



HERITAGE STATEMENT

**Gladwyn, The Street
East Preston**

**THA Ref: 2019/5355
July 2019**

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1.0 Introduction

- 1.1 This Heritage Statement has been commissioned by Mrs. J. Simmonds and Mr. P. Beamish and addresses proposals for the redevelopment of Gladwyn, The Street, East Preston, Bn16 1HT (the site, **Figure 2**). This document first sets out the regulatory framework relevant to the site, before turning to the historic and architectural significance of the property and locale. It then outlines proposals before discussing the potential for associated impacts upon relevant heritage assets.



Figure 1: The Site



Figure 2: Location of the Site (ESRI)

- 1.2 The application site currently comprises a two-storey house constructed in brick and render with a tiled roof, set within a generous plot (**Figure 1**). The existing building on the site dates from the 1930s and is currently in a poor condition with only rudimentary internal provision. The site is currently vacant and overgrown and progressing towards dereliction.

- 1.3 The locale is predominantly residential, comprising a mix of two-storey detached and semi-detached properties off The Street and Lime Tree Close; and bungalows to the east off Clarence Drive. Gladwyn is not formally subject to any national designations, or any more local recognition such as inclusion on a local list.
- 1.4 Therefore, the application site is not statutorily protected; is not located within a conservation area; and has never been previously identified by the LPA as exhibiting those qualities relevant to warrant inclusion on a local list. It is of no historic and/or architectural value, and as such, is not acknowledged in this respect.
- 1.5 However, it is located in the older part of East Preston village and lies in close proximity to a number of Grade II Listed Buildings. As such, the current state and condition of the site is understood to have a detrimental effect upon the settings of adjacent heritage assets and this historic part of the village more generally.
- 1.6 Among the nearby listed buildings, Wisteria Cottage - located on The Street to the south-west of the site - is the most relevant. It was designated Grade II on 20th September 1984 and the list description for this may be summarised as follows:
- 'C18. Two storeys. Three windows. Faced with flints with red brick dressings and quoins. Thatched roof. Casement windows. Ground floor portion of one window -bay at north end'.*
- 1.7 Additionally, Apple Tree Cottage and Jasmine Cottage (Grade II, 20th September 1984) and Forge Cottage (Grade II, 20th September 1984) are located at some remove to the north and beyond intervening built form set within a mature landscape framework.
- 1.8 Within such a context, the proposal at hand is considered the most beneficial, given the site's existing, wholly detrimental effect upon the settings of those aforementioned heritage assets. Proposals entailing the removal of the much-degraded existing property and the erection of three terraced houses with associated parking and amenities would not only represent a more *sustainable and efficient use* of land at the site in accordance with wider planning objectives, but also *enhancement* of the listed buildings' setting.
- 1.9 In accordance with *paragraph 189* of the *National Planning Policy Framework* (February 2019), this statement describes the significance of the heritage assets with the potential to be affected in a manner proportionate to both the assets' importance and an understanding of the potential impact of proposals upon that significance.

2.0 Regulatory Framework

Legislation

- 2.1 Legislation relating to the historic environment is contained in the *Planning (Listed Buildings and Conservation Areas) Act 1990* (the Act). Of particular relevance are *sections 16* and *66*, summarised as follows:

Concerning a listed building or its setting, the local planning authority or Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

National Guidance

- 2.2 The *National Planning Policy Framework (NPPF, February 2019)* emphasises a '*presumption in favour*' of sustainable development defined by the document as '*development that meets the needs of the present without compromising the ability of future generations to meet their own needs*'.
- 2.3 This '*presumption in favour*' has been implemented to speed up decision-making and encourage more development. As regards heritage assets, it is emphasised that their conservation under such circumstances is to be achieved '*in a manner appropriate to their significance*'. Key paragraphs from the document are summarised below.
- 2.4 *Paragraph 185* outlines the requirement for local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment, taking account of putting heritage assets to viable uses consistent with their conservation; the wider public benefits of the conservation of the historic environment; the desirability of new development making a positive contribution to local character and distinctiveness; and, draw on the overall contribution made by the historic environment toward local character and a sense of place.
- 2.5 *Paragraph 192* states that '*in determining planning applications local authorities should take account of:*
- a) *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

