Expiry Date - 03/01/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1281/23 **Recommendation – GRANT CONSENT**

Site: **Coach And Horses Arundel Road Salvington Worthing**

Proposal: **Application for Listed Building Consent for remedial works to the upper part of the east gable and roof of the Coach and Horses Public House**

Date of site visit: 15.11.2023 (and previously with RS in connection with AWDM/0549/23)

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to part of the Grade II Listed Coach & Horse Public House dating from the early to mid C18.

Attached to the east side is Stanhope Store, a single-storey building forming part of Stanhope Lodge, a single dwelling house (also Grade II Listed).

The Coach & Horses forms part of a group of buildings located outside of the designated 'built-up' area of Worthing accessed from a vestigial section of the old Arundel Road. The A27 trunk road lies to the north, and beyond that the South Downs National Park. New residential development forming part of the West Durrington Phase II Urban Extension wraps around this grouping of buildings to the East, South and West.

The Listing describes the Coach & Horses as follows:-

TQ 10 NW WORTHING ARUNDEL ROAD 23/10010 Coach and Horses Public House GV II Public house. Early to mid C18, refronted in early to mid C19 with C20 addition to side. Ground floor painted brick, first floor slate hung. Tiled roof with ridge tiles and end painted brick chimneystacks. Original part two storeys and attics in gable end; three windows. Twelve pane sashes and central C18 six fielded panelled door with pedimented hood and console brackets concealed under C20 glazed porch. Left side one storey bar extension with twelve pane sashes is converted former outbuilding. C19 gabled extension to rear ~d C20 flat roofed extension to right side. Interior has chamfered spine beam.

Listing NGR: TQ1098605659

Expiry Date - 03/01/2024

Proposal

The need for remedial works to the leaning and unstable upper part of the East gable wall of the single-storey (almost 1½-storey) component of the Coach & Horses building was identified as part of preliminary investigation work undertaken in connection with proposals for the refurbishment of the attached 'Stanhope Store' subsequently granted LB Consent under AWDM/0549/23.

The Council's Conservation Architect agreed a step-by-step approach to allow the opening up of the roof to enable a detailed inspection by a suitably experienced Structural Engineer, with a report of findings to be submitted to justify the recommended approach for remedial/rebuilding works, supported by a detailed specification and drawings.

Relevant Planning History: None

Consultations:

National Amenity Societies: No comments received.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM23, DM24
National Planning Policy Framework (DLUHC 2023)
National Planning Practice Guidance

Planning Assessment

The key consideration is the effect on the historic significance of the Listed Building building, its setting and features of special architectural or historic interest.

Paragraph 205 of the NPPF states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset, or development within it setting.

Historic records identify the origins of the single-storey part of the main frontage building to which this application relates as a 'stable with hayloft over' connected to the public house, as referenced in the auction particulars of the sale of the Coach & Horses in 1829. Documented evidence indicates it was still a stable with hayloft in 1938, only being integrated as part of the public house, as a restaurant area, in the latter half of the C20.

The single-storey former stable/hayloft consists of painted brickwork with a dual-pitched, clay tiled roof. Early photographs (undated – C20) show a hayloft door on the front (North) elevation. This was subsequently removed and replaced with slate-hanging above the heads of the ground-floor windows – as currently exists - along with the upper parts of the remainder of the North and West elevation of the main building.

Initial investigations undertaken in late 2023 identified the upper part of the East gable wall (comprising single skin brickwork externally rendered) as leaning outward towards Stanhope Lodge. A subsequent Structural Report (by P J Goacher dated 10th Jan 2024, including annotated photographs) identified the following issues:-

Externally

- The lower section of the Eastern gable wall is protected by the neighbouring attached building (Stanhope Store) with only a small part of the gable wall extending above the roof of the neighbouring building. The exposed section was noted to be severely distorted and leaning to the East at the top. [Scaffold bracing was provided due to the instability of this element.]
- The gutter line on the south side was bowed where visible.
- The roof tiles had moved to the East.
- From inside Stanhope Store it was noted that the gable wall had been extended vertically and horizontally in the past, with recent repair work evident comprising blockwork infill.

Internally

- The roof rafters are mainly of modern construction, some original rafters and purlins remain but are supported by new timbers.
- An original circular in cross-section purlin on the south side has dropped and is inadequately supported by a timber fixed to the West wall in the Southwest corner of the roof. A circular indentation in the West gable wall indicates the original location of the support for the purlin.
- The rafters are inadequately connected at the ridge where infill timbers have been added.
- The South wall plate has rotated and the south wall is leaning outward slightly.
- The central truss is leaning to the East at the top by approximately 40mm in 500mm. The North rafter member of the truss is split.
- The East gable wall is reasonably vertical below the timber horizontal roof members at which point it changes to 100mm thick wall with a central 225mm thick pier. This section of wall leans severely to the South.
- A line is present on the West gable wall indicating the location of the earlier roof, also noted on the East wall.

The Structural Report concludes that the roof structure including rafters, purlin and the central truss has rotated to the East leading to the ridge pushing out the single-skin section of the east gable wall. The report recommends that

both the roof and single-skin section of the gable require rebuilding with the following recommendations:-

- The gable wall will need to be demolished where of thinner construction and rebuilt, ideally consisting of 225mm thick brickwork, and rendered for strength and weathering purposes.
- Some element of the historic timbers can be reused in the replacement roof but will require supporting with modern construction. The central truss North rafter will require either replacement, or metalwork plates and bolts to be added at the point of failure.
- The circular purlin can be re-sited back into its original support and this will set the level for the replacement roof.
- When the roof structure is removed, the wall plates can be checked for rot and re-embedded to remove the present rotation.
- The roof should be strapped both horizontally and vertically to Building Regulations standards.

Following subsequent receipt of detailed drawings of the proposed scheme of works the Council's Conservation Architect noted that the approach now proposed differs to that initially suggested, with extra timber framing being added to support the roof instead of strengthening the existing timbers with metal plates. Further explanation of the removal of the roof and rebuilding work was considered necessary, as well clarification on the re-use of the original rafters (where they remain). The suggested replacement of the wall plates was also questioned.

Following on from this, further explanation of the revised approach has been received from the Structural Engineer stating that upon further review, the initial suggestion of strengthening the existing structure was not viable and it is instead proposed to provide new oak trusses to support the new purlins therefore removing all loads off the existing structure supporting the purlins with the existing timber structure left in place without alteration.

Amended drawings have been received indicating the location of the original rafters and where they are to be retained together with a Method Statement explaining the process for retaining them. The amended drawing shows the wall plates to remain.

The Council's Conservation Architect has confirmed he is now satisfied with the approach and considers the latest drawing, notes and Method Statement to be sufficiently detailed to allow the application to be supported.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. LBC time limit
3. External materials/finishes
4. Protect from collapse – damage made good

Expiry Date - 03/01/2024

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? N

Case Officer:	Jo Morin	Date:	01.05.2024
Authorised by:	Gary Peck	Date:	1 May 2024