

Kents Farm House
Brookpit Lane
Climping
West Sussex BN17 5QU
September 2025

Design and Access Statement

For application for planning permission and/or listed building consent.

This template can be used to write your design and access statement. It should be used to explain the design thinking behind your planning application and to demonstrate your commitment to design that is accessible and inclusive to all. You may find it useful to include pictures or photographs, or to refer to plans you have submitted in support of your application. You should aim to provide as much information as possible. However, you may find that there are some sections which are not relevant to your application. Where this is the case please state that the section is 'not applicable'.

1. What are the features on the existing site?

- Buildings – size, age, style, condition (further detailed information should be provided in the historic environment section if appropriate).
- Gardens, landscaping and other open areas.
- Boundaries – walls, railings, fences or other means of enclosure.
- Immediately adjoining buildings and sites.

The property is a period farmhouse, largely Georgian in character, but has earlier origins. The stone built gable just to the north end of the main Georgian house being the original timber framed yeoman's farmhouse dating from the 17th Century. The Victorians also added to the house in the form of a large room,

The property is described in detail in the Heritage Statement also submitted under this planning application.

The listing NGR is TQ0072001772

2. Please provide details of how access issues have been addressed

The 'access' component should deal with both interior design and management issues to demonstrate not just compliance with the design details in the Access Design Guide

SPD, but also how the applicant intends to meet their duties under the Equality Act 2010 (which incorporates the Disability Discrimination Act 1995).

Where relevant, this should include:

- Approaches to and around the site, including transport links
- Car-parking, setting down points, location of dropped kerbs (if required)
- All entrances, including visibility
- General horizontal/vertical circulation and layout arrangements
- Appropriate use of surface materials
- Facilities within the building including WC provision, circulation within units and explanation of accessibility standards through all public parts of the building
- Way-finding and signage
- An assessment of means of escape

The replacement of windows and a door will not alter the external appearance or access points of the building. There will be no impact on neighbouring properties during installation as all activities and parking will be off-road within the property curtilage.

3. Please provide details of the layout of the proposed development

- Relationship of buildings, routes and spaces.
- Safety and security.

Not applicable

4. Please provide details of the scale/appearance of the proposed development

- Height, width, length, materials, detailed design.
- Relationship to surrounding development.
- Relevant local and national policies and guidance.

Please refer to document “Kents Farm House Schedule of Materials and finishes” for details of the materials the windows and door will be made from as well as the sizes.

5. Please provide details of the landscaping in the proposed development

When choosing trees and plants the following factors should be considered:

- Suitability – is the ultimate size appropriate for the space the plant will have, it is important to avoid conflict with buildings. Large vigorous trees too close to structures will require expensive and regular pruning, Will the species be tough enough to survive the site conditions?
- Interest – does the plant for example display any of the following features – attractive bark, flowers, interesting foliage and autumn colour? Sometimes trees which bear fruit are not suitable for heavily used areas.
- Sustainability – is there sufficient soil depth available and has irrigation and drainage been supplied where planters have been specified? Trees and plant grown in the ground will live longer and need less maintenance than those grown in planters. Where there is subterranean development a meter depth of soil must be provided over the structure.

Not applicable

6. Please provide details of how Heritage Assets issues have been addressed

- Describe the assets affected – listed buildings, conservation area, archaeology etc.
- Define their significance (in the case of buildings in conservation areas, their contribution to the character or appearance of the area).
- Assess the impact of the proposals on the heritage asset, including reference to national and local policies and guidance.
- If the impact is harmful to the significance of the historic asset, set out the public benefits which justify the proposal.

Kents Farm House is a Grade 2 listed building that has undergone a degree of restoration by previous owners due to being in a poor state or repair. The poor maintenance over a number of years has resulted in the degradation of several of the windows and they are beyond economic repair and require replacement. Without replacement, continued exposure to wind and rain will cause further damage to the fabric of the building and could potentially put certain rooms and therefore the building beyond viable use, undermining its social value and purpose as a home.

The previous owners commenced renovations including the replacement of 9 windows with heritage slimline double glazed units to the rear and sides of the property as well as a refurbishment works to the attics, basement and outbuildings (please refer to document “Kents Farm Heritage Statement”).

Since being purchased by the current owners, the completion of these restoration works is being undertaken and this includes the renovation of the remaining windows and doors that do not close or seal properly and allow rainwater and cold air into the house, as well as vermin and insects, causing significant issues with humidity, damp and mold as well as security and safety.

The windows and doors at the front of the property are of the main historic significance and are visual from public road. These units have been better maintained by previous owners and are proposed to remain in their original condition. However, there are 7 windows and 1 door to the sides and rear of the property that require replacement due to being badly damaged / poorly fitting / and highly energy inefficient due to their inability to close properly and being single glazed. The replacement of these units will see the rear and sides of the property, which are not readily visible from the public road, replaced to match the 9 units already replaced.

As stated, the windows and doors in this proposal do not include any of the heritage large windows at the front of the house which will remain untouched. With the exception of the small attic window at the front of the house that is in a very poor state of repair, all of the other windows and doors are to the sides and rear of the property and therefore do not impact the visual impact of the main house front which is the only aspect visible to public lines of sight and therefore has minimal impact on the heritage asset.

The proposal has been carefully designed to avoid harming the integrity and significance of the heritage assets and their settings and uses the most thermally efficient materials available. Each window will match like for like the existing designs,

with timber frames painted in a heritage white, minimizing, in fact enhancing, the impact of change. Please refer to the document “Kents Farm House Schedule of materials and finishes” for details of the construction of each replacement window and the door.

Historic England notes that: “Where historic windows [are] replaced with windows whose design follows historic patterns, these usually make a positive contribution to the significance of listed buildings.” and “Where historic windows have been replaced with ones whose design does not follow historic patterns, these are unlikely to contribute to the significance of listed buildings. Replacing such windows with new windows of a sympathetic historic pattern...may cause no additional harm. It also provides an opportunity to enhance the significance of the building, which is the desired outcome under national policy.”

The proposed design will include timber frames and will match existing styles like-for-like with no visible difference in the glazing, thereby limiting, if not enhancing, the visual impact of the works and preserving the character of the building, thus maintaining the contribution the building makes to the surrounding area.

The type of windows will achieve current building regulations without sacrificing the visual impact the property offers to the surrounding area. This will reduce the energy consumption of the dwelling, will improve the existing ventilation provision over the current arrangement and will bring the current security of the building up to acceptable safe standards. Allowing the works, therefore, will secure and enhance the care and longevity of the historic asset.

Please also refer to the separate document “Kents Farm House_Photos” for images of each window to be replaced, three of which are reproduced below for ease of reference showing warped and rotten frames unable to be properly closed:

