

# **Listed Building Application to Replace Non-Significant Windows**

Herne Farm House, 2 Park Drive  
Rustington



## **Design and Access Statement**

**June 2021**

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## **Design & Access Statement**

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**Prepared for :**  
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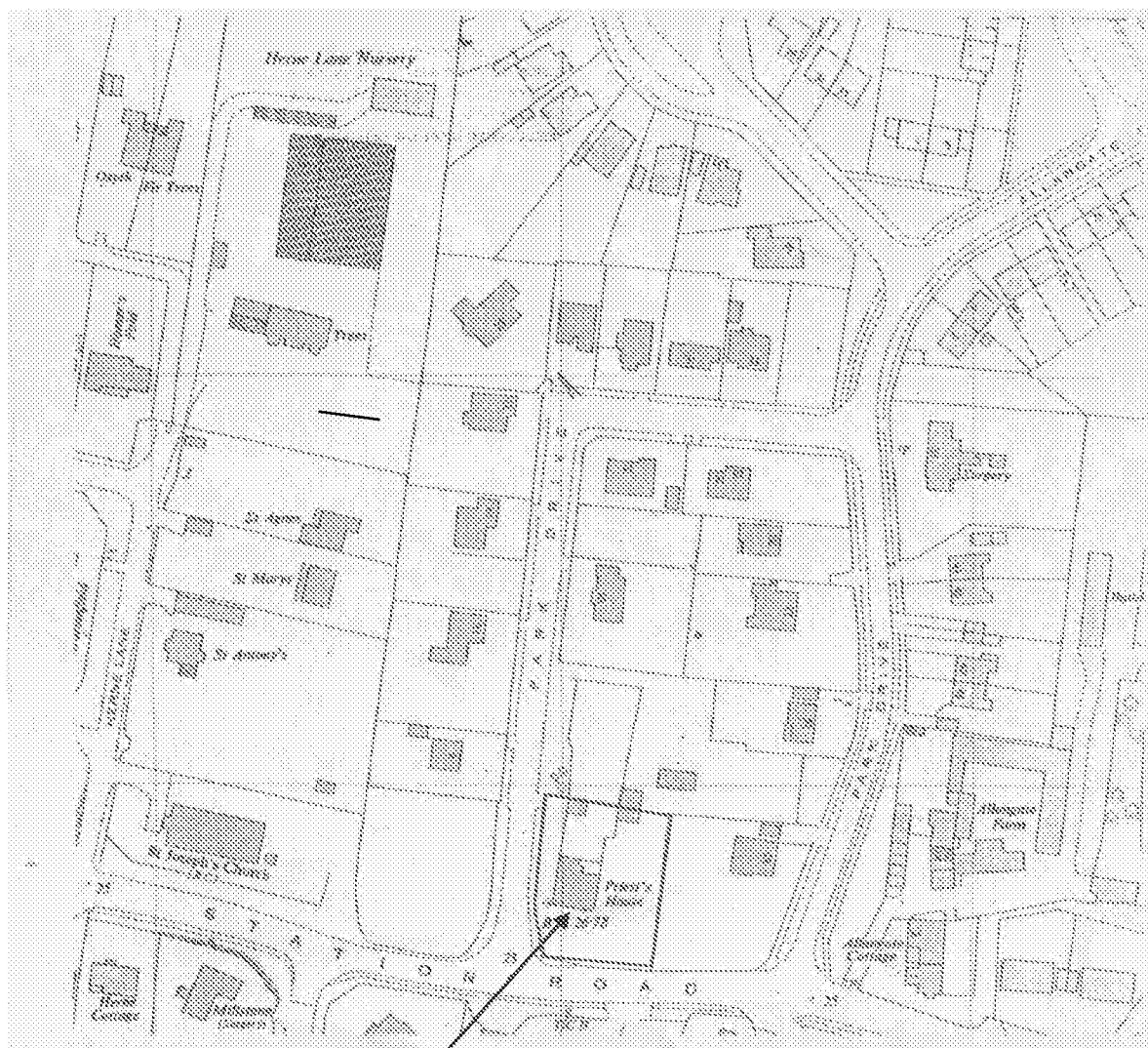
**FIGURE**

