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From: Martyn White <Martyn.White@arun.gov.uk>
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To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Y/124/21/L

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Wayside Cottage Burndell Road Yapton BN18 0HP

Listed building consent to remove old thatch and pitch-based membrane from existing roof structure, treat as necessary for woodworm. Cut and pitch new roof rafters alongside existing and install collar ties between alternating rafter ties. Rethatch in Norfolk reed with straw block patterned ridge. Wood fibreboard and lime plaster finish to underside of new collar-ties to leave old ceiling joists exposed. Alter the roof to the single storey extension including the removal of existing roof covering and form a small parapet wall, install new rubberised roof covering. Refurbish dormers & side roof. Install heritage style rainwater goods. Remove existing rotten windows and replace with hardwood single glazed Georgian bar casement windows. Remove modern concrete & screed floor to ground floor and install under floor heating and a natural hydraulic lime, aggregate & screed fibre mix

Wayside Cottage is a grade II listed, 18th/19th Century flint cottage with full hipped thatch roof. The listing description identifies the building as: 'C18 cottage. Two storeys. Two windows. Faced with flints with brick dressings, quoins and modillion eaves cornice, all now painted. Hipped thatched roof. Casement windows'.

The Cottage is located on the southern side of Burndell Road. It is built of flint with brick dressings, has been painted, has modern single glazed casement windows, a thatched roof with

block patterned ridge design. Whilst there have been a number of alterations to the building, there remains a number of historical elements which are of note. For instance, the layout, along with the presence of two bread ovens on a back-to-back central chimney suggests that the building was originally two workers' cottages.

The property is adjacent to a new development of 4 homes (whose land used to be in the same ownership) and beyond this, lies a large development of new homes. The curtilage is much reduced as a result of the modern development which is clearly visible when looking at the southern elevation of the building from the road it adjoins.

Wayside Cottage is the only listed building on Burndell Road, although there are Victorian buildings in the vicinity including a Victorian terrace of houses and several detached Victorian properties. The property is 'at severe risk', having been neglected for a substantial time and having laid empty for over 5 years. It is positive for such investment to be made on the building bearing in mind its current condition and its associated issues. The applicants have also provided extensive information regarding their proposals, which is extremely helpful and to be commended.

The Proposal

The applicants intend to undertake an extensive amount of work to refurbish and restore/repair the listed building. As noted in the Heritage Statement, works include:

- replacement dormers and side roof
- Replacement fenestration
- Replacement ground floor flooring
- Alterations to the existing single storey extension
- Replacement thatch and repairs to the timber roof structure

The approach taken appears to be one of careful consideration for the listed building, incorporating positive elements of the existing cottage whilst also ensuring that those elements which detract are either removed, improved or hidden from view. A good example of this is the dormers, which at present are too large for the cottage and constructed from inappropriate materials. The proposal is to adapt the design of the dormers and associated windows so that they are more appropriate for a building of this age and appearance.

It is clear the existing windows are of modern design and construction which include fan lights and aside from being in poor state of repair, are not appropriate for the listed building. The proposal is to replace them with something more appropriate, and a vertical section of the windows has been provided. It might help to see a horizontal section so as to understand if the opening casements are to be flush or a 'storm design'.

Replacement ground floor flooring works include the removal of modern concrete and screed flooring and the installation of under floor heating and a natural hydraulic lime, aggregate & screed fibre mix. The approach of using lime as opposed to concrete seems to be logical as such a material normally allows the building to 'breathe'. Likewise, the use of underfloor heating will result in no ground floor radiators, which is positive for such a characterful cottage.

Alterations to the existing single storey extension include the introduction of a small parapet wall which will ensure that the flat roof is screened from view, whilst also forming a more traditional approach to such a structure. The installation of a new rubberised roof covering will help to maintain the building whilst also being hidden behind the new parapet. Such an approach is ultimately acceptable.

It is positive to note that as part of the works to replace the thatch and repair the timber roof structure, that existing rafters will be saved with new ones placed alongside them. The replacement of all of the existing thatch is acceptable in this instance as it is in such a poor state of repair. Likewise, the replication of the existing ridge pattern allows a previous element to exist again. It is clear that the intention is to ensure that there is sufficient head height in the first floor rooms, but the proposal will still retain the old ceiling joists which will now form a positive feature of the first floor space. I am happy with this approach (in this particular instance).

Overall, a review of the information indicates that the proposed materials appear to be acceptable. Ultimately, we are seeking for traditional based materials to be used in such a way that allows for the building to breathe, whilst also remain water tight and structurally sound etc. This appears to be the case here.

Conclusion

The repair and refurbishment of this listed building, which is currently in such a poor state of repair that it can be classed as being 'at risk' is a positive one. I have previously engaged with the current applicants and am happy with the approach taken to ensure that the building is no longer 'at risk'. It would appear that careful thought has been given to the proposals, which will not cause harm to the significance of the listed building.

The application is considered to not cause harm to the significance of the heritage asset or its setting. 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
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Please note: I work on Conservation for half of the working week (all day Monday and Friday and Tuesday Afternoons)

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