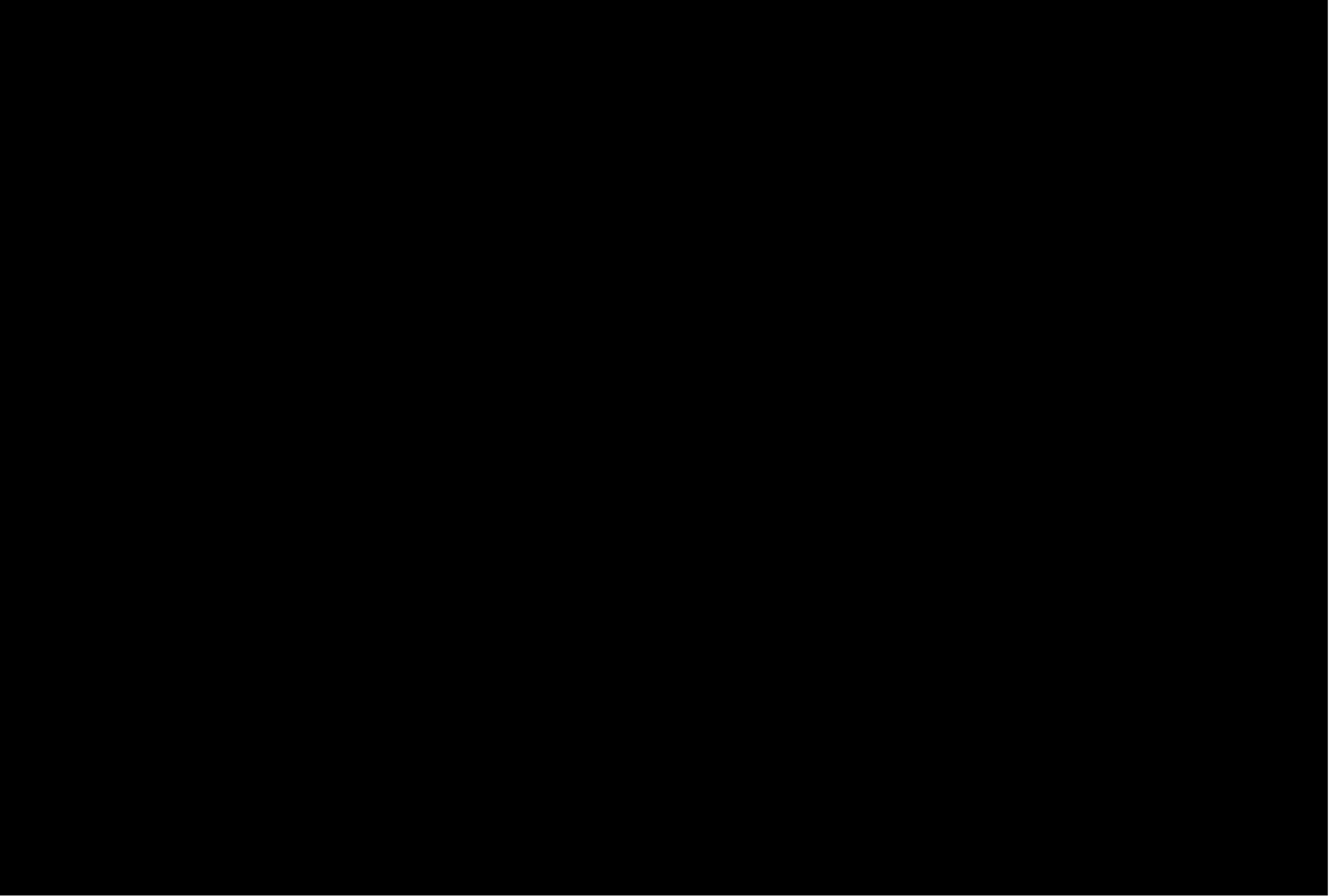




From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 27 August 2021 15:06
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: A/126/21/L

A/126/21/L

Garden House High Street Angmering BN16 4AG

Listed building consent to replace 25 No. windows and external rear doors to match existing.

Garden House Early is an C19. Two storey property. It is faced with flints with red brick dressings, quoins, Stringcourse and modillion eaves cornice. Slate roof. The windows are a mixture of casements and sash windows with the glazing bars intact. Doorway with rectangular fanlight and flat hood on brackets. The building has been altered and modernised including rear extensions which appear to contain modern windows and glazing. It is of architectural and historical significance.

The house is also located within the Angmering Conservation Area. The Conservation Area covers the historic core of the village and consists of three different areas of townscape. These are: The Square, the approaches from Arundel Road and from the High Street. The Square is situated at the centre of the village and contains most of the village's shops and commercial premises, and the village War Memorial. It is an attractive irregular space with a pleasant sense of enclosure. Arundel Road leads from the A27 and buildings of flint and brick, most notably the old school now the library, frame a narrow entrance to The Square. The High Street is almost entirely

residential and whereas Arundel Road is narrow and straight, the High Street is wider but with a significant gentle curve which invites exploration of the fine buildings distributed along the road.

The Proposal

The proposal is for replacement windows which incorporate a slim double glazing system. Whilst it is appreciated that it is important that improved thermal insulation is necessary for all buildings, Historic England have provided clear advice as to how this can be achieved in respect of historic buildings without recourse to double glazing. For instance, it should be established if some of the existing windows can be repaired and thermally improved without their total replacement, whilst also considering the possibility of incorporating secondary glazing. For instance, secondary glazing could be incorporated into any replacement windows, especially on the elevations fronting on to The High Street, where there is potential for some of the glass to be of some age. I note that reference is made in the application to the condition of the windows, however I am unable to discover if the condition is such that they are completely beyond repair.

Guidance from Historic England states that historic windows, whether original or later insertions, whose design follows historic patterns, usually make an important contribution to the significance of historic buildings. When they do, they should be retained and repaired where possible; If beyond repair they should be replaced with accurate copies. Where historic windows or replacement windows of historic pattern survive without historic glass it may be possible to introduce slim-profile double-glazing without harming the significance of the building. Replacement windows whose design does not follow historic patterns are unlikely to contribute to significance.

It can be the case that the replacement glazing requires the dimensions of the glazing bars to be increased. However, in this instance, it is not clear if the replacement windows would be an exact like-for-like replacement in terms of dimensions, or if details such as the glazing bars have been increased in size. Whilst reference is made to the glazing bars looking the same, it is not clear if they would be integral to the frame or applied to the glazing. We would want the replacement glazing/glazing bars to look as they do now for the individual windows, and be integral.

As the windows to the side and rear are potentially of much more recent construction, I am more inclined to accept that these could be considered for replacement with the slim-lite double glazing. However, I am concerned that the front elevation of the building could be harmed through the loss of the glazing/glazing system already present.

Conclusion

At present, it is considered that there are some concerns regarding the need for the windows to the front of the building to be replaced with double glazed units, as well as the lack of assessment of alternative options to improve their thermal efficiency. However, there is less of a concern with those to the side and rear, especially where these are of modern construction with no historic glazing.

Martyn White
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working week (all day Monday and Friday and Tuesday Afternoons)

T: 01903 737717

E: Martyn.White@arun.gov.uk or Conservation.officer@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

www.arun.gov.uk

Sign up to our newsletter [here](#)

To register to receive notification of planning applications in your area p



<https://www1.arun.gov.uk/planning-application-finder>