- 1.1 Location of the Application Site
- 3.1 Windows to be Replaced

**APPENDIX**

**A APPLICATION WINDOWS in DETAIL**

- 1.1 This Design and Access Statement has been prepared to accompany and support the Listed Building application for the replacement of six non-significant features on the listed Herne Farm House which lies on the north side of Station Road and the eastern side of the unadopted Park Drive in the West Preston area of Rustington. The postal address is Herne Farm House, 2 Park Drive, Rustington, Littlehampton, West Sussex BN16 3DZ.
- 1.2 The Statement has been prepared, as advised by the National Planning Policy Framework (para. 189), and to satisfy the requirements set out in the Validation Checklists: National and Local Lists of Requirements, prepared by the local planning authority, Arun District Council. It supports the application for Listed Building Consent to replace four of the windows, a part glazed rear door and a glazed French door all of which are in the rear, and modern, part of the house.
- 1.3 This Statement describes the significance of the property as a heritage asset and how this has been assessed through its architectural features and the available historical details of the property and its ownership, as well as its prevailing heritage status. The document also shows how the design proposals envisage replacement of the single glazed windows in the modern extension to the building by double glazed windows of the same scale, design, materials and appearance.
- 1.4 The location of the property is shown in Figure 1.1 and the positions of the windows in Figure 3.1.
- 1.5 The application windows are shown in detail in Appendix A.



Herne Farm House

Location of the Application Site  
Figure 1.1

2 Park Drive  
Rustington  
Listed Building Application 050621

**Herne Farm House**  
Heritage Statement

#### Location, Origins and Ownership

- 2.1** Herne Farm House, lies to the east of Rustington village on the north side of Station Road and to the east of the un-adopted section of Park Drive.
- 2.2** The house is believed to have been built around 1780 for local yeoman farmer Edmund Harwood whose family and their descendants lived there for almost the whole of the following hundred years. The house, buildings, farm and land were sold at auction in 1867 albeit the previous owners stayed on in the house for the best part of the next decade.
- 2.3** In 1877 George Boon and his family took over the tenancy of both house and land and continued to work the farm with his son until his own death in 1933 when the whole was sold.
- 2.4** In the following decades the house was home to several private owners as the surrounding land was sold off and developed (into Park Drive). HM Land Registry (formed in 1927) shows two separate but adjoining plots of land each having freehold title absolute (SX 783 and SX 13928) - the former comprising the farmhouse, workshop, greenhouse, car port and gardens and the latter comprising gardens and a shed. The two plots were amalgamated in January 1948 when the owner of Herne Farm House bought the adjoining plot. The property continues to comprise the two plots.
- 2.5** The Catholic diocese of Southwark acquired the house in 1954 and for the following two decades it served as the house of the priest of the newly built church of St Joseph nearby.
- 2.6** In 1975 the house was sold to the Neave family who over the following twenty years extended both ground and first floors, built a portico around the front door and a carport as well as relocating the access. Further, more modest, improvements were made by the next owners, the Richmonds (1995-2010) and yet more by the present owners, the Harbidge family.

#### House and Setting

- 2.7** The plan of the house is characteristic of the second half of the eighteenth century onwards and the general structure of the clay tiled roof would also indicate a post-1750 building. The originally unspectacular appearance of the house has been enhanced by the addition of the rendered feature across the south front with parapet, cornice and string course.
- 2.8** Positioned broadly centrally within its plot the house was originally square in plan with a two range – three bay layout and a central hallway from front to back. There was a lean-to outbuilding against the western end of the north wall opening onto an enclosed yard to the north of the kitchen.
- 2.9** Surrounded by its own gardens and hedges the house faces south over a gravel driveway and parking area with a narrow strip of land to the west and a wider lawn on the east. Along its northern boundary the property has a modern

block built garage and driveway and a truncated barn with a lean-to conservatory between them.

- 2.10 When first built Herne Farm House was situated within the hamlet of West Preston which then consisted of just a few cottages and farms at irregular intervals along the country road linking Rustington with East Preston and Angmering. Today the surrounding area comprises largely medium density residential property with a range of associated uses including churches, surgeries and a Care Home.

- 2.11 The house is not in a Conservation Area itself but lies roughly midway between the two nearest Conservation Areas of Rustington and East Preston Station Road both of which were designated in 1994.

#### Heritage Status of the House

- 2.12 Herne Farm House was listed in Category 2 in August 1984, unbeknown to the owners at the time who were never consulted and were very much surprised to receive notification of the listing by post.

- 2.13 The listing text under Department of the Environment reference 26/165 states:

*Early C19. two parallel ranges. Two storeys. Three windows. Stuccoed. String course, cornice and parapet. Tiled roof. Casement windows. Glazing bars intact.*

- 2.14 The application for the listing of the house is understood to have been put forward by the local History Society after a drive-by survey involving nothing more than a casual visual inspection which was restricted to the south and south west aspects of the house, being all that could be seen from the public highway.

- 2.15 The published entry comprises a meagre set of hurried notes which provide a barely coherent and far from comprehensive picture of the external architectural aspects of the house with no mention of the internal features or the remainder of the property within the curtilage whilst any historical interest was entirely overlooked.

- 2.16 Freedom of Information requests to the planning authority, Historic England and the Department for Culture Media and Sport have revealed that the Listing file which should have contained the original assessment of the house and all correspondence and other material pertinent to that process was destroyed by the Department in or around 2009 because at the time *'the information it held was considered to be of little or no practical use to the Department'*.

- 2.17 Thus there is no longer any evidence to support claims that the house has the characteristics of special architectural merit or historic interest to warrant its inclusion in the Secretary of State's list or even that any such application for listing was ever submitted let alone evaluated and approved.

- 2.18** The destruction of the Listing file by the responsible authority is a clear undermining of its support for the continued retention of that heritage status. Overall therefore it is suggested that the house is of *little* significance.

### Objectives and Rationale

- 3.1 The objective of this application is to obtain listed building consent to replace single glazing on ground floor windows and doors in the modern rear extension to the house with significantly more thermally efficient double glazing which will reduce both domestic energy consumption and greenhouse gas emissions in line with Government policy.
- 3.2 The replacement of the four windows, a pair of French doors and a part glazed rear hall door is important because energy efficiency and the avoidance of unnecessary losses is an increasing priority. It is enshrined in both central and local government policy and increasing concerns about climate change reinforce the need to conserve energy and reduce carbon emissions. The costs we pay to warm our water and heat our rooms is a significant component of household expenditure and it is important to conserve that energy as far as possible to ensure that its benefits are maximised.
- 3.3 Replacement of the application windows is necessary because their progressive deterioration over recent years has now reached a point where renewal in some form has become a clear necessity. Refurbishment of rotting woodwork alone however is unlikely to be more than a marginal and short-lived improvement; but more pertinently involves significant cost without any increase in thermal efficiency.
- 3.4 The like-for-like replacement of the existing single glass panels is not thermally efficient and thus double glazing, which is significantly more effective, is proposed to increase the retention of heat in this modern extension to the original house.

### Policy Compliance

- 3.5 The applicant recognises that Herne Farm House is a designated heritage asset (but notes that the Council's Planning department has no knowledge of the property beyond the publicly available Listing text) and is a listed building, Grade II, and, as explained in the Heritage Statement submitted in support of this application (ie minimal architectural merit, no historical interest and no remaining value in the setting of the building), has come to the view that this building is of a low level of significance ie of *little* significance.
- 3.6 In promoting his proposals for these works to the building, as well as in previous applications, the applicant has recognised that preservation of the asset is important and believes that the present proposals are consistent with the significance of the asset.
- 3.7 Thus the proposals are therefore deemed to comply with the Council's policy HER SP1.
- 3.8 Whilst the house itself is of 'little' significance the application windows installed in 1977, only six or seven years before the listing as part of the extensions of that time, are of modern, post-war design and manufacture and have no historic woodwork or glazing. Confined to the rear of the house where they cannot be

seen from the public highway they have no community significance. Hence the application windows themselves add nothing to the *little* significance of the house.

- 3.9 The proposals, essentially replacing single glazing panels by double glazing panels together with minor refinements to the details of the existing glazing bars for greater consistency with the sash windows on the principal south front of the house, cannot be said to have a detrimental effect on the architectural or historical integrity of the house itself or the detailing of its exterior.
- 3.10 Thus the proposals are deemed to comply with the relevant requirements ie (a) and (b) of the Council's policy HER DM1.

#### Application Windows

- 3.11 The windows to be replaced, the application windows, are all on the ground floor at the rear of the house; none of them are part of the original house and their locations are shown in Figure 3.1. They comprise four windows, a pair of glazed French doors and a part glazed external door and are described in more detail in Appendix A.
- 3.12 Windows GW4 and GN1 were both added to the property as part of the extension to the lounge permitted under applications Reference Nos R/106/77B and R/109/77. These permissions enabled the original rear wall of part of the house (on the northern elevation) to be removed and the chimney breast therein to be relocated to the western elevation. As a result the lounge was extended into the lean-to former dairy/store/WC, the internal partitions and features of which were removed.
- 3.13 As part of this extension a new single storey bay was formed out of the western elevation with a four segmented bow window (GW4) incorporating three fixed bays and one opening bay. This window was of modern, post-war, manufacture with substantial wooden framing and glazing bars and six single glazed panes in each bay of similar age to echo, at least in part, the sash windows on the front elevation.
- 3.14 Also as part of the lounge extension a new opening was made in the north wall of the former lean-to into which was set a pair of modern French doors (GN1) with wooden frames and glazing bars and ten glass panes in each.
- 3.15 The windows GN2, GN2A, GN3 and GE1 were introduced as part of the extension to the kitchen and the creation of the cloakroom/WC permitted under application Reference no: R/178/81. This permission enabled the removal of the original rear wall of the kitchen and the kitchen to be extended into the courtyard to the rear. It also enabled a new rear entrance lobby with a cloakroom/WC off between the extended lounge (former lean-to dairy, store and WC) and the extended kitchen and a part glazed external door, GN2A, to the rear garden.
- 3.16 As an integral part of these extensions a 'new' three segmented rear window was installed in the extended kitchen to overlook the rear garden, and a two segmented window looking onto the east garden, together with a much smaller window was installed in the cloakroom. The fenestration of each of these

windows comprised multiple panes to attempt to echo the sash windows on the front elevation. The part glazed door included three rows of three glazing panels.

#### Significance of the Application Windows

**3.17** The degree of special interest offered by each of the existing windows which are proposed for replacement and their contribution to the overall significance of the building is assessed in Appendix A of the Heritage Statement.

**3.18** In summary the special interest of the six windows which it is proposed to replace can be described as:

Evidential value - being of modern manufacture neither the windows, the French doors nor the external rear hall door provide any evidence about the building's fabric, function or heritage

Historic value - being of modern manufacture neither the windows, the French doors nor the external rear hall door offer any useful historic insights

Aesthetic value - modern windows whether in the converted lean-to or the newly built kitchen extension offer no aesthetic value

Community value - not being visible from the public highway the existing windows offer no value to the community

**3.19** None of the six windows were part of the original building and whether in the converted former lean-to or the extended kitchen all are of 1960's off-the-peg design and construction with modern timber frames and glazing so that there would be no loss of historic woodwork or glass. None of them are on the principal elevation and none have any evidential or historic value nor do they exhibit any aesthetic or communal value. Thus none of them can be described as being features of special interest and they make little or no contribution to the significance of the heritage asset which is the listed building now known as Herne Farm House.

#### Replacement Windows - Design and Installation

**3.20** The proposed new replacement windows will be an improvement on the existing windows and will be of timber construction with panel layouts and dimensions similar to the existing windows. As far as possible their glazing bars will be of similar profile to the sash windows on the principal south elevation as well as the other replacement windows recently installed in the house which will increase the overall degree of consistency amongst all of the windows and contribute to the maintenance of the value of the building and its preservation as a historic asset.

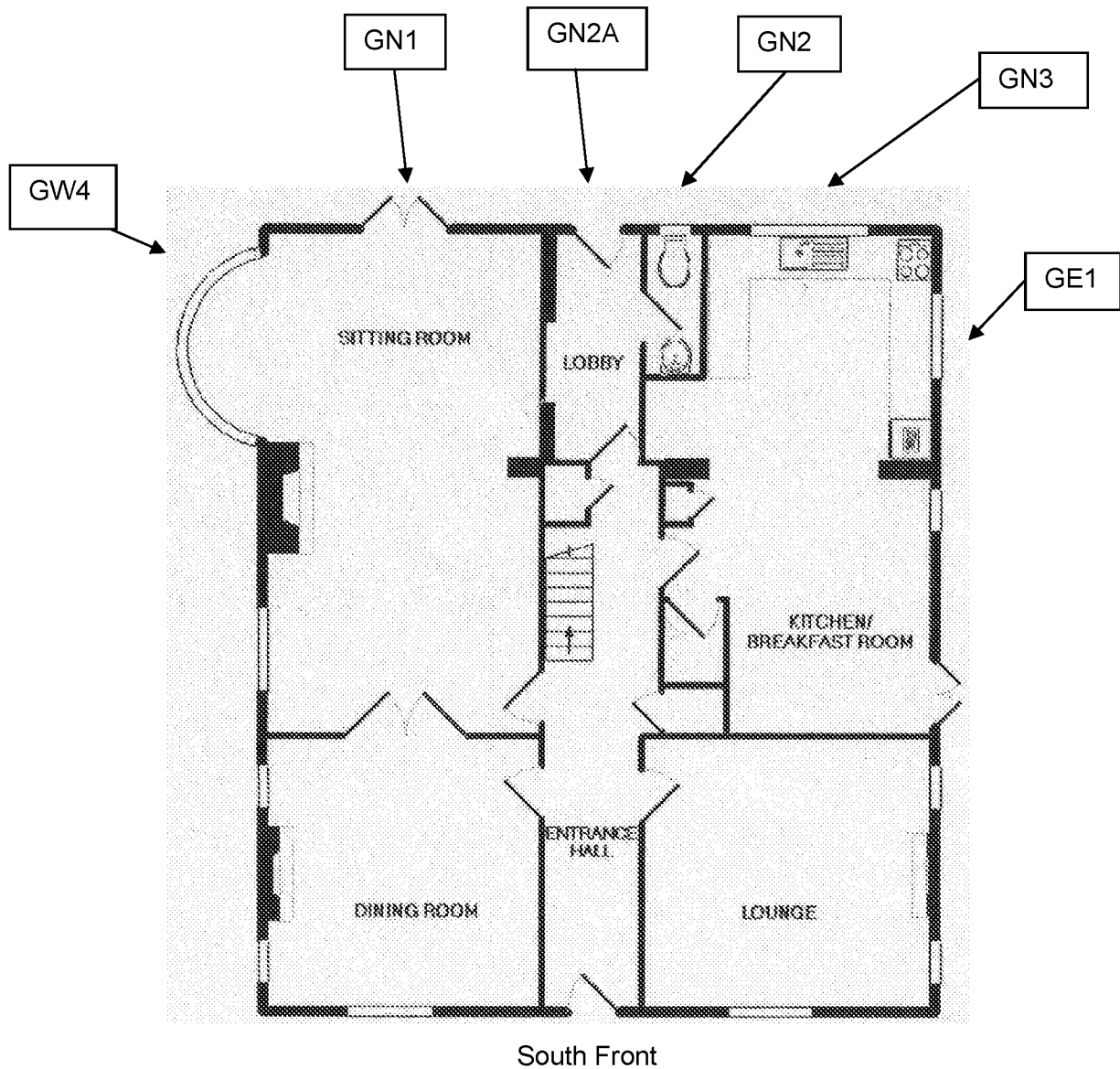
**3.21** To maximise energy efficiency and sustainability the glazing will comprise slim profile double glazing panels throughout with the minimum realistic separation so that heat losses would be reduced and thermal efficiency increased. This would minimise the amount of heat needing to be produced in the house and be in line

with Government policy to reduce greenhouse gas emissions under the Climate Change Act 2008.

