



From: Martyn White
Sent: 16 July 2021 13:29
To: Amy Myer <Amy.Myer@arun.gov.uk>
Subject: WA/55/21/L

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Days, Days Lane, Aldingbourne, BN18 0TA

Listed building consent for the removal of an unsafe wall and some landscaping to provide wheelchair access.

Days is a late C.18/early C.19 detached listed building it is of two storeys, with various single storey additions. The property has developed in stages with the current front elevation being faced with Roman cement and the roof covered with slate. It is of architectural and historic significance.

The Proposal

The proposal relates to the removal of an unsafe wall and some landscaping to provide wheelchair access.

Information provided as part of the application indicates that the wall is very attractive being coursed, knapped flints with attractive coping and brick quoining. The Heritage statement identifies that structurally it leans beyond its middle third so is technically unstable. I should also point out that I am not a structural engineer, so am not qualified to comment on the structural nature of the wall. If it is considered that the wall cannot be repaired, then its removal would have to be accepted. However, no information has been supplied as to how, or if the wall could be rebuilt to its original appearance in its original location (this would not appear to affect the introduction of the ramp?

It is positive to see that the flints salvaged from the wall would be used to face the current brick garden retaining wall. I would suggest that if you are minded to approve the application that a condition be applied which requires a sample of the new flint work to be provided prior to works commencing. This would ensure that the new flintwork is of an appropriate quality for the listed building and replicate what was lost.

Conclusion

If there is no way to retain or re-build the wall, I am of the opinion that the proposal is regrettably acceptable, and due to its location would not cause harm to the significance of the listed building. This is partly on condition that the existing materials are re-used, and the new flint work is to an acceptable quality. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working week (all day Monday and Friday and Tuesday Afternoons)

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