

Listed Building Application to Replace Further Non-Significant Windows

Herne Farm House, 2 Park Drive
Rustington



Design and Access Statement

April 2022

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SECTION 1 INTRODUCTION

SECTION 2 HOUSE, SITE and SETTING
Location, Origins and Ownership
House and Setting
Heritage Status of the House

SECTION 3 PROPOSED WORKS
Objectives and Rationale
Policy Compliance
Application Windows
Significance of the Application Windows
Replacement Windows – Design and Installation
Impact of the Replacement Windows

SECTION 4 ACCESS

SECTION 5 CONCLUSIONS

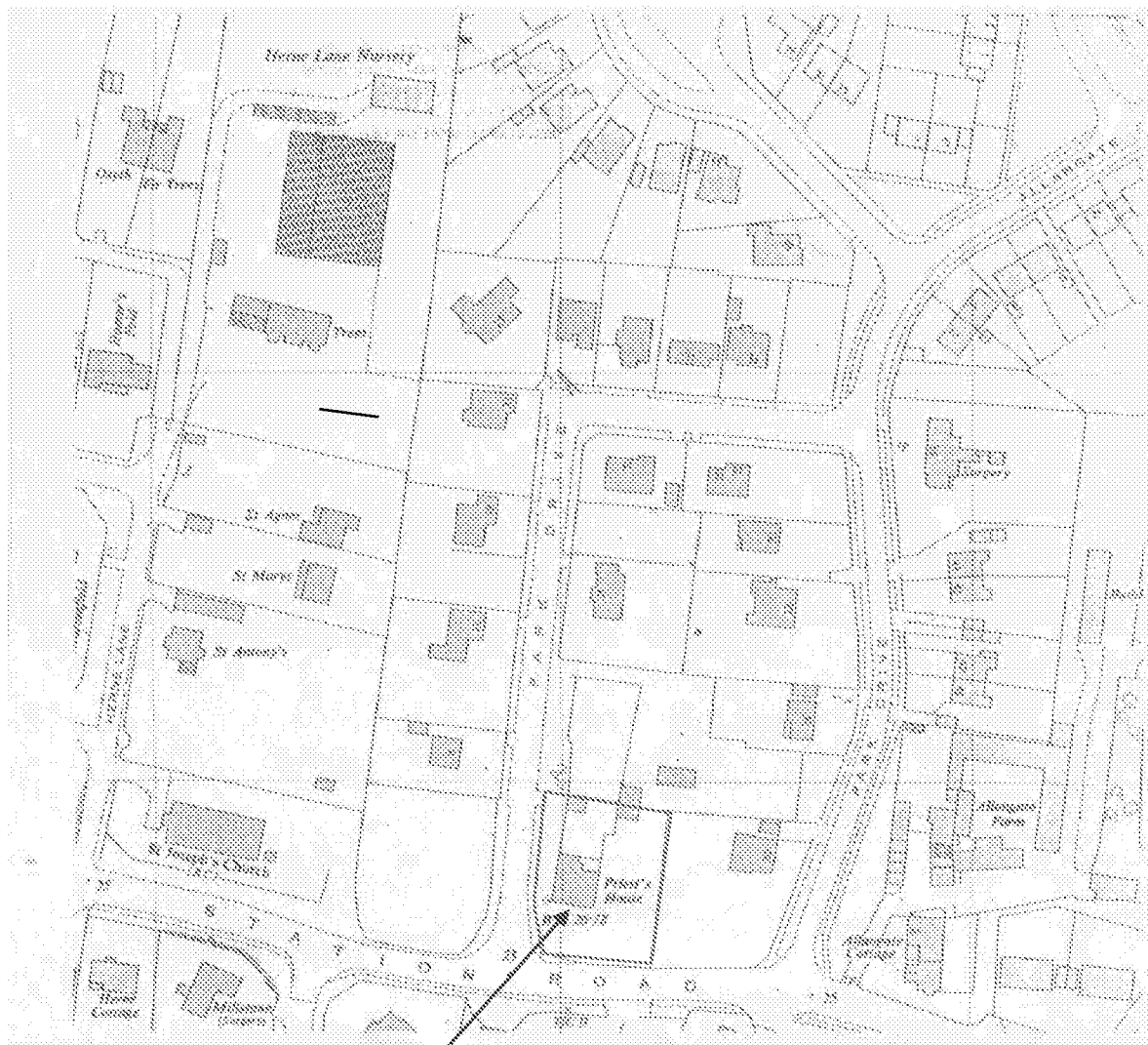
FIGURE

- 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 seven 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 to replace four early twentieth century windows on the ground floor of the original house and on the first floor three modern, mass-produced windows all of which are in the rear, late twentieth century extensions to the original 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 on the ground floor of the original part of the house with similar glazing but multiple panes and glazing bars and in the modern first floor extension 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

