

HERITAGE STATEMENT

83, 85 The Street, Rustington, Sussex

Works to fit fire alarm, bin store, replacement windows and general refurbishment.

For:
Dr Peter Saner
Abbots Lodge Dental Practice
83, 85 The Street
Rustington
Sussex

21st June 2019

List entry number: 1221579
In the parish of Rustington
Listed: Grade II
Listed with 87 The Street.
First listed 20th September 1984

Description:

Originally one building being a large C19 house over two storeys faced with cobbles with red brick dressings and quoins. Eaves cornice with slate roof in three staggered hips differing in height. The glazing bars to the original windows are intact.

Number 85 (Abbots Lodge) has a round headed entrance doorway with glazed semi-circular fanlight. A later timber gabled porch has been added over the entrance. Number 87 (a separate dwelling) has a doorway with modern hood and a semi-circular fanlight over.

Although, originally one house related to the nearby churches, and hence the names; Friars and Abbots Lodge. The house was split into three separate entities with their own entrances. Number 85 having the principle entrance.

Numbers 83 and 85 were previously a doctors surgery before becoming a dental surgery prior to the listing.

Number 83 has a later projection which was an added garage which was then converted into accommodation. After this a flat roof single storey side extension was added adjoining the lawned garden. The garage detailing mirrors the original building but the later side extension was rendered with simpler detailing around the openings. The chimneys to number 83 have been removed at some stage.

Internally the first floor retains it's original layout and is used as offices, storage, bathroom, kitchen and break room for the staff of the dental surgery below.

The ground floor has four dental surgeries a reception waiting area and related activities and has been converted in a haphazard fashion.

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There is a basement accessed in the lobby by the entrance to number 85. This is intact and retains the original storage shelving and brick floor and staircase.

Proposed Works:

The proposed works are detailed on the submitted drawings and include:

- 1 The installation of a fire alarm system.
- 2 Removal of the external oil tank and replacement with timber bin store.
- 3 Replacement of the uPVC windows to the garage and single storey extension with timber windows with conservation double glazing.
- 4 Replacing curved Perspex glazing to French doors with glass.
- 5 Repointing some of the brick elevations, with the correct mortar.
- 6 Extension of the hard standing to the front wall.
- 7 Planting of laurel hedge to the rear of the front wall and by new bin store.
- 8 Removal of later partitions to 83 to uncover principle room.
- 9 To install a disabled WC in the later single storey extension.
- 10 To raise the floor in the "garage" surgery to give level access.
- 11 General decoration of all areas with replacement LED lighting.

It is my Clients intention to protect all original fixtures and fittings during and after the refurbishment process and to enhance the buildings original features.

Alan Tate

For and on behalf of Grey Associates