Stanhope Store_Stanhope Lodge

Arundel Road, Worthing, West Sussex

HERITAGE STATEMENT

REV A

In support of application for listed building consent to take down existing unsafe and damaged plain clay tile roof tiles, battens, new and old rafters, old trusses and the top courses of brick and flint external walls, to be replaced by new similar plain clay roof tiles, battens, breather membrane, insulation, ridge, rafters, trusses and rebuilt top courses of brick and flint external walls.



note: the roof condition report submitted as additional information in support of the application includes further heritage information

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1. INTRODUCTION

1.1 Stanhope Store is a listed single storey former store or stable attached to Stanhope Lodge, a separately two storey listed house, formerly **adjoining buikdings** which for many years have been occupied as a single family home, including Stanhope Store which has an internal door and three steps to the main house.

1.2 Stanhope Store also adjoins the mainly two storey, listed Coach and Horses public house immediately to the west. The upper part of the gable wall above the Stanhope Store roof is potentially, dangerously leaning towards Stanhope Store and is more than likely to have contributed to the deterioration of the Stanhope Store ridge, movement and eventual deterioration of the plain clay roof tiles and timber roof structure.

1.3 The new owners of Stanhope Lodge_Stanhope Store will also occupy the building as a single family home and intend to make some non structural, internal alterations in due course with possibly a rear extension to replace a poor quality rear conservatory, the latter requiring a separate application for listed building consent.

1.4 The priority however is to address the very poor and dangerous condition of the existing plain clay tile roof and timber roof structure of Stanhope Store, an essential response to the initial assessment from Structural Engineers (see Appendix 1), in order to save and restore this listed heritage asset and its contribution to both Stanhope Lodge and the Coach and Horses.

1.5 If the LPA conclude that a separated application for listed building consent to stabilise/rebuild the leaning upper part of the gable wall to the Coach and Horses (a party wall) is appropriate and cannot be dealt with under the application for Stanhope Store, the owners of the Coach and Horses will instruct the agent for the Stanhope Store application to make a separate application for the repair works to the Coach and Horses gable.

2. LISTING DESCRIPTION

2.1 The official list entry Stanhope Store, Stanhope Lodge, Arundel Road, as a Grade II listed building with list entry number 1268125, first listed on 20 Sep 1984.

2.2 Stanhope Lodge was first listed as a house and outbuilding, **(probably a store accessed from the rear yard)** being described as a C18 north west wing and early C19 C south east wing, with Stanhope Store as late 18C or early 19C.

2.3 Stanhope Store is described as a one storey outbuilding attached to the right of Stanhope Lodge in flint with red brick lacing courses and tiled roof. (see Appendix 2)

2.4 At the time of the first listing Stanhope Store was noted as in separate ownership but it has more recently and continues to be, under one ownership and one occupation.

3. PROPOSALS AND CONTEXT

3.1 The current use of Stanhope Store is a utility room as part of Stanhope House. The proposed use is a new kitchen as the adjoining room in Stanhope Lodge is the existing dining room. The necessary reconstruction of the existing roof and roof structure presents the opportunity to restore an open, 'vaulted' ceiling at the roof line, with exposed trusses to Stanhope Store, the former outbuilding/stable, removing the later installed flat, plasterboard ceiling.

3.2 The proposed works to the exterior walls and roof are necessary repairs with new and some second hand external materials being used to achieve a very similar external appearance enclosing the same volume as the original building without any alteration to ridge height, roof pitch, external wall eaves height, even though the existing eaves heights are low by current standards.

3.3 Internally the **lath and plaster ceiliing and skeiling (probably added in the late 19C/early 20C)** conceal a mis mash of previous repairs to rafters, trusses and later ceiling joists. There are no original internal wall or floor features or finishes and the window and door at the rear are not original features although the opening for the door itself **is likely to be an original access from the rear yard.**

3.4 The door at the front is low, at 1.75m high, tight up to the eaves, but will be retained, although it will not be used as a useable door as there is a rear door to the rear courtyard and in internal door with 3 steps leading directly to the dining room in Stanhope Lodge.

3.2 The proposal can therefore be viewed overall as both an enhancement of the listed heritage asset, restoring the underside of the roof as an internal 'vaulted' ceiling, while also undertaking the vital external fabric and structural timber repair and replacement, which will secure the long term survival of this listed heritage asset and its group setting with Stanhope Lodge and the Coach and Horses.

Appendix 1 Structural Engineers Initial Assessment

SW

From: Guy Macken <guy@mitchinsonmacken.co.uk>
Date: 13 April 2023 at 18:38:37 BST
To: scott watson <manor.freeholds@gmail.com>
Subject: Arundel Road, Worthing, West Sussex

Scott – I am writing this email following my visit to inspect the roof over the single-story part of the building adjacent to the flank wall of the Coach and Horses pub. We have a number of concerns about the structural stability of the roof, as follows:

1. Upper ceiling joists are rotten and bowed. We suspect they have dropped by 100-150mm.
2. Rafters – the original rafters are missing or cut off, probably after the roof moved historically. The remaining originals had deflected significantly, with the new rafters installed to restore the shape of the roof. We note that the roof has subsequently deflected further, causing the tiling to buckle.
3. Roof spread has occurred as there are no low-level ties.
4. The external walls have been distorted by long term roof spread.
5. Roof beams – two large timber beams are built over existing window and door openings. Deflection of the window heads has taken place.
6. Battens are rotten in places and will need to be replaced.
7. There is no felt over the rafters or flashing at each end.

Recommendations – we advise that no work takes place on the existing roof as there is a danger of further movement or collapse. Also no access into the roof space on the existing collar ties as these are not safe. We suggest replacing all rafters with new full-length timbers, adding timber ridge boards to prevent future roof spread. The large timber beams should be moved away from the window lintels. The top courses of the external walls should be rebuilt and lintels replaced where necessary.

Kind regards

Guy Macken

MITCHINSON MACKEN
T: 01273 609742
M: 07711 872954
W: www.mitchinsonmacken.co.uk
E: guy@mitchinsonmacken.co.uk
Unit 1, 100 North Road, Brighton, East Sussex, BN1 1YE
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Appendix 2 Extract from Historic England Official Listing

STANHOPE LODGE STANHOPE STORE

STANHOPE LODGE, ARUNDEL ROAD

Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1268125
Date first listed:	20-Sep-1984
List Entry Name:	STANHOPE LODGE STANHOPE STORE
Statutory Address 1:	STANHOPE LODGE, ARUNDEL ROAD
Statutory Address 2:	STANHOPE STORE, ARUNDEL ROAD

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries *(https://historicengland.org.uk/listing/the-list/understanding-list-entries/)*

Corrections and minor amendments *(https://historicengland.org.uk/listing/the-list/minor-amendments/)*

Location

Statutory Address: STANHOPE LODGE, ARUNDEL ROAD

Statutory Address: STANHOPE STORE, ARUNDEL ROAD

The building or site itself may lie within the boundary of more than one authority.

County: West Sussex

District: Worthing (District Authority)

Parish: Non Civil Parish

National Grid Reference: TQ 11011 05663

Details

TQ 10 NE WORTHING ARUNDEL ROAD 23/10021 Stanhope Lodge And Stanhope Store

20.9.84 II

STANHOPE LODGE WAS FIRST LISTED ON 20 SEPTEMBER 1984 AND WAS THEN INCLUDED IN THE TWENTY THIRD LIST FOR THE DISTRICT OF ARUN IN THE PARISH OF CLAPHAM. House and outbuilding, probably originally a stable, now in separate ownership. Stanhope Lodge has an C18 north west wing and early C19 south east wing. Stanhope Store is late C18 or early C19. Stanhope Lodge is of red brick in English bond to north west wing and Flemish bond with blue brick headers to south east with tiled roof and end brick chimneystacks. Two storeys with 3 horizontally sliding casements to

north west with cambered head linings to ground floor, central doorway in moulded architrave surround with projecting cornice on console brackets and double doors to right hand ground floor probably originally housing carriage. C19 clockface to extreme right. South east wing is set back addition of one bay with sash window with horns and C20 garage doors. Rear elevation has 5 sash windows. Stanhope Store is a one storey outbuilding attached to the right of Stanhope Lodge in flint with red brick lacing courses and tiled roof.

The entry for Stanhope Lodge, Arundel Road, Clapham has been deleted from the twenty third list for the District of Arun by virtue of the twenty nineth amendment.

Listing NGR: TQ1101105663

Legacy

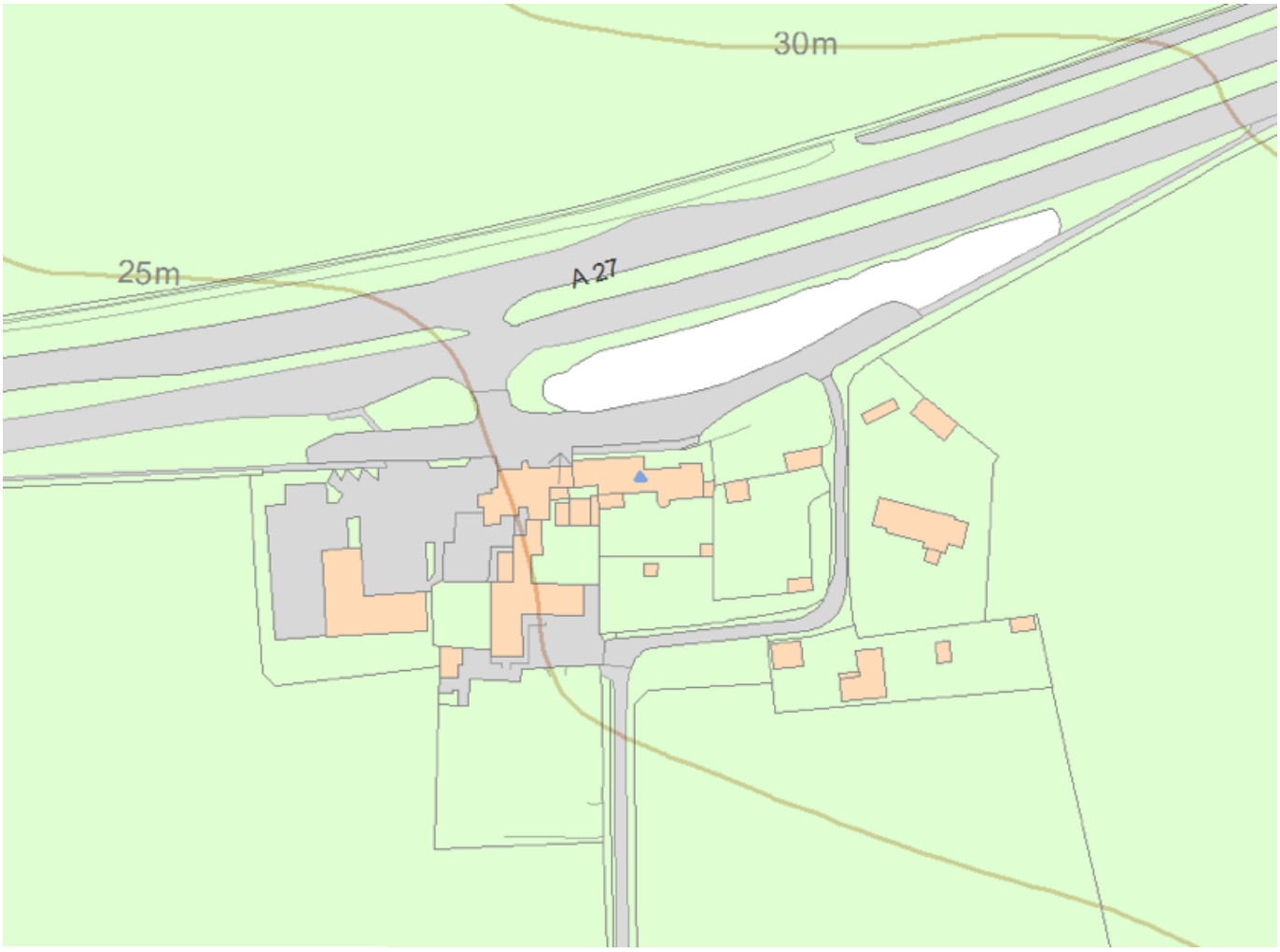
The contents of this record have been generated from a legacy data system.

