APPLICATION FOR CONSENT FOR WORK ON A LISTED BUILDING

INTRODUCTION

This Heritage, Design and Access statement has been prepared to support an application to carry out remedial work on a Grade II listed building in accordance with the requirements of the Planning (Listed Buildings and Conservation Areas) 1990 Act).

Applicants:

Mr. C. J. Budgen and Mrs L. V. Budgen
Morrells Farmhouse
Lower Bognor Road,

November 2020

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THE LISTED BUILDING

MORELLS FARMHOUSE

Overview

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1234334
Date first listed:	20-Sep-1984
Statutory Address:	MORELLS FARMHOUSE, LOWER BOGNOR ROAD

Location

Statutory Address:	MORELLS FARMHOUSE, LOWER BOGNOR ROAD
County:	West Sussex
District:	Arun (District Authority)
Parish:	Pagham
National Grid Reference:	SU 90757 00350

MAP

Notes:
The map of the property shows two plots that are divided by a stone wall and fence line. The plot to the north of the dividing line which is bounded by a drainage ditch defines the curtilage associated with the listed building encompassing the farmhouse and a detached outhouse. The map shows two other buildings within this plot which no longer exist, there removal is assumed to predate the listing, albeit that one of these structures has been replaced with a

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brick and tiled double garage which is not included within the current listing. The plot to the south of the dividing line, which is not included in the heritage listing, is bounded by a bank and a ditch and contains three barns. A fourth structure shown on the map no longer exists.

The map incorrectly shows the blue triangular listing symbol on one of the non-listed barns in the southern plot rather than specifically on the farmhouse itself, which is located within the northern plot.

The spelling of 'Morells Farmhouse' as included in the formal listing and as shown on the map is different from 'Morrells Farmhouse' that is the current postal address of the property.

PROPERTY DESCRIPTION

The property is described in the formal listing as follows:

"This house has the date 1616 but the only part of the exterior that could possibly date from that time is the red brick chimney stack. Otherwise the exterior dates from the C18. Two storeys. Three windows and one window-space. Stuccoed. Stringcourse. Tiled roof. Glazing bars intact. Lintol above the doorway with pointed opening. End walls flints and red brick."

The property as a whole comprises two plots of land although only the northerly one is associated with the formal Historic England listing. The dividing line between the two plots consists of a brick wall with some fencing at its eastern end.

The formal listing applies to the majority of the two-storey farmhouse building which is located adjacent to the road frontage at the western end of the plot and to a detached single storey brick, flint and tiled roof outhouse which is close to the eastern side of the main building. There is a brick and tiled roof double garage and attached garden shed also located to the east of the farmhouse building but this is not included in the listing. There are no other buildings within the curtilage of this plot.

The ground floor comprises three reception rooms and a dining room all with exposed timber frames beams and rafters and with a kitchen at its southern end. An access passageway runs along the eastern side of the two central reception rooms between the kitchen and a small back entrance lobby which currently provides the normal point of entry to the house. There are storage rooms off the passageway and two toilets off the entrance lobby. There is an open staircase from the northern end of the passageway to the first floor.

The first floor comprises five bedrooms, an ensuite bathroom, and a separate bathroom all connected by a hallway running along the eastern side of the house. Immediately to the north of the building is a tarmacked drive that also runs round the eastern side of the building and out to the double garage. Access is via a five-bar wooden gate from the road.

Within the curtilage of the non-listed plot there is a brick and slate roofed single storage lean-to which is attached to the southern wall of the farmhouse kitchen, but due to its location it is not included within the listed building description. There are three barns located on this southern plot and these are accessed via a five-bar metal gate from the road immediately adjacent to the southern end of the farmhouse.