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 a number of the modern mass-produced windows that have no architectural or historical significance and no historic fabric. Four of these windows, two each on the east and west elevations of the front range, are on the ground floor and three are on the first floor at the rear of the house.
- 3.2 The windows proposed for replacement on the ground floor were not part of the original house but date from the early part of the twentieth century when two new openings were first formed in the eastern and western ends of the southern range (now the study/morning room and the dining room respectively). Replacement of these 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.
- 3.3 The like-for-like replacement of the existing single glass panels is not thermally efficient but the applicant is conscious that these windows, albeit of little significance to the overall heritage asset in themselves, nevertheless are part of the original house and thus for consistency with the other windows in the original house it may be more appropriate to retain their single glazing character.
- 3.4 The windows proposed for replacement on the first floor, those around the western, northern and eastern elevations at the rear of the house, were installed as part of the Neave extensions between 1977 and 1988 and are of modern manufacture with no architectural significance or historic fabric and contribute nothing to the overall significance of the property. Thus it is proposed to replace these windows with double glazing which is significantly more effective at retaining heat and reducing energy losses.

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) as well as a listed building, Grade II, but, 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 on the ground floor, not being part of the original house but installed in the early twentieth century do not contribute anything to the heritage value of the property.

Similarly, the first floor windows installed in 1977, only four or five years after the listing as part of the extensions of that time, are of modern, post-war design and manufacture and contribute nothing to the heritage value of the property. Hence the application windows themselves add nothing to the *little* significance of the house.

- 3.9** Whether renewing single glazed windows or 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, the proposals 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 proposed for replacement on the ground floor were not part of the original house but date from the early part of the twentieth century when two new openings were first formed in the eastern and western ends of the southern range (now the study/morning room and the dining room). On the first floor the three windows around the western, northern and eastern elevations at the rear of the house installed as part of the Neave extensions between 1977 and 1988 are also to be replaced. None of the seven are part of the original house and all are described below with their locations shown in Figure 3.1.
- 3.12** Windows GE4, GE5, GW1 and GW2 were installed in new openings in the eastern and western elevations of the ground floor of the front range of the house in the early part of the twentieth century – the picture hanging in the house shows that these openings were not present in 1896. These openings will have been created to increase the natural light in the front two rooms of the house. Each of these windows was of contemporary, ie early twentieth century, design and manufacture with just one single - glazed panel over the whole opening. On the eastern elevation the frames were wooden but on the western elevation, facing the prevailing winds, the frames were iron.
- 3.13** Windows FW2, FN1 and FE1 were all introduced as part of the Neave first floor extensions permitted under applications Reference Nos. R/315/88 & R/316/88. These permissions enabled the creation of a fifth bedroom and an en-suite to the principal bedroom above the extended kitchen and new rear entrance lobby with cloakroom/WC.
- 3.14** As an integral part of the first floor extension a vertical sliding sash window with three panes over six (FW2) was installed in the west wall of the new bedroom and a three section window in the north wall with eight panes per section and a fanlight in the central section (FN1). On the eastern elevation of the first floor there is a two section window with eight panes in each section (FE1).

Significance of the Application Windows

3.15 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.

3.16 In summary the special interest of the seven windows which it is proposed to replace can be described as:

Evidential value – not being part of the original house but installed in the early twentieth century the four ground floor windows do not provide any significant evidence about the fabric, function or heritage of the building

being of modern manufacture none of the three windows on the first floor provide any evidence about the fabric, function or heritage of the building

Historic value - not being part of the original house but installed in the early twentieth century none of the four ground floor windows provides any useful historic insights

being of modern manufacture none of the three windows on the first floor provides any useful historic insights

Aesthetic value - not being part of the original house but installed in the early twentieth century none of the four ground floor windows offers any aesthetic value

being of modern manufacture none of the three windows on the first floor offers any aesthetic value

Community value - the two ground floor windows on the western elevation are visible for only a short distance along the public highway but being newly installed in the early twentieth century offer no value to the community

not being visible from the public highway the first floor windows on the western and northern elevations offer no value to the community. The first floor window on the eastern elevation is visible from the public highway but only over a short distance of some ten metres although it is at such a distance that it offers no value to the community

3.17 None of the seven windows were part of the original building and whilst the four ground floor windows were installed in the original house this was not until the early twentieth century. None of these windows have any evidential or historic value nor do they exhibit any aesthetic or communal value.

3.18 The three first floor windows are all part of the Neave extensions between 1977 and 1988 and all are of 1960's off-the-peg design and construction with modern timber frames and glazing so there would be no loss of historic woodwork or glass.

- 3.19 Thus none of the seven application windows 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

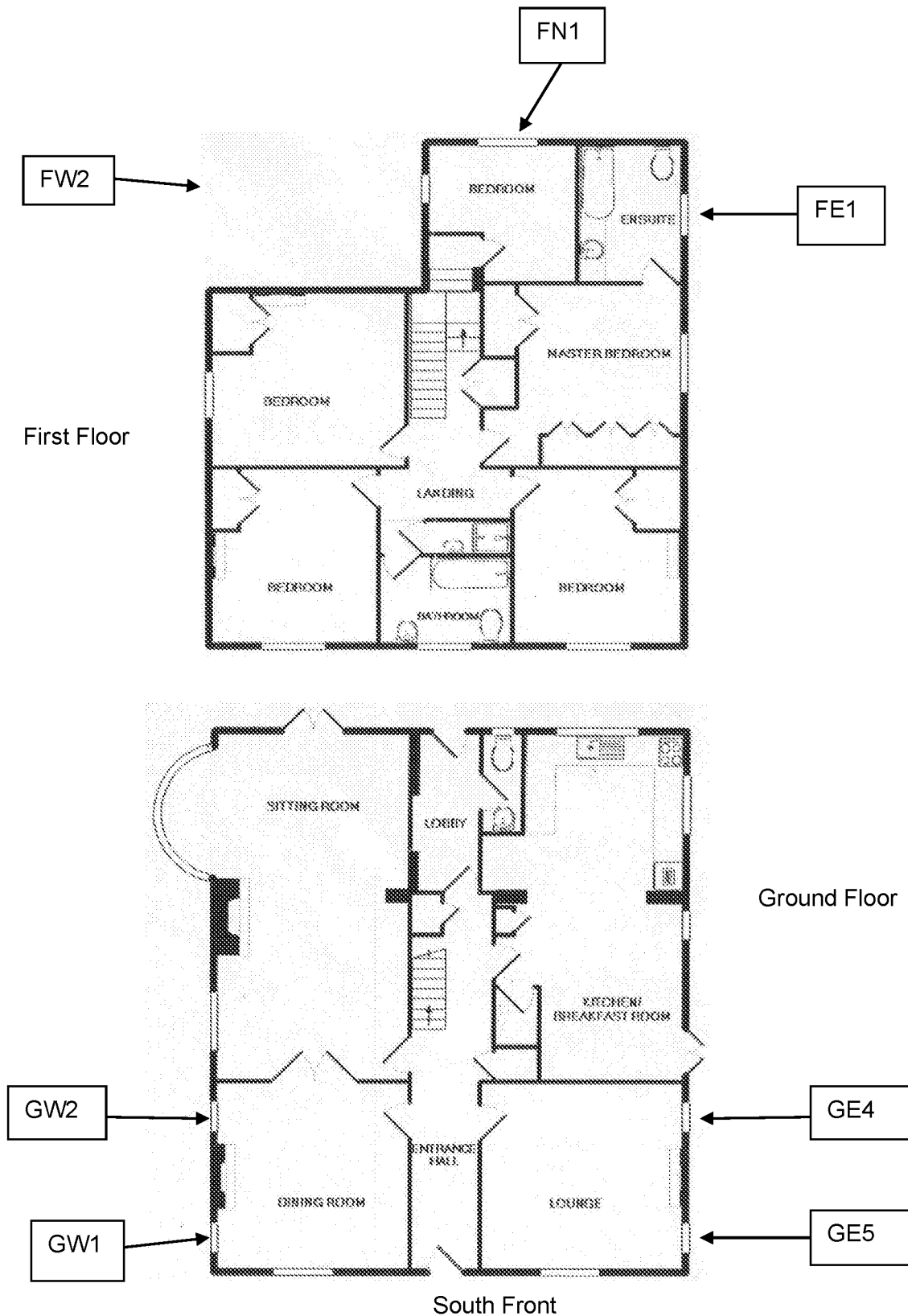
- 3.20 The proposed new replacement windows will be an improvement on the existing windows and all will be of timber construction. As far as possible their panel layouts and glazing bars will be similar to the sash windows on the principal south elevation as well as the other replacement windows recently 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 Although slim profile double glazing would be desirable in terms of reducing heat losses and increased thermal efficiency as promoted by the Climate Control Act, 2008 the existing glazing of the four windows on the ground floor will be replaced by modern single glazing for consistency with all the other windows on the original house and to optimise the maintenance of the heritage asset of the house. To maximise energy efficiency and sustainability the glazing in the first floor windows will comprise slim profile double glazing panels throughout with the minimum realistic separation so that heat losses would be reduced and thermal efficiency increased in line with 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 southern end of the private road, Park Drive, at its junction with the public highway, Station Road, to the south, and is surrounded by tall hedges, so in general only the upper parts of the building are apparent to passing users of either road.
- 3.25 On the ground floor only the two application windows on the western elevation are visible from the public highway so that since these windows will be upgraded by the replacement of a single glass panel by glazing bars and multiple panels there is unlikely to be any adverse impact or loss of amenity for members of the public.
- 3.26 On the first floor the application windows are on the western, northern and eastern elevations and only the eastern window can be seen from the public highway albeit only from such a distance that no architectural or glazing details

can be discerned and only over as little as around ten metres. Thus members of the public will not experience any adverse impact or loss of amenity.