Legacy System number: 462219

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 23-Mar-2023 at 13:08:43.

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End of official list entry

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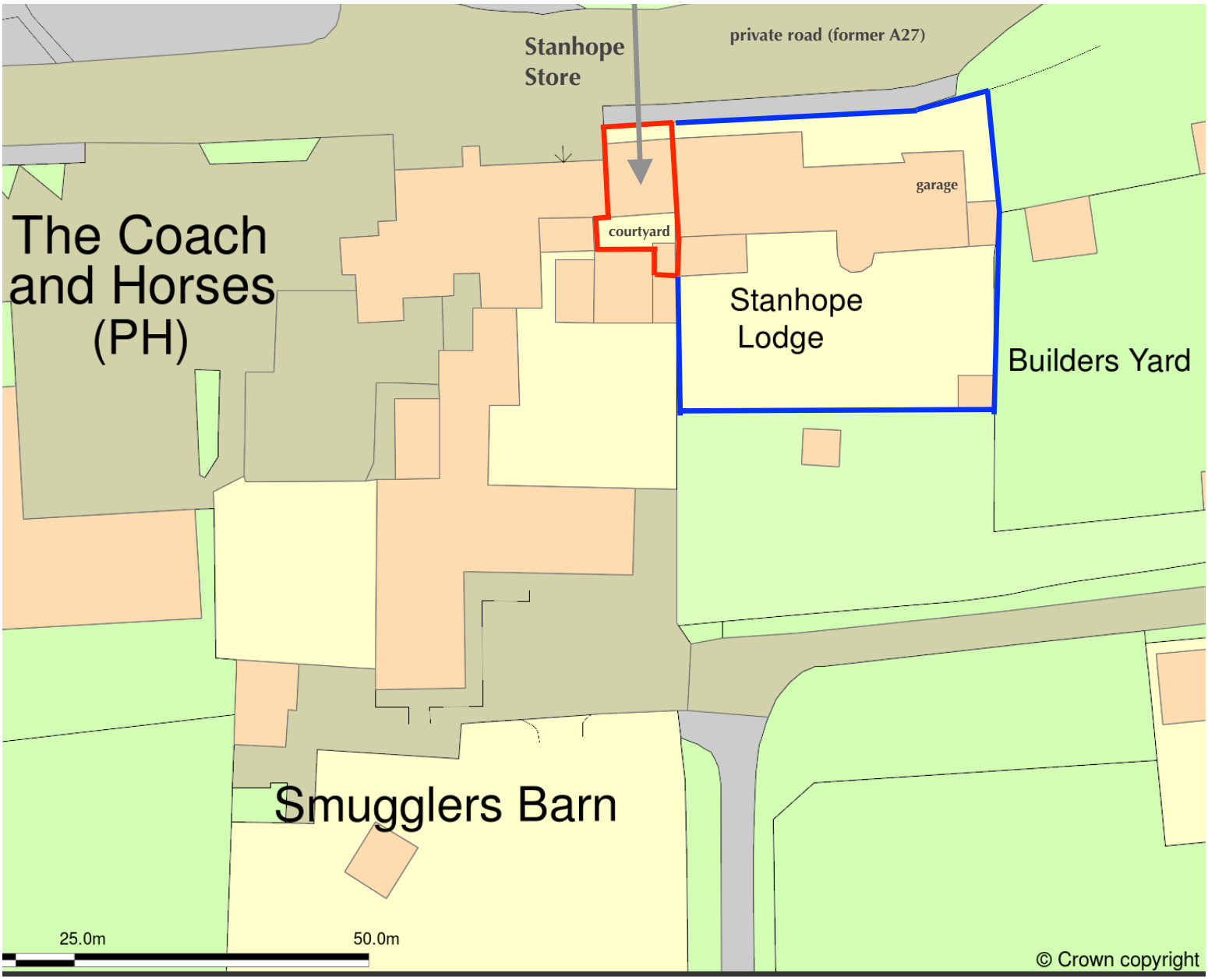
Appendix 3 Existing and Proposed Plans, Section, Elevations



