

**ADC Planning Consultation
Conservation/Design Officer Response**

Application Number	AW/155/17/PL
Address	28A Kingsway Aldwick
Description	Construction of a new dwelling within a designated area
Case Officer	Simon Davis
Date	5 July 2017

The site edges the southern side of Kingsway, in the Craigweil House, Aldwick Conservation area and locally listed Buildings of Special Character exist to both sides and the rear.

The site is largely a softly landscaped green space and the minor structures presently existing are neutral elements which make no contribution to the special qualities of the conservation area.

The present proposal has been informed by the Inspector's findings during a previous appeal where it was noted that subject to locally appropriate siting, massing, scale and design, residential development of the site may be acceptable.

- Site layout

Development of a 'green' site will inevitably result in an intensification of the present level of development in the immediate vicinity. However the new built form is proportionate to the size of the site and a spacious area of softly landscaped garden remains. It respects the gently defined front building line and the gaps between the new dwelling and its neighbours are consistent with local norms. Perimeter trees and shrubbery at the front boundary will be largely retained and when viewed from Kingsway, the new development will be experienced as nestling among greenery. While the new building will feature in streetscene views, it will not be unduly intrusive and the locally distinctive, park-like quality of the streetscape will be little affected.

- Boundary treatment

Kingsway is gently enclosed by a variety of low boundary treatments, which allow views of softly landscaped front gardens and green gaps between buildings. Although no details of the proposed boundary treatment have been provided, the street scene drawing includes an indicative illustration which - subject to detail - appears appropriate to the local context.

- New built form

The neighbouring locally listed, 1930's dwellings typify the planned estate as originally envisaged and they make a strong contribution to the distinctive qualities of the conservation area. The new development has been massed and scaled to complement them and a good quality, locally appropriate materials palette is specified. A balanced relationship is thus achieved between the existing and new built form.

While it is noted that attention has been given to locally appropriate detailing, bulky first floor dormers and front rooflights are not typical elements in the streetscene, where roofscapes are generally uncluttered. The dormer should therefore be reduced to three lights in width to reduce its overbearing appearance and the front rooflights should be entirely omitted.

- Conclusion

Some degree of change within a conservation area is inevitable and provided it is managed in ways that maintain and reinforce the key qualities for which the area was designated, it may avoid harm to the significance of the heritage asset.

The importance of sustaining and enhancing the significance of designated heritage assets is emphasised throughout section 12 of the NPPF and para. 132 requires great weight to be given to their conservation.

The proposed dwelling respects the presence of the neighbouring locally listed buildings and neither competes with, nor distracts attention from them. It sits comfortably in the streetscene, achieving a balanced relationship with the existing built form and allowing the park-like qualities of the conservation area to remain predominant.

While introducing carefully managed change, the present proposal causes no harm to the significance of either the adjacent Buildings of Special Character or the wider conservation area. Subject to the conditions/amendments below, approval is recommended in terms of Local Plan 2003 Policy Area 2, and Local Plan 2014 Policy HER DM2 & 3.

1. Omission of the front rooflights
2. Reduction in width (to three lights) of the dormer above the garages
3. Approval of materials samples
4. Approval of details of the front boundary treatment

Angela Haywood
Conservation/Design Officer