- 3.22** The detailing of the new windows will be discussed and agreed with the Council's Historic Buildings Officer so that as far as possible the maximum thermal efficiency can be achieved consistent with preserving the significance of the building as a heritage asset and avoiding any further deterioration in its fabric.
- 3.23** The removal of the old windows and their replacement by new ones will be carefully undertaken so as avoid any damage to the surrounding existing fabric.

#### Impact of the Replacement Windows

- 3.24** Herne Farm House is a private house; it has never been a building of interest to the public nor is it open to them. It is situated at the junction between the private road, Park Drive, to the west, and the public highway, Station Road, to the south, and being surrounded by tall hedges, only the upper parts of the building are apparent to passing users of either road. The application windows, however, are all on the ground floor at the rear, northern end of the building and being behind the hedging and a wall are not visible from either the private road or the public highway. Thus members of the public will not experience any adverse impact or loss of amenity.
- 3.25** The replacement windows are to replace earlier windows all of which are of modern design and manufacture which were purchased secondhand and installed in the period 1977 – 1988. Being part of the extensions of that time the present windows were not the original windows of either the house or its outbuilding and have no historic woodwork or glazing.
- 3.26** They have been shown to contribute nothing to the significance of the property. Thus their replacement does not involve any loss of special character or historic significance and will maintain rather than undermine the heritage value of the building.
- 3.27** The application proposals will not change the positions, sizes or layouts of the existing windows. Neither will they replace, modify or hide any existing historic features of the property. The glazing bar details will be designed to better echo the style of the retained sash windows as far as possible. Thus in these regards too there will be no adverse impact or loss of heritage asset.
- 3.28** Only the nature of the glazing panels is to be changed but whilst the proposal will involve twin rather than single glazing panels no visual impact will be apparent to anyone on the public highway (Station Road) or even on the private road (Park Drive) to the west of the property.
- 3.29** Thus whilst Herne Farm House remains to date a Category 2 listed building the destruction of its listing file by the Department for Culture, Media and Sport in 2009 has since left its claims to that continued status without support. Thus the replacement of six modern, rather than original, windows using energy efficient double glazing can hardly be reasonably claimed to have a material adverse effect on the modest heritage value of the building.



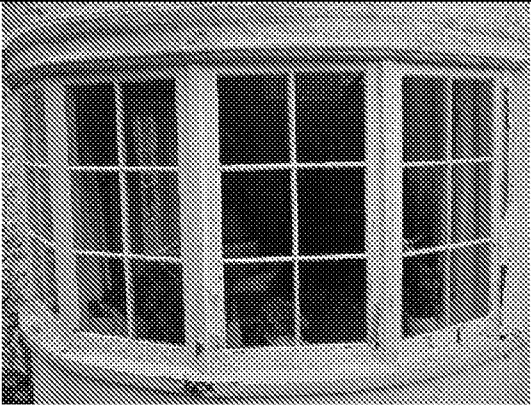
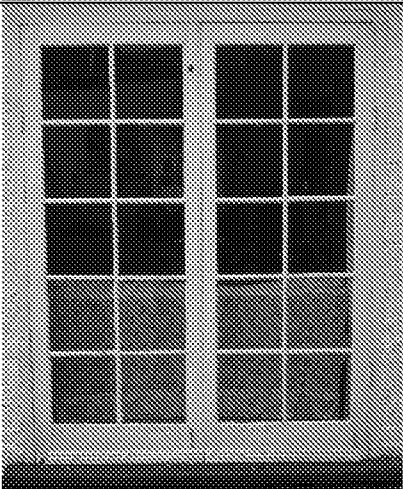
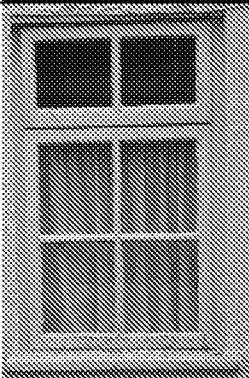
Windows to be Replaced  
Figure 3.1