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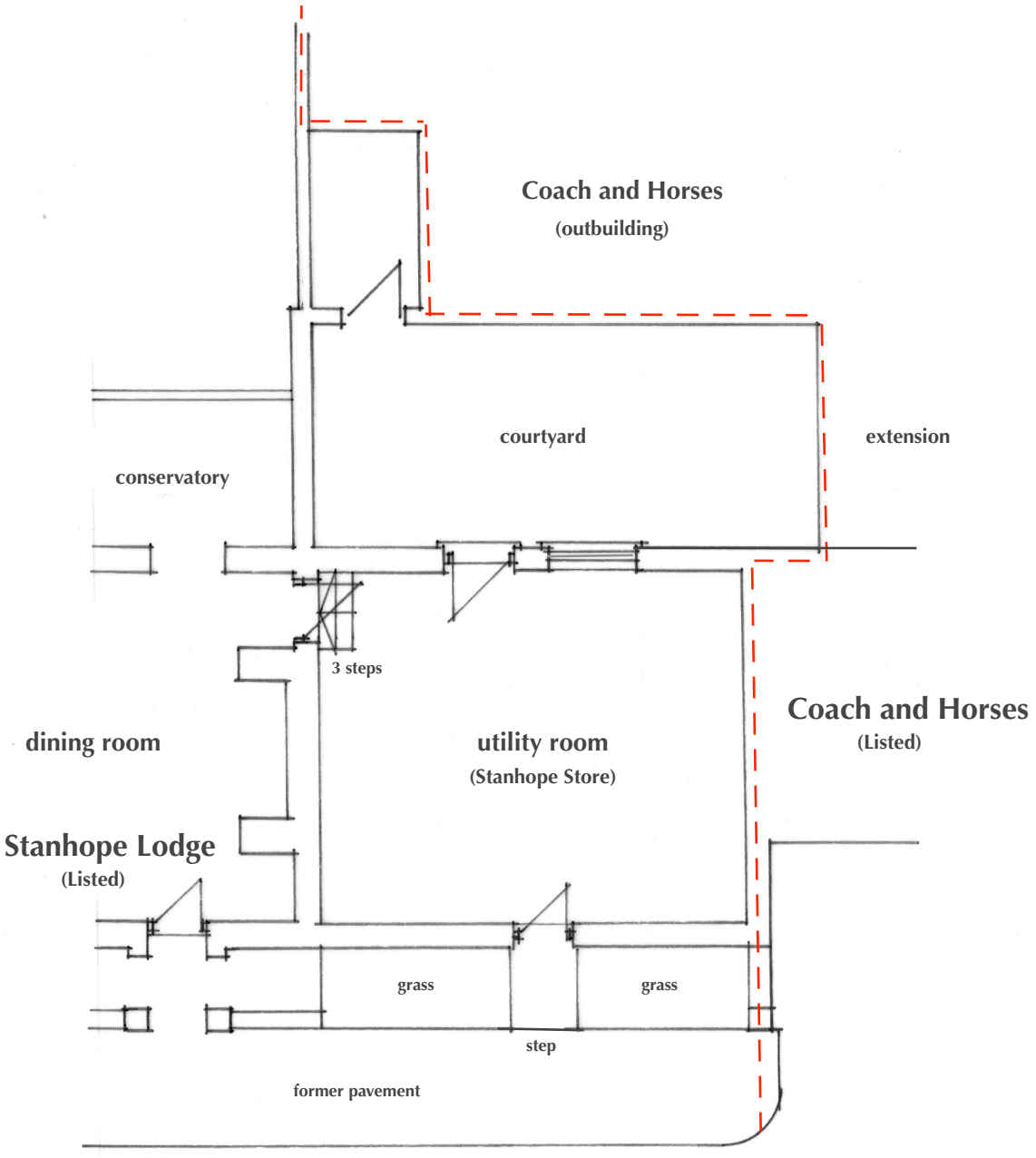
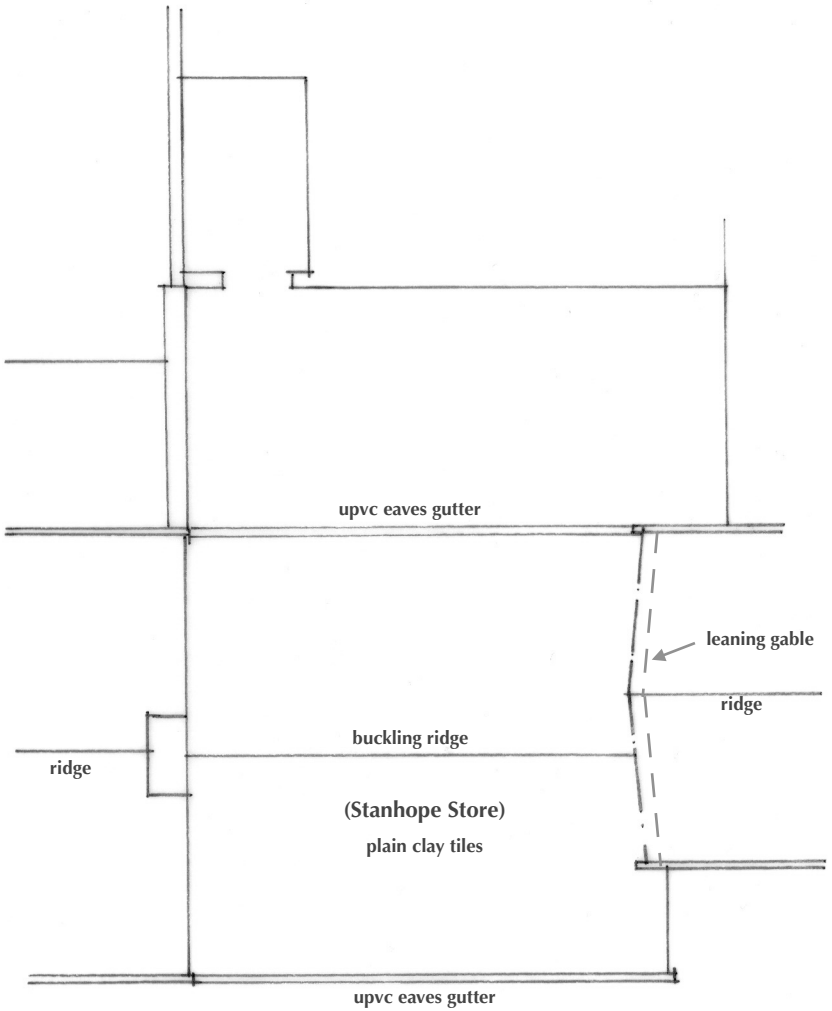
Stanhope Store_Stanhope Lodge Repairs to Listed Building Site/Block Plan

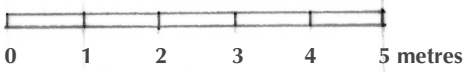
1.500 at A4 0226_ 100



Ground Floor Plan



Roof Plan



Stanhope Lodge_Stanhope Store Repairs to Listed Building Ground Floor and Roof Plans_EXISTING 1.100 At A4 0112_102