- 3.27** On the ground floor the application windows are to replace existing windows all of which having been installed in the early twentieth century are now some hundred years old and their woodwork is rotting and their metalwork is rusting so severely that replacement is a clear necessity.
- 3.28** On the first floor the replacement of single glazing by slim profile double glazing will reduce heat losses and increase thermal efficiency in the windows on the western, northern and eastern elevations. Being part of the 1977 – 1988 extensions these windows were not part of either the original house or its outbuildings and thus there will be no loss of historic woodwork or glazing.
- 3.29** The application windows have been shown to contribute little or 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.
- 3.30** The application proposals will not change the positions or sizes 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.
- 3.31** Only the nature of the glazing panels is to be changed but even where 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.
- 3.32** 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 seven modern, rather than original, windows, four on the ground floor by single glazing and three on the first floor by more thermally efficient double glazing, can hardly be reasonably claimed to have a material adverse effect on the modest heritage value of the building.



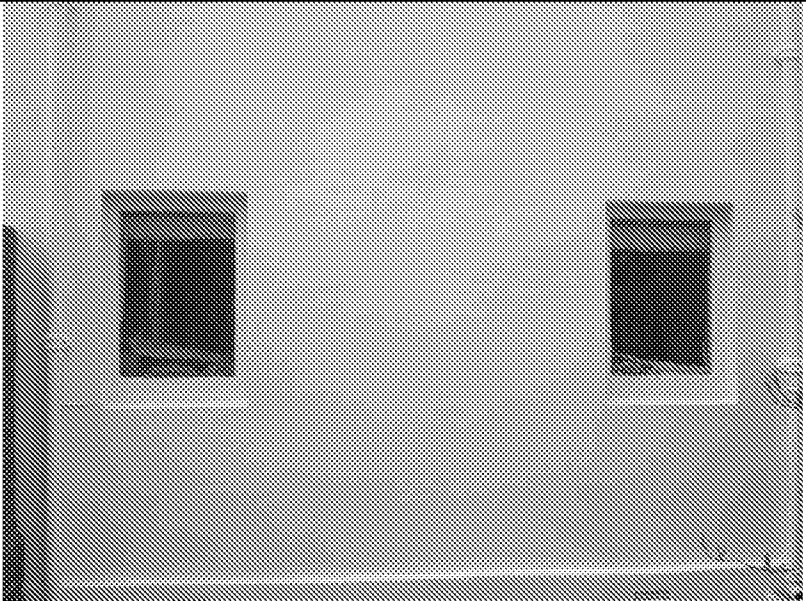
Windows to be Replaced
Figure 3.1

- 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 objectives are to replace single glazing in four early twentieth century windows with badly rotting and rusting frames on the ground floor of the original house and to replace modern single glazing in the 1988 rear extension to the house with significantly more thermally efficient slim-profile 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 which are of early twentieth century manufacture and installation on the ground floor and modern post-war design and manufacture on the first floor with no historic woodwork or glass and were installed as part of the 1988 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 by newer single glazing on the ground floor and three thermally inefficient single glazed windows on the first floor by much more 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 seven 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
GE4 & GE5	Single glazed, single panel windows with wooden frames. Installed early twentieth century and now badly rotted. No historic woodwork or glass. Deemed to be of no significance.	
GW1 & GW2	Single glazed single panel window with metal frame. Side hinged opening window no longer operational. Installed early twentieth century and now badly rusted. No historic metalwork or glass. Deemed to be of no significance.	

Window Code	Description	Photograph
FW2	Modern single glazed sash-style window with bottom section sliding vertically along wooden rods. Three glazing panels in upper section above six panels in lower section. No historic woodwork or glass. Installed following planning approvals (R315 & 316/88). Deemed to be of no significance.	
FN1	Modern triple segment flush casement window with eight single-glazed panels in each segment. Outer segments open on side hinges whilst the central segment has six lower glazing panels fixed and two panels in the upper top opening section. No historic woodwork or glass. Installed following planning approvals (R315 & 316/88). Deemed to be of no significance.	
FE1	Double segment flush casement window with eight single glazed panels in each segment. One segment opens along side hinges and the other has the top pair of glazing panels opening along top hinges. Installed following planning approvals (R;315 & 316/88) so no historic woodwork or glass. Deemed to be of no significance.	