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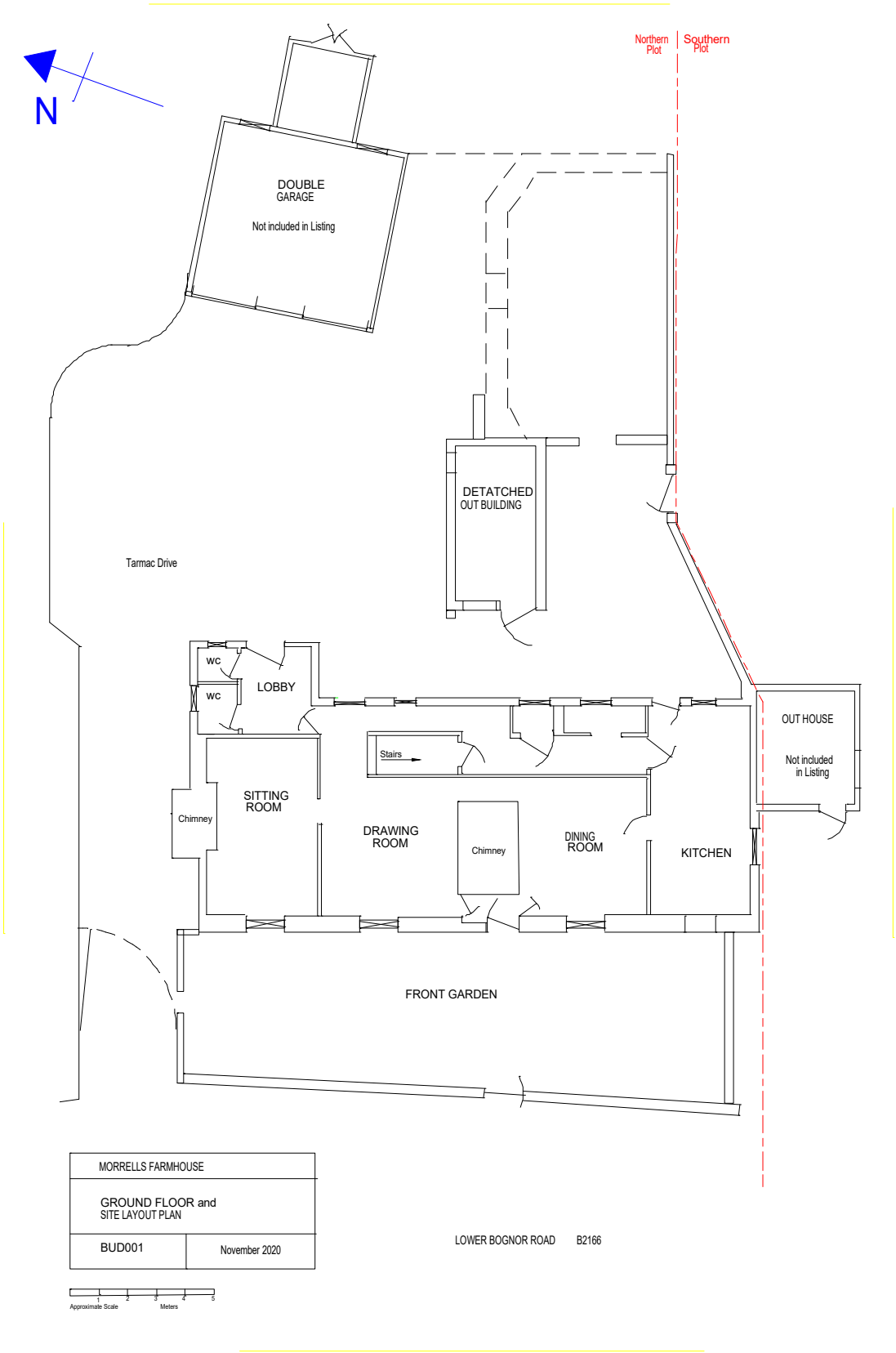

Plan of the plot immediately adjacent to the listed building

THE PROPOSED WORK

HERITAGE FEATURE TO BE ADDRESSED

The works described in this application are confined to the following features located on the front (West aspect) of the farmhouse:

- Three ground floor double sash windows.
- Three first floor double sash windows.
- The front door located at the centre of the front wall, and
- One small window located immediately above the front door

These are all as shown on the following photograph.

