

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: 01 July 2022 17:29
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: P/59/22/L

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Pennicotts Farm Pagham Road Pagham PO20 1LN

Listed Building consent for works associated with refurbishment of property pursuant to Listed Building Consent reference P/123/20L for the demolition of existing conservatory to southern side of building & general repair & maintenance of external brickwork & roof coverings, replacement windows etc. 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 sadly in a poor state of repair clearly having had little maintenance in recent years, which is disappointing. 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 positive proposal as it will remove two extensions that harm the significance of the building. Further, this element will 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. Details of the repointing will be required – for instance how will the existing mortar be removed, what will the replacement mortar be (i.e. will it be based on an analysis of existing) and how will it look (i.e. appearance). Such information can be provided for by way of condition, if you approve the application.

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 proposed rear elevation plan refers to ‘Garden Porch’.

Details of the rainwater goods will be required in terms of their appearance, materials and colour (the front elevation identifies it to be 7016 ‘grey’, where as a side elevation has it as ‘black’).

details of the stainless-steel wall vents, which I am unable to locate.

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. Whilst the loss of the internal walls will result in the loss of some historic fabric, and potentially affect the historic layout of the building, it has been identified in the heritage statement that previous internal alterations have already taken place. The proposed layout will allow for the building to be put back into use, and therefore be maintained, which is positive.

There remains some inconsistency in the plans – I note that door A-GD 13 is to be removed on the floor plans (GF Plan Structure) and replaced with ‘new infill walls’, but the plans ‘House B Staircase D-D section’ indicates that the same door is to be fixed shut. Which is correct?

There is also another door which will be blocked up and the door recycled, but 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’. 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!

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.

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 from looking at the plans (Window details DWG No971-B891 Rev E) 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 previously identified, the use of the standard design, and measurements will not be supported. However, I also note in the Heritage Statement in paragraph 4.3 that it states, “Notably the replacement windows are of a heritage style design with 12-14mm units, thereby addressing the previous reason for refusal”. If this is the case, then surely the plans should be amended to reflect this! If this is the case, and can be confirmed, the slimmer units can be accepted.

It also appears from the floor plans that only some of the windows will be replaced. Am I correct in assuming that only the new windows will have the double glazing, or is the intention to retrofit the existing windows that will be refurbished etc as well? If it is the latter, will the existing windows be able to accommodate the new glazing, or will they need to be amended? Also, I believe that I saw a reference to a window schedule, but am unable to locate this.

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. Details could be provided for by way of condition.

Conclusion

At present, there are a few questions/issues that need to be considered before I can fully conclude on the impacts of the proposal. If these can be dealt with, I believe that there is potential for the scheme to be acceptable and not cause harm.

Martyn White

Principal Conservation Officer, Planning

Please note: I work on Conservation for half of the working week – all day Monday and Friday and Tuesday afternoons only.

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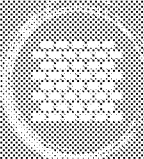
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