will be retained to preserve the character of the building.
- 6.6 The impact of internal alterations proposed in this report have been assessed and considered to have a beneficial impact on the character of the building, contributing greatly to its special interest and preservation.
- 6.7 The proposed repairs to the fabric of the building and, particularly, to the roof structure have been assessed and it is considered that they are the minimum necessary to ensure the good performance of the building and its preservation.
- 6.8 The re-thatching of the roof of St John's Cottage with water reed will contribute greatly to the long-term maintenance of the building and will preserve its traditional character and special interest.
- 6.9 When considered as a whole, the proposals will not result in any detrimental effect or harm to the original character of the building and its setting and will contribute positively to its special interest and preservation.
- 6.10 The proposals are considered to be compliant with respect to the Planning (Listed Building and Conservation Area) Act 1990, the National Planning Policy Framework (NPPF) and the Arun District Local Plan.





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