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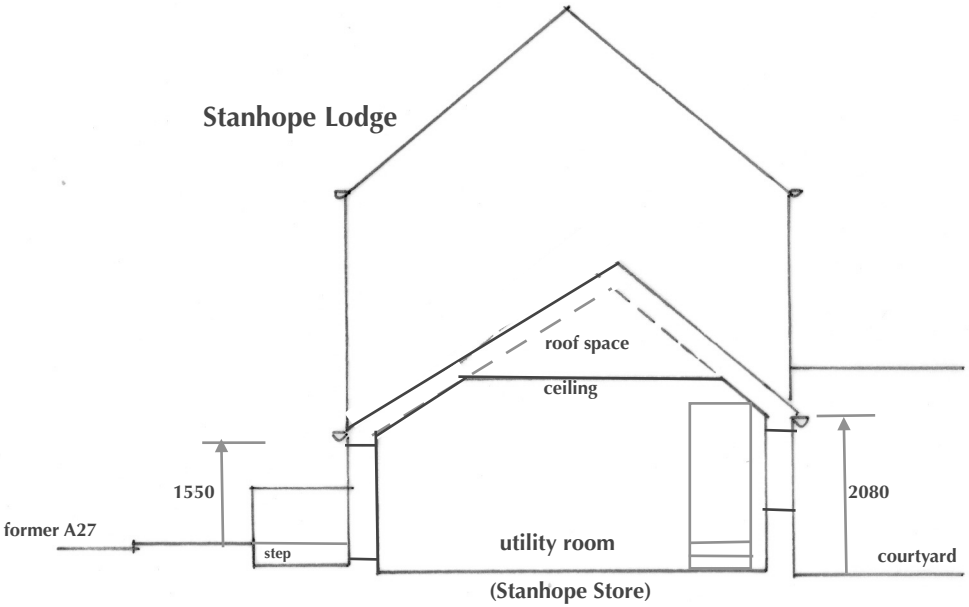
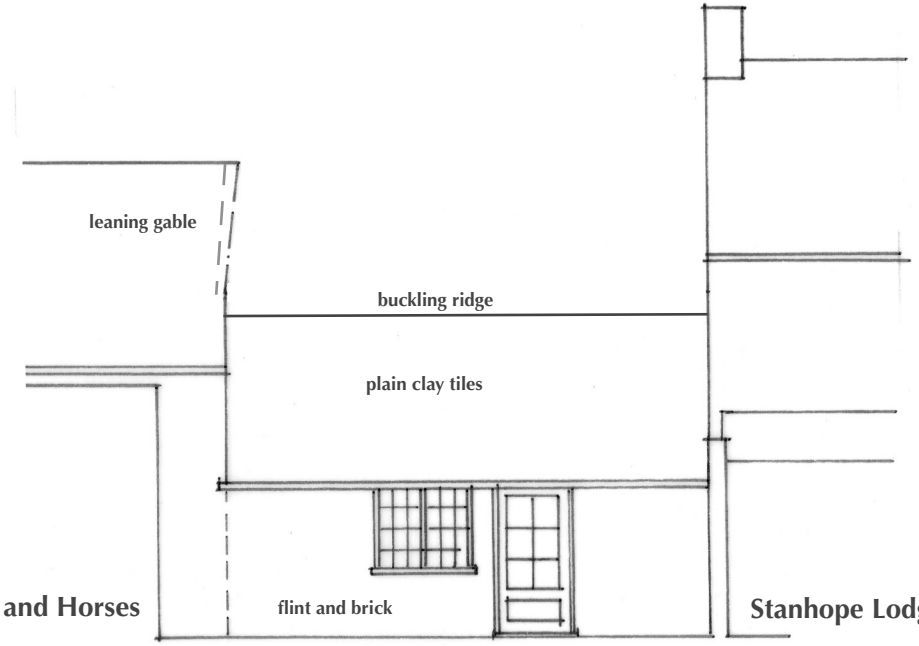
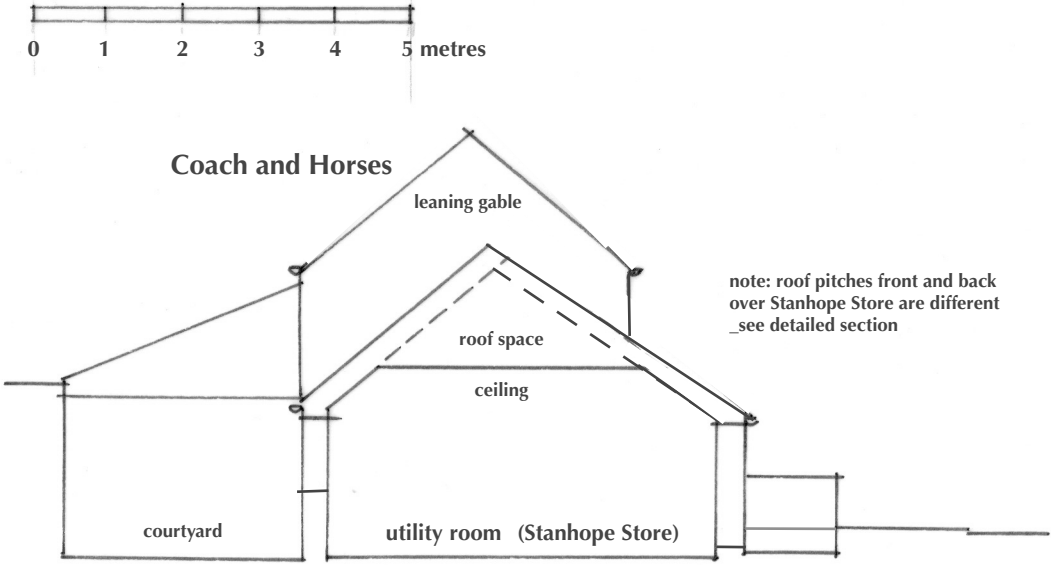


