

HERNE FARM HOUSE, RUSTINGTON

Replacement of Carport by Garage

Design and Access (Heritage) Statement

1 Introduction

- 1.1 This Design and Access (Heritage) Statement has been prepared to satisfy the requirements set out in the Validation Checklists: National and Local Lists of Requirements produced by the local planning authority, Arun District Council.

2 Description of the Property

- 2.1 The property lies on the north side of Station Road and along the eastern side of Park Drive in the West Preston area of Rustington. It's postal address is Herne Farm House, 2 Park Drive, Rustington, Littlehampton, West Sussex, BN16 3DZ. The property abuts individual residential properties along the full length of both it's northern and eastern boundaries.
- 2.2 HM Land Registry shows two separate but adjoining plots of land each having freehold title absolute (SX 783 and SX 13928). The former, SX 783, comprises the farmhouse, workshop, greenhouse, car port and gardens; the latter, SX13928, comprises gardens and a shed. The former, SX783, has access onto Park Drive but the latter, SX13928, whilst having a frontage along Station Road does not have access onto that or any other road. 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.
- 2.3 The property is rectangular in shape and is orientated along the north – south axis measuring roughly 38 metres by 30 metres – an area of 0.114 hectares (0.27 acres). The northern third of the combined plot is roughly half a metre higher than the southern part but both are broadly level.

3 Historical Context

- 3.1 Whilst the boundaries of the present plot have doubtless changed over time the earliest available records, the survey of the Duke of Richmond in 1756, suggest that a cottage or house was situated on this land at that time. The Victoria County History says that:

In West Preston, Herne Farm is a three bay house, rebuilt after 1800 in two ranges, the main south front rendered and with sash windows and a plain cornice.

- 3.2 In the survey for the commutation of tithes in 1838 the map shows several buildings on the site and the apportionment describes the property as 'House, garden, orchard, Farm Buildings etc.' covering an area of '2 rods and 30 perches' ie 0.69 acres – almost three times it's present area. The owners and occupiers,

- 4.4 The surrounding area comprises low – medium density residential property, primarily conventional detached two storey houses along Park Drive probably built in the post war period situated on generally modest plots with relatively few trees. Along the northern side of Station Road the scale and nature of properties varies from the grand Victorian Rustington Hall (now a residential care home) to St Joseph's Roman Catholic Church and a range of two storey blocks of flats and semi detached houses. Properties fronting the south side of Station Road range from two / three storey blocks of flats to single storey bungalows and a car sales showroom with the private Sea Estate beyond.

5 Special Architectural Features

- 5.1 Heme Farm House was listed in Category 2 in August 1984. The listing 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.

- 5.2 This description appears to refer to the house alone – it does not describe any of the other buildings within the present curtilage of the property.

Recent Additions and Modifications

- 6.1 In recent times a number of planning consents have been approved for extensions and modifications to the house both before and since the listing.
- 6.2 In 1977 permissions were granted for the conversion and extension of the single storey lean to outbuilding abutting the north west wall of the house into a lounge. In 1981 permission was granted for the demolition of the rear porch and the extension of the kitchen and provision of a new entrance and lobby with cloakroom and WC.
- 6.3 Following the listing of the house planning permission and listed building consent were granted in 1988 for a first floor extension above the kitchen and rear hallway to form a bedroom and ensuite bathroom.
- 6.4 All of these permissions have been implemented and all of the additions and modifications remain in place today.
- 6.5 In 1934 the title deeds show buildings on the sites of the workshop and shed The latter is believed to have been in existence at that time although the workshop is certainly of more recent construction and the greenhouse between them is a DIY construction probably from the 1970's period.
- 6.6 The car port in front of the main south façade of the house was in existence when the property was last sold in 1995 and is almost certainly at least twenty five years old.



Photograph 1



Photograph 2