

**ADC Planning Consultation
Response from the Historic Buildings Adviser**

Application Number	Y/57/13/L & Y/56/13/
Address	Berricourt, Main Road, Yapton, BN18 0ED
Description	Application for Listed Building Consent for replacement of existing defective floor joists at second floor level, Pitched and Flat Roof to existing Listed Building with new access gate from Main Road.
Case Officer	Simon Davis
Site Visit	

Objection

This scheme proposes replacement of the roof structure and much of the second floor structure resulting in excessive loss of fabric and major intervention into the listed building. This is not acceptable particularly given the lack of structural qualification or evidence of need for such alterations.

Historic structural members should always be retained in-situ wherever possible and repaired or reinforced with new. Their replacement should not be supported where this is achievable. A further concern with this approach is the amount of adjacent and related fabric which would have to be disturbed – walls, flooring, etc and the impact this will have on the character of the historic interior. This is significant and would lead to excessive loss of historic interest. Historic fabric is a finite resource and should be retained wherever possible. English Heritage guidance is quite clear on this:

‘179. The fabric will always be an important part of the asset’s significance. Retention of as much historic fabric as possible is therefore a fundamental part of any good alteration or conversion, together with the use of appropriate materials and methods of repair. It is not appropriate to sacrifice old work simply to accommodate the new.’

A further concern with this scheme is the proposed treatment of the entrance which again appears excessive and results in excessive loss of flint walling. This should be reduced to retain more of the boundary wall.

For this reason and those above, it is recommended that this scheme be Refused.

Ian Wightman
Historic Buildings Adviser

Please note: The observations and comments expressed on this sheet are the views of the consultee concerned and are in no way binding on either the Council or its senior officers when making a decision on the application. Applicants or their agents should contact the case officer before acting on these views.