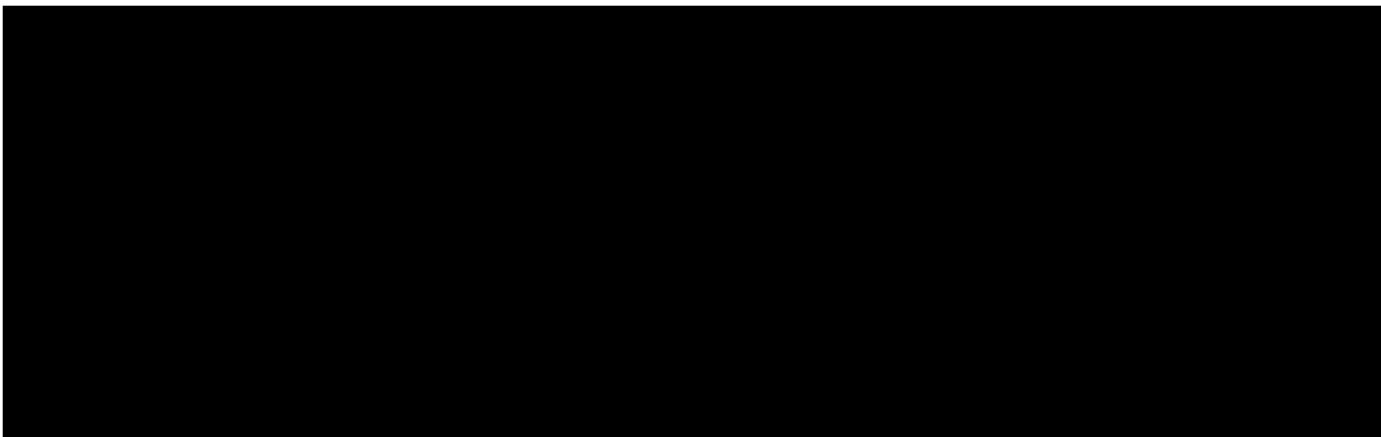


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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 27 January 2022 13:53
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: P/163/21/L

P/163/21/L

Pennicotts Farm Pagham Road Pagham PO20 1LN

Listed Building consent for the demolition of existing conservatory to southern side of building & general repair & maintenance of external brickwork & roof coverings, insertion of 2 No

conservation style rooflights to the rear valley roof, & formation of 2 No sets of double patio doors within existing window openings on the northern elevation. Internal alterations comprising the removal of partition walls, reinstatement of wooden balustrade to staircase, and general repair, maintenance and refurbishment

Pennicotts Farm is a grade II C18 Listed Building. It is a detached, two storey 'L' shaped building with a rearwards arm along its southern side. It is of Red brick construction. The main entrance porch centrally placed within the western frontage, along with a simple porch. Attached to the northern side of the main building are several single storey brick elements with pitched roofs, and a modern glazed conservatory structure to the front, in line with the front elevation.

The rearwards arm of the building also has a series of single storey structures with mono-pitch roofs attached to its southern side and a single storey brick/stone "coal store" at its far end. The additions to the side include another modern conservatory addition, brick porch and entrance door, accessed by a path and gap through the southern boundary wall.

The building is in a poor state of repair, and it is noted that the Design and Access and heritage statement identifies that internally it has long been divided and altered to enable its use as two separate houses. There are also two modern, and inappropriate conservatories which detract from the significance of the listed building

The poor state of repair means that the building is potentially a candidate for being classified as a heritage building "at risk". However, despite its poor condition, it is considered to be of architectural significance.

The proposal

The proposal is to undertake extensive works in order to put the building back into an acceptable state of repair so that it can be used as originally intended, a home. Whilst a lot of information has been provided, it would have helped if it could have been provided so that the existing plans, proposed areas of demolition and proposed plans were separate. It has taken some time to try and understand the extent of the works requested. However, based on what I have been able to determine, I provide the following comments:

Externally

Externally, the demolition of the modern conservatories is a positive proposal, as it will remove two extensions that harm the significance of the building and ensure that a more appropriate elevation is returned to view.

