



Unit 1 Gosling Croft Business Park
Long Furlong
Clapham
Worthing
West Sussex BN13 3UT

Our ref:

Date: 16th April 2012

Heritage Statement

Site Address: 2 Manor Cottages, West Preston Manor, Rustington

Development: Listed building consent for proposed front porch

Recent Works:

A complete refurbishment of the listed Manor House and the Manor Cottages was undertaken in 2010. The Manor House was converted into ground and first floor apartments. The original part of the L shaped property was converted into 2 Cottages, these are now known as 1 and 2 Manor Cottages. These cottages date back to the 18th century.

Historical Background:

The listing information for the building, which was a school at the time of the listing, records it as an L shaped building which encloses a late medieval hall house, the remains of a late 18th-century house and a Victorian wing of around 1860. The Inclosure map of Rustington (c. 1805) shows quite a small rectangular building in approximately the right place to be the manor house; in contrast to the barn on the street frontage which was larger. The tithe map of 1838 shows a sprawling building of several parts, with the south and east portions bearing little resemblance to any later depiction, but the northern section may be, or include, the earlier structure. The southern extension is aligned with the main portion of the building. Two outbuildings are also in place to the east. The First Edition Ordnance Survey (published 1879 from an 1874 survey) shows that the main rectangular core of the building remains in the north and west but the eastern side has been further extended and the southern extension is almost wholly new, apparently retaining only its north-east corner. The south-western extension is not depicted as being on a different alignment from the previous structure, although detailed plans show this is quite clearly the case. Only one outbuilding is now present to the east while both neighbouring buildings on the west have been removed and formal gardens laid out. The Second Edition of 1899 indicates no obvious change to the structure and it remains identical in 1913; differences in the depiction of the gardens appear to be stylistic. The earliest part of the building thus appears to date from at least the 18th century, although it is possible that it may have medieval origins. There have been at least two extensions to this structure before a substantial Victorian extension was built to the south: there is no reason to doubt the c.1860 date suggested in the listing (it is certainly between 1838 and 1874). It is unclear how much of the pre-1838 extension may have been replaced in the 1860s work. The outbuilding later incorporated into the main building complex, could be that

shown as early as 1838. A further extension was constructed in the 1960s. The building was originally a residential property, but became a girl's boarding school in the first half of the 20th century. The school closed in the 1980s and the older parts of the property were, until quite recently, used as retirement apartments, with the Victorian outbuilding and 1960s extension utilized as a reception, communal areas, kitchen, storerooms and offices. These various changes have left the interior much altered.

Proposed Works:

The proposal is to construct a small porch on the south elevation of No.2 Manor Cottage. The main entrance to No.2 is located through a gate into the garden area. Currently the main door opens directly into the hallway. The client would like some weather protection when opening the front door as the wind circulates around the small courtyard area. The proposed porch will measure 1.5m deep, 1.9m wide and 3.2m high (ground to ridge).

Materials:

The proposed porch will compliment the existing building using brickwork and flintwork to match the existing walls. The upper part of the porch will be an oak framed structure with a slate roof and stained weatherboarding to the gable. The windows will be timber painted white to match the existing. The new timber front door will match the existing front door.

Conclusion:

The existing south elevation wall to No.2 Manor Cottages is predominantly flintwork with brick detailing around the windows and door. The front door to No. 2 does not look original or has been altered at some stage. The junction between No.1 and No.2 changes into a different style of external wall. It is assumed that No. 2 was added to No.1 at a later date and the style of external walling was not matched. The proposed porch will be positioned at this junction and therefore provide a break between the 2 dwellings. It is felt that this proposal will visually enhance the property and provide the weather protection that the current client requires.