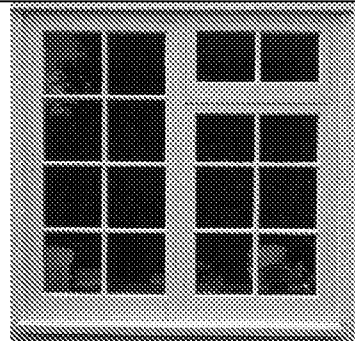
- 4.1** Originally the house and its farm buildings had their access onto what is now Station Road but that access was closed and relocated in the early 1980s and since then both pedestrian and vehicular access has been off Park Drive.
- 4.2** There are no proposals to change the present access to the property in any way.

- 5.1** Overall this application for listed building consent presents a scheme whose objective is to replace inefficient single glazing in four windows, a pair of French doors and a part glazed rear door all of which are on the ground floor in the modern rear extension to the house with significantly more thermally efficient slim-line double glazing so as to reduce both domestic energy consumption and greenhouse gas emissions in line with Government policy.
- 5.2** The design of these proposals takes account of the Grade 2 listed building status of the property whilst recognising that the lack of evidence of architectural merit or historical interest and the Listing Authority's destruction of its own File due to its no longer having any practical value inevitably undermines any continued support for the property's listing and leads to the conclusion that the house is of '*little*' significance.
- 5.3** The Heritage Statement has assessed the significance of each of the application windows, all of which are of modern post-war design and manufacture with no historic woodwork or glass and were installed as part of the 1977 extensions, and concluded that none of them have any significance in themselves nor do they add to the overall significance of the house.
- 5.4** Thus the replacement of four single glazed windows and two part glazed doors by much more thermally efficient double glazing can hardly be reasonably claimed to have any material adverse impact on the modest heritage value of the building.
- 5.5** The detailing of the new windows will be discussed and agreed with the Council's Historic Buildings Officer so that as far as possible the maximum energy efficiency can be achieved consistent with maintaining the significance of the building as a heritage asset. The replacement of the old windows by the new will be carefully undertaken and controlled so as not cause any damage to the surrounding existing structure.

## APPENDIX A Application Windows in Detail

**A1** This Appendix (A) to the Design and Access Statement for Herne Farm House, which accompanies the Listed Building Application for the replacement of six non-significant windows, sets out a brief description of each together with a photograph. An assessment of the significance of each window is included as Appendix A to the Heritage Statement which also accompanies the application.

| Window Code | Description                                                                                                                                                                                                                          | Photograph                                                                           |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| GW4         | Four segmented flush casement bay window with one segment formerly opening but no longer operational. No historic woodwork or glass. Installed following planning approval (R/109/77) in June 1977. Deemed to be of no significance. |   |
| GN1         | Fully glazed external French doors. No historic woodwork or glass. Installed following planning approval (R/106/77/B) in July 1977. Deemed to be of no significance.                                                                 |  |
| GN2         | Storm casement window with single upper opening pane. No historic woodwork or glass. Installed following planning approval (R/178/81) in June 1981. Deemed to be of no significance.                                                 |  |

| Window Code | Description                                                                                                                                                                                                                         | Photograph                                                                           |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| GN2A        | Part glazed rear door opening into rear garden with three sets of three panes in a bowed formation. No historic woodwork or glass. Installed following planning approval (R124/11/L) in Sept 2011. Deemed to be of no significance. |   |
| GN3         | Double segment flush casement window with single upper opening pane above side opening pane. No historic woodwork or glass. Installed after planning approval (R124/11/L) in Sept 2011. Deemed to be of no significance.            |  |
| GE1         | Double segment flush casement window with single upper opening pane above side opening pane. No historic woodwork or glass. Installed after planning approval (R124/11/L) in Sept 2011. Deemed to be of no significance.            |  |