2302/Planning/JW
1st March 2023

Church Farmhouse West, 24 Manor Road, N. Lancing, BN15 0HA: Proposed loft conversion and porch

DESIGN, ACCESS & HERITAGE STATEMENT

Introduction

This Design, Access & Heritage Statement is written in support of the re-submission of applications for Planning Approval and Listed Building Consent which were approved 22/01/2013; application numbers AWDM/1250/12 and AWDM/1253/12.

Significance of the Heritage Asset

The property is located on the north side of Manor Road opposite the 12th century church. The house is set back from the road approximately 30 metres and the boundary well screened by hedge and tree planting.

Church Farmhouse is a grade II listed building which was built early/mid 18th century as the manor house of North Lancing. The listing describes the building as follows:

Early/mid C18 house; much altered; two storeys; five windows; faced with flints with red brick dressings, quoins and stringcourse, but the ground floor since faced with cement; tiled roof; modern casement windows; later L-wing to the north.

The house was sub-divided into two houses in the mid 1950's and re-addressed as no.1 Church Close (Church Farmhouse East) and no.24 Manor Road (Church Farmhouse West). The storms of 1987 caused extensive damage resulting in re-roofing of the whole building and a roof extension to the rear of the east house.

Description of the property

The south elevation has a regular spacing of five windows at first floor with rendered surrounds within flint and brickwork and a central doorway and four windows at ground floor within rendered finish. The facade is partly obscured from view by the boundary hedge between the two properties and tree planting. The east elevation of the east house faces Church Close. The rear elevation of the two properties is visible on approach from the northern end of Church Close, a cul-de-sac. The west side of the house is the entrance elevation of the application site, and it is largely not visible from outside of the property. The entrance route to the front door is from Manor Road through the front garden by gravel driveway and pathway leading to the walled garden to the west of the house. The west garden is defined by existing boundary walls and fences and a brick and timber outbuilding to the north.

The front door is understated as a feature within the elevation and is understood to have been re-positioned from further north in an early 20th century alteration. The elevation is dominated by the brick chimney breast adjacent to the entrance and the large, rendered chimney breast to the flank wall of the front of the house. The casement windows with black painted frames and white casements are a striking feature and the oak framed door with leaded glass is a late 20th century installation.

The interior of the house has been substantially altered by subdivision and other works over the years. The west house has an attractive and generously scaled stairway which may be original. The first-floor landing has exposed beams at ceiling level. The front reception room has exposed beams and a large inglenook fireplace.

Proposal

We propose to construct an entrance porch and convert the loft space without carrying out significant or irreversible changes affecting the existing historic building fabric.

The porch is designed to complement the existing building by the careful use of appropriate materials and detailing including oak frame and handmade plain roof tiles and hanging tiles. It will be modestly scaled to ensure that the existing architectural features of the house remain prominent. The construction method has been carefully considered to avoid significant changes to the historic fabric of the building. The installation of the new porch roof will involve a moderate impact on the existing building by cutting into the render finishes and raking out of brick joints to accommodate lead flashings, damp proof courses and sealed joints to the framework. The applicant considers that the installation of the porch is critical to improving draught control and thermal comfort within the house.

The loft conversion is designed to retain the original oak roof members and to allow the visual enjoyment of the roof structure as a feature of the house. Externally the roof will be unaltered in form with the modest addition of appropriately scaled and detailed roof lights, one in the west facing roof slope and three in the eastern roof slope facing the inner valley of the rear roof between the two properties. All of which are obscured from viewpoints outside of the site.

Conclusion

The proposal involves minimal changes to the historic building fabric and structure. The internal alterations represent the further evolution of a much-altered building which has been subdivided and gradually adapted over time to suit the changing needs of occupiers.

The external impact of the roof space conversion is largely unseen and the proposed rooflights will be detailed to minimise their visual impact with slim profile metal frames and recessed flashing details to sit flush within the existing tiled roof surface.

The addition of the proposed porch will have impact on the appearance of the building when viewed from the garden within the site. The applicant recognises the importance of preserving the integrity of the existing building fabric and so the proposal is designed to avoid irreversible changes by the use of oak framed construction which would allow removal and full reinstatement of the building as existing at a later date.

The proposed works will benefit the occupiers with the improved thermal performance and draught control of the entrance porch, additional usable accommodation in the loft and the visual enjoyment of the historic roof structure. The impact on the historic building fabric is limited and capable of reinstatement at a later date if required. And so, we submit that the proposals are acceptable in building heritage terms.

CABE format design and access statement

Use

The existing building is a residential dwelling house.

Amount

The proposal is to construct a modestly scaled front entrance porch and to convert the loft space for bedroom use.

Layout

The proposed layout will provide at ground floor an entrance porch. The loft will be converted to provide a bedroom with an en-suite shower room, access to the loft will be achieved using a space saver staircase to ensure that any impact on the existing structure is minimised.

Scale

The porch will be single storey. The loft conversion will be within the existing building form.

Landscaping

The property has a well-managed private garden. This will be maintained largely unaltered by the works.

Appearance

The proposed porch will be oak framed with leaded glass panels, plain clay tile roof and black metal rainwater goods to match existing.

The loft conversion will not affect the external appearance of existing roof apart from the installation of some conservation style roof lights. These will be low profiled black metal framed and detailed to sit flush with the roof tiles. Internally the oak framed roof structure will be cleaned and exposed as a visual feature of the conversion. Roof insulation between the rafters will be dry lined plaster finished on the underside.

Locally sourced materials will be used where possible including a carefully selected hand-made plain tile to be used for the porch and any repairs to the existing roof if required.

Access

The site is sloping and access to the existing house is by graded pathways and steps. The new porch entrance will have a low stepped threshold. The alteration and extension works will be compliant with the building regulations.