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Replacement Windows and Workshop Alterations

at

Grants Manor No. 15
Mill Road North Lancing
BN15 OPT

Heritage Statement

November 2020

REV B

Introduction

Formerly known as The Old Posting House, Grants Manor is situated on the South East corner of Mill Road and The Street in North Lancing Conservation Area. The zone covers part of the oldest village in the area which includes Manor Road (between Greenoaks and Lancing Manor Recreation Ground), parts of Mill Road, The Street and Upper West Lane.

Mill Road contains several building of merit including Grants Manor, The Old Cottage (half-timbered and thatched) and the Victorian School House. Today, more recent suburban developments in the Neo-Georgian style can be seen distributed in-between. However, The Street has largely escaped the effects of modern development, and in comparison retains much of its older character. Old flint cottages can be seen on the North side with their high boundary walls and hedges directly against the road, forming a sense of enclosure which is one of the key features in the area.

Since its original construction Grants Manor remains mostly unchanged with a few minor additions to its rear. This can be seen in an extract from its planning history.

Planning History

Ref. L/187/88/TP/473: Application LBC To Convert Outbuilding Into Single Garage Validated September 1988. Status: Unknown.

Ref. L/243/88/TP/14965: Conversion Of Outbuilding Into A Single Garage. Validated December 1988. Status: Unknown.

Ref. L/107/93/TP/15165: Application LBC - Bell Boxes On Front & Rear Elevations. Validated October 1993. Status: Unknown.

Ref. L/181/02/TP/20116: Application LBC – Replace Rear Kitchen Window With 2 New Windows' Rebuild Rear Laundry Room; Rear Clay Hanging Tiles and 2m High Brick Wall Around Rear Garden. Validated September 2002. Status: Unknown.

It can also be assumed that at some point in time modifications to its original finishing materials have been made. Fig.1-6 below show how various different styles of windows, render, cobblework, and facing brick have been incorporated.



Fig 1. Flemish Brick, Beige & Red



Fig 2. Painted Brick, Flintwork



Fig 3. White Render



Fig 4. Stretcher, Herringbone, Cobblework, Timber.



Fig 5. Stonework integrated with brick.



Fig 6. Horsham Stone/Tile.



Fig 7. The Old Posting House, Built 1580 (according to Lancing and Sompting (Britain in Old Photographs. Published in 1998)

An earlier image (fig. 7) shows The Old Posting House with its original casement windows which are no longer existing on the property. This also reveals the East elevation was faced in white/buff brickwork even then, back when the existing walnut tree was present along the boundary.

Listing Status

Name: Grants Manor
List Entry Number: 1192612
Location: Mill Road (West Side).
County: West Sussex
District: Adur
District Type: District Authority
Parish: Lancing
National Park: Not applicable to this List entry
Grade: II
Date first listed: 12th Oct 1954
Date of most recent amendment: 27th Jul 1984
Description: C17 or earlier lobby entry timber-framed building with red brick or roughcast infilling in north wall but refaced on the east with white brick. Hipped roof of Horsham slabs with gablets. Modern casement windows. Two storeys. Four windows.

There are also a number of other listed buildings in local area which include:

Entry: 1027894 – Grade II – Smithy Cottage. Late C18 or early C19. Two storeys. Four windows. Faced with flints with red brick dressings and quoins. Slate roof. Casement windows on ground floor sashes above with glazing bars.
Entry: 1353733 – Grade II – The Old Cottage. C17 or earlier timber-framed building with plaster infilling and diagonal braces on first floor. The north half of the first floor oversails. Thatched roof. Casement windows. Two storeys. Two windows.
Entry: 1027896 – Grade II – Hawthorn Cottage. C18. Two storeys. Three windows. Faced with flints, white-washed. Tiled roof. Casement windows.

Assessment of Impact – Proposed Works

The proposed works include:

- Replacement windows to match original casements (as seen in figure 7).
  If windows R1 & R2 cannot be restored in the first instance then these will also be replaced (details shown on W9 section drawing 107B)
- Upgrade workshop internally with insulation and stud partition.
- Replace window in studio/workshop with new door.
- Install new conservation rooflight into Northern pitch of workshop. The conservation rooflight will black and metal framed – not selected from the Velux Conservation range.
- Clad North elevation of workshop with grey horizontal weatherboarding.
- If necessary, minor repointing in lime mortar.

The aims of this application is to enhance the external appearance of both the workshop and the existing windows on the main house.

The new windows will not change any of the original opening sizes with the exception of W17 found on the more modern extension at the rear of the property. Where indicated all new windows will be replaced with flush casement single glazed units, inclusive of glazing bars. All painted Heritage grey such as F&B Plummett no.272 or similar approved. The purpose of the new windows is to restore the original style whilst reducing heat loss as the result of single glazed panes.

Alterations to the workshop are necessary to provide a more comfortable working environment with the need for more natural light. Internally new stud walls (approx. 100mm) will allow a substantial reduction in heat loss and provide separation between the workshop and studio. The conservation rooflight will be hidden from view and placed on the North pitch sitting flush with the roof slope.

Conclusion

Replacement Windows

The original first floor windows have been lost, replaced with diamond leaded flush casements. The aim is to restore the elevation, matching as close to the original profiles as possible. If possible (R1 & R2) windows which are in poor condition will be restored and repainted. However, if not possible and for the purpose of this application, these windows will be replaced like for like. This proposal will improve the visual appearance externally and we believe this would not negatively impact the character of the dwelling.

Workshop Renovations

As seen in the existing photographs, the assortment of finishes on the workshop doesn't specifically contribute to the character of Grants Manor which at the front is simple in form. Introducing horizontal weatherboarding will not negatively affect the historical features which are primarily concerned with front elevation and boundary walls.

All building works will be carried out with the intention of maintaining the style of the original dwelling. This application has therefore been developed to be sympathetic to the host dwelling, retaining its original features and simplifying areas at the rear which are in need of attention. All building work will be carried out to the high standard by skilled and qualified local crafts people.

Victoria Holland RIBA
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