

Heritage Statement

Elm Farm
34 The Street
Rustington
BN16 3NX



KINGFISHERCREATIVE.CO.UK

KINGFISHER CREATIVE ARCHITECTURAL DESIGN LTD IS A COMPANY
REGISTERED IN ENGLAND & WALES WITH THE REGISTERED ADDRESS
76 ELLESMERE ORCHARD, WESTBOURNE, EMSWORTH, HAMPSHIRE, PO10 8TR
COMPANY REGISTRATION NUMBER: 08644031

1.0 Introduction

This Heritage Statement forms supplementary documentation for a new Householder Planning Application with Listed Building Consent for renovation works and the formation of an additional annexe at Elm Farm, 34 The Street, Rustington.

1.1 Site Location & Description

The property is a large detached dwelling, accessed via an in-out drive from The Street, Rustington. The site is close to the town centre, and falls within the Rustington Conservation Area, as designated in March 1986 and extended in July 1994.

Rustington Village Centre is half a mile inland from the coast and 2 miles east of Littlehampton. Rustington remained a small agricultural community until the end of the 19th century when some development took place; but most intense period of development has been since the end of First World War. 20th century development now surrounds the original part of the village centre

The dwelling is believed to originate from the 17th Century, and was originally two cottages that were later combined. The front single-storey section was added in the 1820s. To the right of the property was a separate stables, and the fillet of land between the two was later infilled as a flat roofed two storey section. The stables section was converted into habitable accommodation in 1998. Surrounding land associated with the property was sold for development and additional dwellings were constructed on this land approximately 10 years ago. The front of the building is painted stucco, with the rear constructed in flint work with brick quoins. The sides are brick & flint, as is the old stables section to the right. The roofs are mainly hipped with slate covering, and the main building features a double pitch design with a central valley gutter. It is understood that the roof coverings and defective timbers were replaced approximately 20 years ago.

The dwelling is not in an area at risk to flooding by rivers and the sea, and is designated as Flood Zone 1 by the Environment Agency.



KINGFISHERCREATIVE.CO.UK

KINGFISHER CREATIVE ARCHITECTURAL DESIGN LTD IS A COMPANY
REGISTERED IN ENGLAND & WALES WITH THE REGISTERED ADDRESS
76 ELLESMERE ORCHARD, WESTCOURT, EMBAYMENT, HAMPSHIRE, PO16 8TH
COMPANY REGISTRATION NUMBER: 11864628

1.2 English Heritage Listing

The building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name:

ELM FARM

List entry Number:

1221548

Location

ELM FARM, 34, THE STREET

County	District	District Type	Parish
West Sussex	Arun	District Authority	Rustington

Grade:

II

Date first listed:

20-Sep-1984

Description

Not a farmhouse. Early C19. Two storeys. Six windows. Stuccoed. Hipped slate roof. Windows with Venetian shutters and glazing bars intact. Ground floor built out with slate roof and recessed porch in the centre.

1.3 The proposals

The Proposal is to renovate the existing dwelling after a number of years of neglect under the previous owners, and to adapt the existing layout slightly to better suit the current owners needs. Due to the poor health and personal circumstances of the current occupier, it is also proposed to divide the existing annexe formally into two distinct annexes. The existing annexe is currently divided as two annexes within the same space, sharing an entrance and Kitchen. Due to the nature of the needs of the occupiers, it is required to provide two separate annexes, to provide accommodation for the disabled daughter of the owner, plus a dedicated carer for them both. Full details of the proposals can be seen on the drawings 01-08, schedule of works and further supplementary information.

1.4 Pre-Application Discussions

The Client and Kingfisher Creative have been in various discussions with the Historic Buildings Advisor, Mr White to discuss the proposals at an early stage. A site meeting was arranged with the client, Kingfisher Creative AD, Mr Wight and Dr Wightman and all of the proposals were discussed and largely agreed in principle, subject to detail and application.



KINGFISHERCREATIVE.CO.UK

KINGFISHER CREATIVE ARCHITECTURAL DESIGN LTD IS A COMPANY
REGISTERED IN ENGLAND & WALES WITH THE REGISTERED ADDRESS
76 ELLESMERE ORCHARD, WESTCOURT, EMBAYMENT, HAMPSHIRE, PO16 8TE
COMPANY REGISTRATION NUMBER: 11864628