Works that involve the general repair and maintenance of external brickwork and roof coverings are acceptable subject to the nature of the works and materials to be used.

The insertion of 2 conservation style rooflights to the rear valley roof, and formation of 2 sets of double patio doors within existing window will result in the removal of historic fabric. However, the amount of fabric affected is fairly small and, subject to the design of the replacement doors is acceptable. Further, the new doors will be on the side elevations which means that the principal elevation will not be affected.

Can it be confirmed if unit B is to have a replacement rear conservatory or new porch? Both references appear on the various plans. For instance, the plan titled 'GF Plan Structures refers to 'new conservatory replace existing', whereas the GF demolition plan refers to 'Garden Porch'.

Internally

Internally, the alterations relate to the formulation of two formal dwellings and comprise of: the removal of some partition walls, reinstatement of wooden balustrade to staircase, along with general repair, maintenance and refurbishment. The loss of the internal walls will also result in the loss of some historic fabric, and potentially affect the historic layout of the building, which is unfortunate, and potentially harmful.

On the floor plan (FF Plan Structure) and 'House B FF Staircase' it looks as though door A-FD15 is removed (reference is made to 'block up opening.....'), whereas in both the plans showing the 'section for house A staircase' (House A section staircase B-B section) and 'House A FF Staircase', the door is to be fixed shut – which is correct? The latter is the acceptable approach, whereas the former is not. There is also another door which will be blocked up and the door recycled, without justification in the first floor of landing B. It is also not clear from the various plans what would happen to the 're-cycled' doors

References and drawings identify that insulation is to be 'injected into the walls and then new plaster added. It is not clear how such an approach will allow the building to 'breathe'. This is to be followed by MDF skirting boards, which is not necessarily appropriate for a listed building either (see one of the 'Details' drawings). It is also not clear how the existing laths and studs will be maintained, but a Newton membrane added to the rear of the wall – please forgive me if I have misinterpreted the plans!

Likewise, it is not clear what is to happen to the recycled floorboards, or why they can't remain in their current position, potentially with replacements added for those that have failed.

However, there are also some positive elements to the proposal where I note in the Design and Access Statement the fact that the works seek to retain and repair/refurbish the internal architectural detailing that may be present, including fireplaces that will remain in situ, floors and skirting boards, architraves and mouldings. Further, I also note that the intention is to reinstate some missing features which will also improve the character and appearance of the interior spaces of the listed building. Such details should be age appropriate for the building in order to ensure that they reflect the age and character of the building.

In the absence of any information regarding the general repair and refurbishment of the listed buildings, any materials used should be appropriate and, for instance, allow the building to breathe. It would be helpful to understand how the staircases will be treated so as to ensure that this element is appropriate.

Out of interest, I also notice that the lounge for unit B will not have any form of window – is this correct?

Windows

Windows are an important feature within a listed building, and their replacement should be carefully considered. Good practice is that existing windows should be retained and repaired prior to their wholesale replacement. As previously noted, whilst double glazing could be accepted, they should be of the slimmer units, as opposed to the standard ones. It is clear that the double-glazed units will be of a standard design (such as 24-28mm), as opposed to the slimmer design (such as 12-14mm). As the units are of the standard design, and measurements, their use will not be supported.

It also appears that reference is made in the window schedule for some secondary glazing. However, it is not clear what this will be. Further information is required.

I also note from the ground floor demolition plan reference is made in the area of two windows closest to the rear porch for unit b which states 'remove windows and parapet walls to create new double door'. However, I thought that these windows were to remain, and the window on the other elevation to be replaced by a set of double doors? This approach is confirmed by the proposed elevations and the GF Plan of the kitchen!

Boundary Treatment

Details of how the garden is to be divided up is also required. At present it is not clear what sort of walling or fencing etc. would be used and how this would look.

Conclusion

At present, there are a number of questions/issues that need to be considered before I can fully conclude on the impacts of the proposal. However, if this information is not provided I would have to err on the side of caution and consider that the proposal would be harmful. This level of harm would be classed as less than substantial harm in accordance with paragraph 202 of the NPPF (2021). As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with 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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