

The Coach House, 81 The Street, Rustington, BN16 3NL
Nat Grid Ref TQ 051 022

R/33/09/L

HERITAGE STATEMENT

Proposal: Rear Extension and Internal Alterations.

The building was listed following external viewing only.

Surviving Historic Structure and Work

Only a small part of the building, both externally and internally, bears much connection with the historic form of the original building. At least 60% of the visible fabric is non-original, and the over-all form and scale are very different from what was originally a single story service building.

The form, detailing, position and number, of window and door openings is in no way related to the original. No original openings survive. No internal details or finishes of any kind survive – if indeed there ever were any.

The existing house was converted in at least two stages. The original building must have been a typical small flint-built structure, and was probably thatched originally. There is correspondence in the diocesan records that imply the building dates from around 1840. It was built originally to house the Vicar's carriage (the horses being kept in a separate building, demolished long ago), and was later converted to a Motor House around 1910. The first phase of conversion from garage to dwelling would have consisted of extending upwards to add another storey, re-roofing, and forming window openings and doorways, which were carried out by forming indented brickwork with three-centred arches over, all using hand-made two-inch bricks, probably carried out around 1930. A rear bay window was probably formed at this time. Hot-rolled steel framed windows were used. The second phase comprising a somewhat inappropriate flat-roofed ground floor rear extension was carried out around 1968. Either at this time, or soon after, the use was changed to a commercial office. It has more recently reverted to a dwelling.

Impact of Proposals on Existing Structure and Work

The work involves:

- Forming one new ground floor doorway in the rear elevation
- Blocking the existing (non-original) Kitchen window
- Partially blocking the existing (non-original) Kitchen doorway to convert it to a window
- Altering the existing ground floor (non-original) rear bay to form a smaller window
- Converting one (non-original) window in the (non-original) first floor into a doorway
- Altering the (non-original) internal partition layout and circulation to the (non-original) first floor

There would be minimal alterations to the east elevation of the existing house, and no changes to the front or west side.