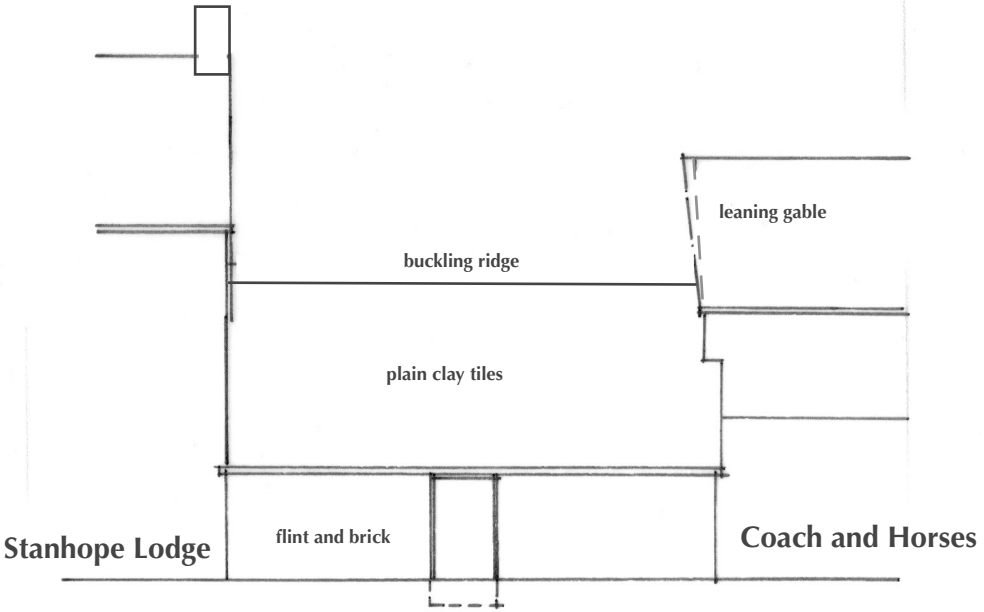
section looking towards Stanhope Lodge



north elevation (rear)