REQUIREMENT BEING ADDRESSED

The decorative state of the woodwork on all of the above-mentioned features is in a very poor condition. It is obvious that no maintenance or painting has been carried out over a considerable period of time therefore the paintwork has become seriously degraded. This has resulted in damage ranging from surface degradation of exposed woodwork to the onset of significant rotting which in some locations has resulted in a complete breakdown of the window or frame structure. It is also noted that one sash cord is broken, that the operation of some of the windows is difficult and that their security is questionable.

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It is also recognised that single glazing does not meet the energy efficiency standards currently deemed appropriate for historic buildings and therefore consideration is to be given to improving the thermal performance of these windows.

Examples of these conditions are shown in the following photographs.

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THE WORK TO BE CARRIED OUT UNDER THIS APPLICATION

With regards to the double sash windows the proposed course of works for each window is as follows:

- Lever out the stop and parting beads, disconnect the sash cords and remove both sashes from the window frame.
- Dismantle the sash weight pockets.
- Strip any remaining old paint and determine the condition of the exposed woodwork including the storm moulding, pocket pieces, reveals and architraves. Scarf in new pieces of wood as required and treat less seriously damaged areas with a resin-based wood hardener. Damage to the sill to be addressed by scarfing in appropriate hardwood repair pieces.
- The sashes to be stripped and any damage to the stiles, rails or glazing bars to be repaired using scarfed inserts. Existing glass to be retained.
- Window furniture and sash pulleys and weights to be cleaned and refurbished.
- Glazing putty to be checked and made good as necessary and all woodwork to be painted.
- Widows to be rebuilt, new sash cords to be fitted, appropriate security devices to be attached, final paintwork completed and suitable frame sealant applied where required.

Secondary glazing units to be fitted to the inner faces of the stop beads such that the inner shutters where fitted can be refitted and closed as normal.

With regards to the front door and the single window the proposed course of works is as follows:

- The paintwork to be stripped.
- The exposed woodwork to be examined and any damage to be replaced with scarfed inserts.
- Any degraded wood to be treated with a resin-based wood hardener.
- All woodwork to be repainted and suitable frame sealant applied where required.
- Suitable security devices to be fitted as considered appropriate.

THE IMPACT ON THE HERITAGE ASSET

It is intended that the proposed programme of work will return the windows and the front door to an acceptable condition which aesthetically will not be different from their original installation. Therefore, it is considered that this work will have no adverse impact on the heritage asset.

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ACCESS STATEMENT

The work described in this application will have no impact on any type of ACCESS.

JUSTIFICATION

The requirement to carry out the works covered by this application is justified as follows:

- To return the state of the front windows and the front door to a good condition both to regain an appropriate aesthetic value to the property and to provide a proper basis for their ongoing maintenance and thus the survival of the overall heritage asset.
- To help achieve accepted environmental efficiency standards now considered appropriate for historic buildings.
- To improve the day to day living conditions within the building commensurate with current living standards.
- To improve building security in line with the requirements of modern habitation.

REFERENCES

The following documents have been reviewed and the guidance contained therein will be applied to the works described in this application:

- Planning (Listed Buildings and Conservation Areas) 1990 Act),
- National Planning Policy Framework 2019.
- Conservation Principles, Policies and Guidance, Historic England 2008.
- Energy Efficiency and Historic Buildings Application of Part L of the Building Regulations to Historic and Traditionally Constructed Buildings, Historic England, HEAG014, 2017.
- Traditional Windows Their Care, Repair and Upgrading, Historic England, HEAG039, 2017.
- Energy Efficiency and Historic Buildings Draught-proofing Windows and Doors, Historic England, HEAG084, 2016.
- Energy Efficiency and Historic Buildings Secondary Glazing for Windows, Historic England, HEAG085, 2016.

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