

PL- Consultation- Conservation Officer response

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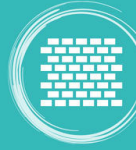
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 07 July 2026 16:49
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: R/73/26/L

R/73/26/L

Address: Rustington Convalescent Home Sea Road Rustington BN16 2LZ

Proposal: Listed building consent for the conversion of the Laundry building to provide 5 No apartments, conversion of the Dairy and Carpenters House to 2 No residential dwelling and relocation of existing entrance pier.

Heritage Assets:

A map-based assessment has identified two heritage assets of relevance to this proposal:

- the convalescent home
- the laundry building.
- curtilage listed buildings – namely the cooks house and Carpenters House

Rustington Convalescent Home

Rustington Convalescent Home was constructed in 1897 to the designs of F. Wheeler It is designed in a neo-Caroline style and is constructed of brown brick with red dressings and areas of stone enrichment beneath a slate hipped roof. The principal elevation is dominated by a central square tower rising to a clock stage and octagonal open cupola, which forms a prominent landmark within the wider site. The building is principally two storeys with attic accommodation and is arranged with projecting east and west wings, creating a varied and asymmetrical composition.

The elevations are characterised by sash windows, dormers, pedimented gables, stone dressings and distinctive corner turrets with conical roofs. The principal entrance is marked by a stone segmental-pedimented doorway set within the central tower.

Internally, the building retains a number of significant historic features, including a contemporary open-well timber staircase with decorative balusters and stained glass to the stairwell.

The building occupies a prominent position within its landscaped grounds and retains a strong historic relationship with its ancillary buildings, including the Laundry, Dairy and Carpenters House, which collectively illustrate the historic operation of the Convalescent Home

The Laundry Building

The ancillary building at Rustington Convalescent Home on Sea Road, listed at Grade II, was built in 1897 by F. Wheeler in a neo-Caroline style. It is constructed in brown brick with contrasting red brick dressings and finished with a wooden eaves cornice. The building has a parallel-ridge slate roof, and on the south side a central gable pediment contains a thermal window positioned above a slight central projection. An octagonal ogee-domed cupola rises from the central roof valley, forming a distinctive feature of the roofline.

The building is two storeys high and arranged across seven bays, with the central bay projecting slightly forward and being wider than the others; this central projection includes coupled windows set within a single opening. The windows throughout are sashes, with glazing bars in the upper blade. On the first floor, the windows have slight segmental heads, while those at ground level sit beneath rubbed-brick arches with prominent rubbed-brick keystones.

To the left, there is a two-storey, single-bay extension with a parapetted roof topped by decorative globes. The fenestration across the building is irregular. At the rear, a brick chimney is finished with an upper stone-moulded cornice above a series of blank brick arched panels, providing additional decorative detail.

Carpenters House

Carpenters House is located to the rear of the site and was built in 1897 as part of the same phase of development as the Convalescent Home and Laundry Building. It is thought to have originally been used as staff accommodation.

The building is a two-storey brick structure with red brick dressings, white-painted eaves and a pitched roof with dormer windows. The principal elevation faces south and features a projecting bay window with an oculus above. The main entrance is located on the western elevation beneath a rounded arch, with a Diocletian window above. The building also retains brick chimneys and other architectural detailing which reflects its relationship with the wider Convalescent Home complex.

The building is currently in a poor state of repair, with deteriorating brickwork and evidence of vandalism. Historic fabric survives but has been affected by long-term neglect and disrepair

Dairy Building

The Dairy Building is located to the rear of the site, to the east of the Laundry Building, and was also constructed in 1897 as part of the wider Convalescent Home complex. The building is a modest single-storey structure with attic accommodation, constructed in brick with a pitched roof. The principal elevation faces west and contains the main entrance and principal window opening. Architectural features include a chimney, an oculus window within the gable and a later dormer window.

The building is currently in a poor state of repair and we are informed that extensive repair works are required to secure its long-term future

Comments

General Comments

The plans are extensive and have taken some time to navigate. I have hopefully identified all of the proposed alterations, and repair works to the three buildings. Whilst the repair works are extensive, they appear to be necessary and could be acceptable in principle. However, I do have a number of concerns which require further clarification before a final view can be reached.

Wall Ties

Whilst I understand the need to undertake wall tie remediation, which would facilitate the retention of the external walls and ensure the continued structural stability of the buildings, the methodology proposed would result in intervention to a substantial number of historic bricks.

The submitted information confirms that the replacement wall ties are proposed to be installed by drilling through the face of the existing historic brickwork rather than through the mortar joints. Whilst the need for structural stabilisation is acknowledged, this approach would result in harm to the historic fabric, and it is not clear how the resulting drill holes would be satisfactorily concealed within the brickwork once the works have been completed.

It is also unclear whether alternative approaches have been considered, including fixing through mortar joints, or whether the proposed methodology represents the only viable option. The Council therefore requires further justification demonstrating why drilling through the bricks, rather than through mortar joints, is necessary, together with confirmation of the hole diameter, the total number of proposed fixings and evidence demonstrating that the extent of intervention has been minimised. Should it be demonstrated that no less intrusive alternative is available and that the extent of intervention has been limited to the minimum necessary to secure the long-term structural stability of the buildings, then this approach may be acceptable.