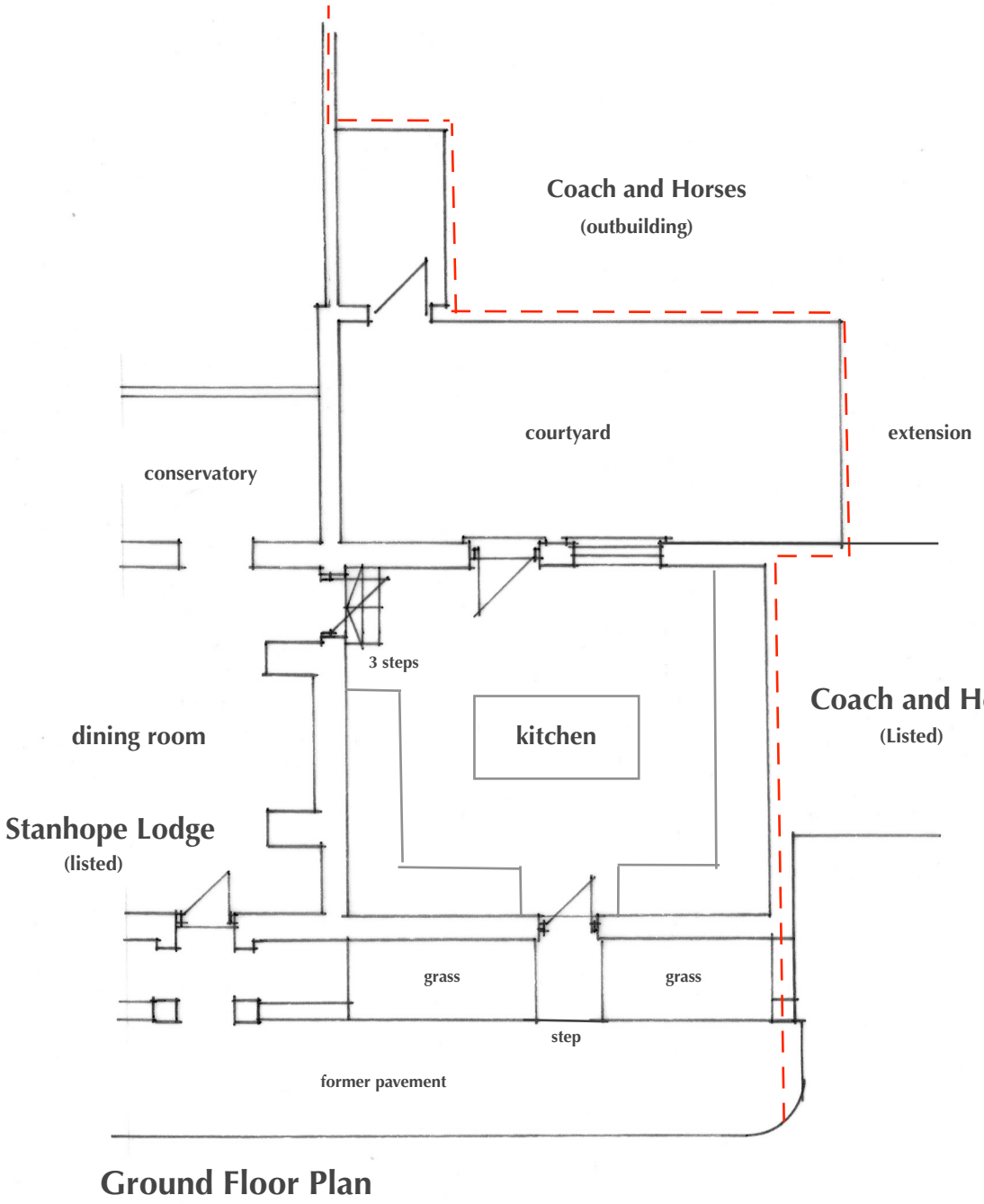


section looking towards Coach and Horses

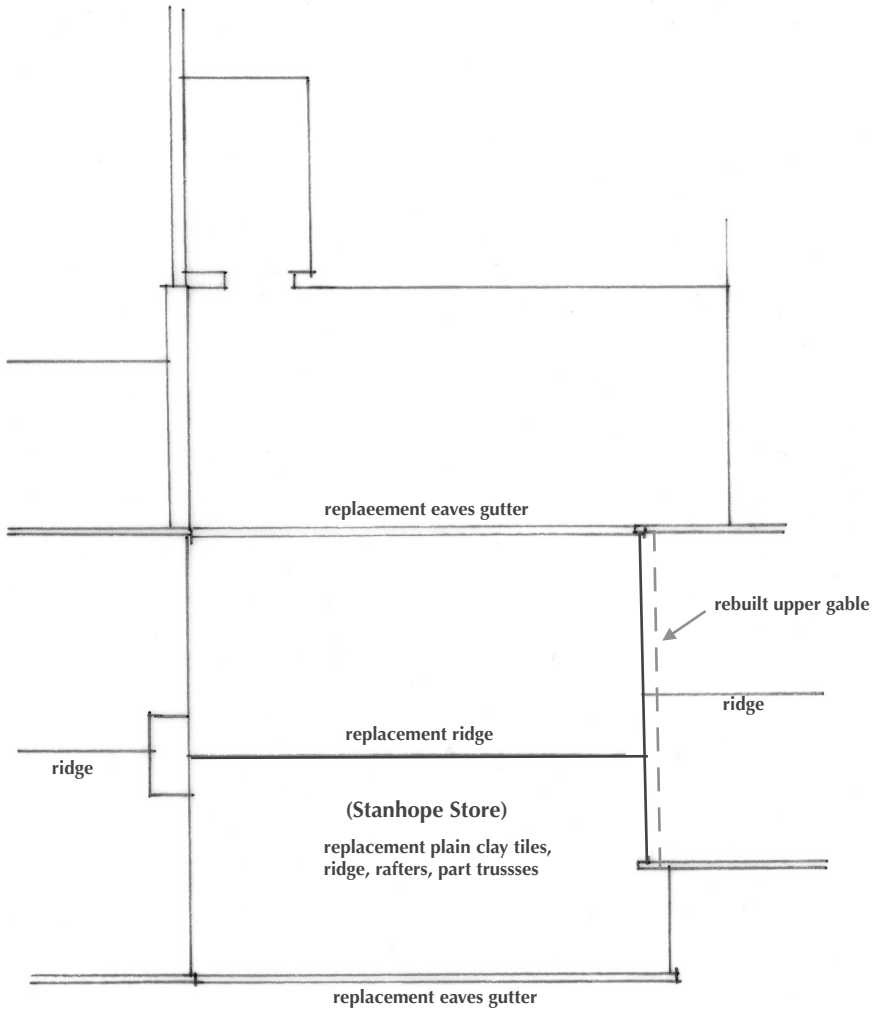


south elevation (front)

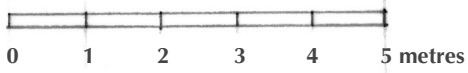
Stanhope Lodge_Stanhope Store Repairs to Listed Building Elevations and Sections_EXISTING 1.100 at A4 0226_103revA



Ground Floor Plan



Roof Plan



Stanhope Lodge_Stanhope Store Repairs to Listed Building Ground Floor and Roof Plans_PROPOSED 1.100 At A4 0112_104

