HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	The Old School Steyning Road Wiston
DESCRIPTION:	
REFERENCE:	DC/24/1095
RECOMMENDATION:	~~Advice /~~ No Objection ~~/ Objection / More Information / Modification / Refusal~~
SUMMARY OF COMMENTS & RECOMMENDATION: Proposed internal alterations and extension will not harm the special interest of the listed building.	

MAIN COMMENTS:

Dear Alice,

The Old School consists of the school rooms and an attached head master's house. The school was built in 1844. The school closed around the second world war, and was converted into two dwellings in the 1970s. The building is faced in flint with long and short stone surrounds. Its special interest is informed by the architectural quality of its materials and also its historical value as a rural school supported by local patrons.

As part of the conversion of the building in the 1970s the school hall element was subdivided, and a ceiling added. The distinctive windows to the east were also lowered and infilled with flint, and the door on the eastern elevation infilled with a window. The current application seeks to remove the majority of the modern partitions. Removing the 1970's partitions would enable a greater appreciation of the internal space as a school hall. The current layout is confusing with the lowered ceilings making the building feel very domestic in scale and effectively masking the attractive original roof above. Opening the whole space would be beneficial by better reflecting the original experience of the space.

The removal of the lean-to extension and the outbuilding will not harm the historic or architectural interest of the former school. And the contemporary design of the replacement extension will advertise the later additions without compromising the historic character of the listed building. I have suggested conditions below.

Regards,
Seán

LB07 Submission of Details

Pre-Commencement Condition: No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

a) Drawings to a scale not smaller than 1:5 fully describing:

New roof details including sections through:

- roof ridge
- valleys
- eaves
- verges

b) Samples or specifications of external materials and surface finishes.

c) Specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the affect on the appearance and fabric of historic and architectural features.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

LB04 Roof Lights

Regulatory Condition: The roof lights hereby permitted shall be metal framed and sit flush with the roof slope. The rooflights shall be either set above the existing rafters or between the existing rafters with no cutting or removal of the rafters.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

LB05 Rainwater Goods

Regulatory Condition: All new and replacement rainwater goods shall be cast iron or cast aluminium.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

LB12 Making Good

Regulatory Condition: All building works, finishes, and making-good, both internal and external, shall match the relevant existing work in respect of method, detail, and finished appearance unless otherwise approved in writing by the Local Planning Authority. Where new materials are to be used externally, the colour match shall make allowance for future weathering.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015)

INFORMATIVE Unexpected Features

If hidden features are revealed during the course of works, they should be retained in situ. Works shall be suspended in the relevant area of the building and the Local Planning Authority notified immediately. Failure to do so may result in the execution of unauthorised works that would constitute a criminal offence.

NAME:	Seán Rix
DEPARTMENT:	Conservation
DATE:	05.09.24