In addition, the submitted drawings appear to represent a worst-case scenario for wall tie replacement and indicate that the final extent of works remains subject to further investigation. The Heritage Statement acknowledges that the extent of the works may ultimately be less than that shown on the submitted plans. Further information should therefore be provided to demonstrate the actual extent of defective wall ties and the necessity for replacement works to all elevations.

Where rebuilding of wall sections is required, this would result in the loss and disturbance of historic fabric. It is assumed that salvaged bricks from the existing structure will be reused wherever possible. If this is the case, the resulting harm would be minimised. Confirmation is required.

The quality of any rebuilding works will be critical and a sample panel of the proposed brickwork will be required for approval prior to the commencement of these works.

Carpenters House

The existing modern extension is of no heritage significance and its removal is acceptable. However, it is not clear how the design of the proposed replacement extension has been informed by, or relates to, the character and appearance of the host building. Whilst I understand the rationale for adopting a contemporary design approach so that the extension is clearly legible as a modern intervention, insufficient justification has been provided regarding the design approach, proportions, detailing and material palette, particularly the use of timber cladding. As currently proposed, I am concerned that the extension appears out of character with the host building and may result in harm to its significance. A revised design is required.

Furthermore, it is not clear why the doorway on the eastern elevation is proposed to be infilled with boarding. If this opening is to be permanently closed, consideration should be given to infilling it with matching brickwork, unless evidence can be provided demonstrating why an alternative treatment is more appropriate.

The proposed enlarged dormer appears acceptable in principle, subject to details confirming that the materials, proportions and detailing will match the existing dormer and wider roofscape.

Laundry Building

I note that the Heritage Statement refers to the addition of balconies at either end of the building. However, the submitted drawings appear to show only a balcony at the western end. Clarification is therefore required as to whether a second balcony is still proposed.

Frameless glazing is proposed to minimise the visual impact of the balcony at the western end. Given its location behind the existing parapet, the balcony itself is unlikely to be readily visible and is therefore likely to be acceptable. However, there is potential for associated domestic paraphernalia, including furniture, planting, storage and other incidental items, to become visible from outside the site and appear incongruous within the setting of the listed building. Consideration should therefore be given to whether any controls are required in relation to the use of the balcony.

Roofs and Rainwater Goods

The proposed roof repairs appear acceptable in principle. However, it is not clear whether existing leadwork is to be repaired, replaced on a like-for-like basis, or substituted with an alternative material. Where replacement is necessary, the original material should be replicated unless a compelling justification can be provided for an alternative approach.

It is noted that slates from the Dairy Building are proposed to be salvaged and reused to replace damaged or missing slates on the other buildings. This approach is acceptable. However, any replacement slate covering to the Dairy Building should be appropriate to the age, character and significance of that building. Alternatives closer in appearance to the neighbouring new buildings would not necessarily be appropriate. Details and samples of the proposed replacement slate should therefore be submitted for approval.

Reference is also made to the repair or replacement of cast iron hoppers and downpipes. However, no details have been provided regarding the materials, profiles or appearance of any replacement rainwater goods. Further information is therefore required. This matter could be addressed by condition.

Similarly, details of any replacement air bricks are required to ensure that they are appropriate to the character and appearance of the buildings.

New Internal Leaf to External Walls

The introduction of a new internal leaf to the external walls is noted. However, it is not clear from the submitted information how this construction is proposed to be formed, nor what materials are to be used.

Further information is required to understand the implications of this proposal for the historic fabric and significance of the buildings.

Internal Changes

The principle of the proposed internal alterations appears acceptable. However, further details are required regarding the proposed internal joinery, including doors, architraves, skirtings and other associated features, to allow a full assessment of their impact on significance.

New Brickwork and Repointing

A sample panel of all new and rebuilt brickwork shall be provided for approval.

A separate sample panel demonstrating the proposed repointing methodology, mortar mix, finish, colour and joint profile shall also be provided for approval.

Entrance Pier

The proposed relocation of the existing entrance pier is acceptable in principle. The submitted details confirm that the existing pier is to be carefully dismantled and reconstructed using the existing bricks in a new location. The relocated pier is proposed to match the existing in terms of materials, brick coursing, mortar and overall appearance, thereby preserving the character and significance of this historic feature.

Subject to the use of appropriate materials and detailing, and an agreed methodology for the cleaning of the retained pier, the proposal is not considered to result in harm to the significance of the curtilage-listed structure.

Recommended Conditions

The following conditions are recommended:

- Sample panel of all new and rebuilt brickwork.
- Sample panel of repointing, including mortar mix, finish, colour and joint profile.
- Details and samples of replacement roofing slates.
- Details of leadwork repairs and replacement.
- Details of replacement rainwater goods, including hoppers and downpipes.
- Details of all new internal joinery, including doors, skirtings, architraves and mouldings.
- Details of the proposed internal wall lining / new internal leaf construction, including materials.
- Details of the cleaning methodology for the retained entrance pier

CONCLUSION

Subject to the submission of the further information requested and the use of appropriate conditions, I do not consider the proposals would result in harm to the significance of the listed building or curtilage-listed buildings. Some interventions will inevitably result in the loss or alteration of historic fabric; however, these appear capable of justification as part of the wider repair, stabilisation and conservation of the heritage assets. Accordingly, the proposals are capable of preserving the special architectural and historic interest of the listed building, having regard to Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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