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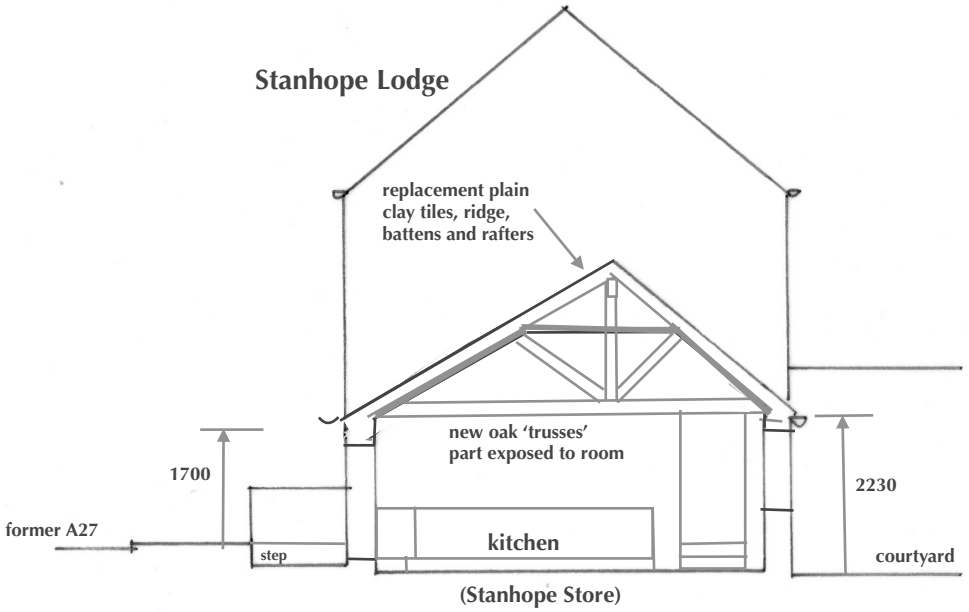
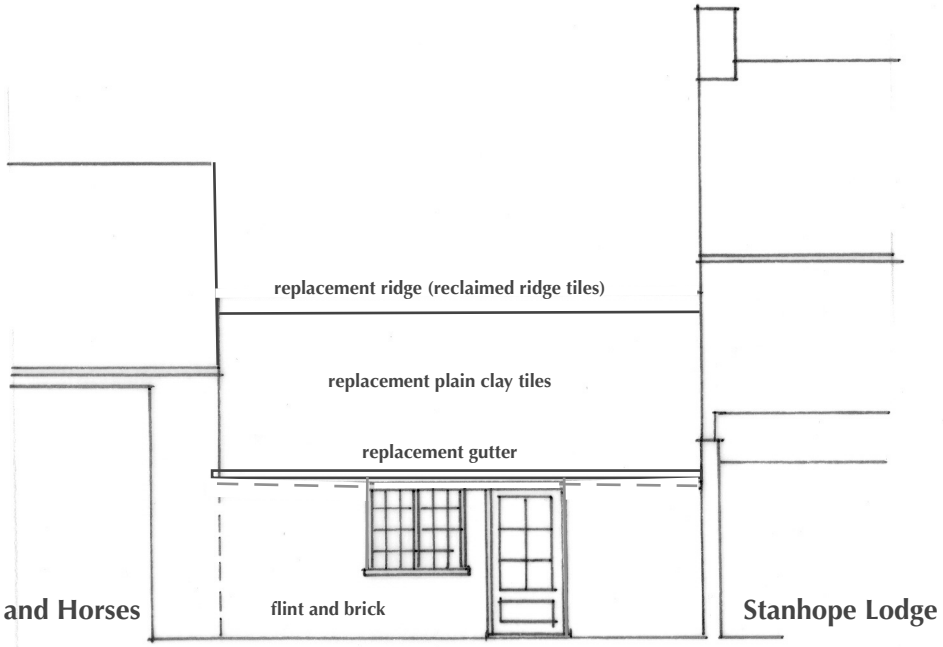
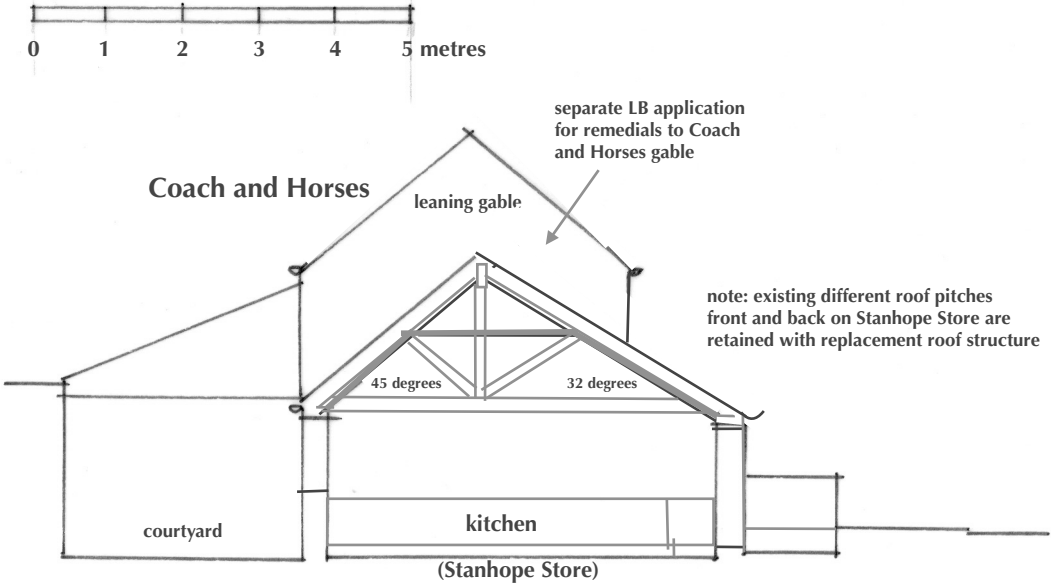


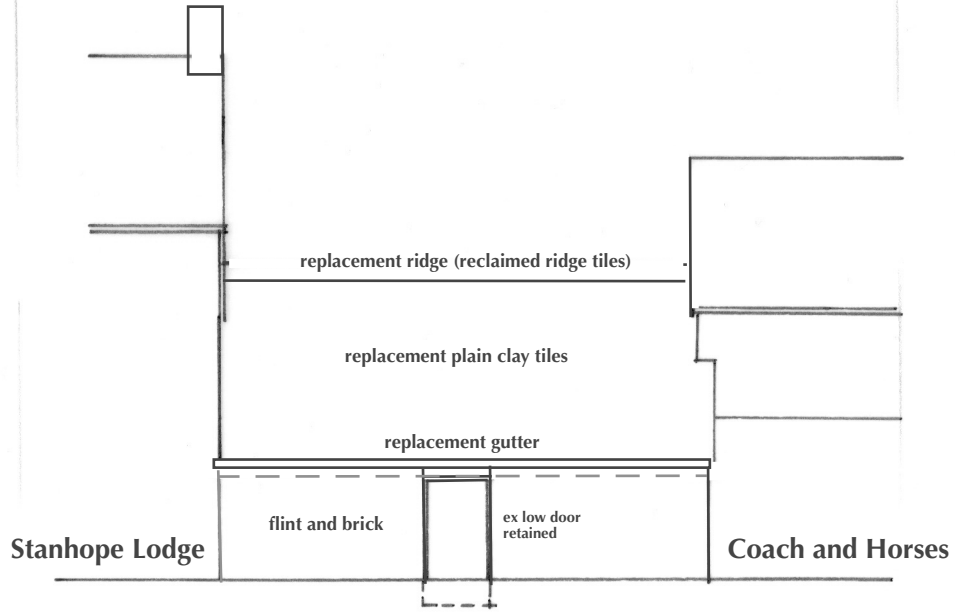
section looking towards Stanhope Lodge



north elevation (rear)



section looking towards Coach and Horses



south elevation (front)

Stanhope Lodge_Stanhope Store Repairs to Listed Building Elevations and Sections_PROPOSED 1.100 at A4 0226_105revA

Appendix 4 Notated Photographs



Stanhope Lodge_Stanhope Store Repairs to Listed Building Front (north) PHOTO 1



Stanhope Lodge_Stanhope Store Repairs to Listed Building Front and Gable PHOTO 2



Stanhope Lodge_Stanhope Store Repairs to Listed Building Rear (south) PHOTO 3


Stanhope Lodge_Stanhope Store
Repairs to Listed Building
Rear and Gable
PHOTO 4
Stanhope Lodge
Coach and Horses
leaning gable
Stanhope Store