- b) *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) *The desirability of new development making a positive contribution to local character and distinctiveness.'*

2.6 At *paragraph 200* it is highlighted that local planning authorities should look for opportunities for new development within conservation areas and within the *setting of heritage assets to enhance and/or better reveal their significance*.

2.7 The *NPPF Planning Practice Guidance* and recently published guidance from *Historic England Note 2: Managing Significance in Decision-Making in the Historic Environment* and *Note 3: The setting of Heritage Assets* are also pertinent.

2.8 Concerning setting, *Planning Practice Guidance* states that:

'The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each. The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.'

2.9 Additionally, *Annex 2: Glossary of the NPPF* defines the *setting* of a heritage asset as:

'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'.

2.10 Historic England's guidance note *The Setting of Heritage Assets – Historic Environment Good Practice Advice in Planning: 3* from July 2015, goes further, stating that:

'Setting is not a heritage asset, nor a heritage designation ... Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes pertaining to, the heritage asset's surroundings ...

... Where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset ...

... Settings of heritage assets change over time. Understanding the history of change will help determine how further development within the asset's setting is likely to affect the contribution made by setting to the significance of the heritage asset.'

Local Policy

2.11 **The Arun Local Plan 2011-2031** was adopted on 18th July 2018, it now fully replaces all saved policies within the **Arun Local Plan, 2003**. This new document will be used to guide decisions pertaining to planning, development and regeneration activity across the area. Policies of relevance to the site, from a heritage perspective are set out below.

2.12 **Policy SD SP1 – Sustainable Development** states that:

'When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work pro-actively with applicants to jointly find solutions which mean that proposals can be approved wherever possible and to secure development that will contribute to the social, economic and environmental conditions south of the National Park through to the coast and throughout its settlements (both coastal and inland).'

2.13 **Policy D SP1 – Design** outlines that:

'All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable

design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats); and the influence these objectives have on the form of the development’.

2.14 **Policy D DM1 – Aspects of Form and Design Quality** sets out that:

‘When considering any application for development the Council will have regard to the following aspects:

1. Character

Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.

2. Appearance/attractiveness

Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area.

3. Impact

Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.

4. Innovation

Raise standards of design by embracing appropriate innovative design, new technologies and construction techniques, where a development proposal has the potential to do so.

5. Adaptability

Acknowledge diversity and difference. Buildings and places should be flexible to future adaptation, including the changing needs of occupants (for example ageing users, family circumstances), changes in wider work and social trends, and be able to accommodate potential differing uses of public space.

6. Crime prevention

Provide security measures that make places feel safer. This shall be achieved through natural surveillance and human presence by locating buildings and play areas along public routes and spaces, and making a clear division between private and public land to foster a mutual protection through territorial belonging. With respect to crime prevention, regard shall be had in particular to the document 'Secured by Design' and the 'Safer Places - The Planning System and Crime Prevention'.

7. Trees and woodland

All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals.

8. Solar gain

Within the constraints of the site and local context development proposals should, maximise sunlight and passive solar energy. Ideally development should be positioned (within a 15-20 degree margin) broadly south, with streets having an east-west pattern.

9. Public realm

Provide or enhance layouts, streets and public spaces so that they are attractive, socially inclusive, safe and secure, adaptable, with appropriate provision for planting, street furniture, and facilities for bicycle storage to create a place with attractive and successful outdoor areas.

10. Layout - movement

Utilise existing networks or improve access via delivery of a variety of integrated networks, to and from residential areas, commercial zones, open spaces, facilities and public transport. Development schemes should carefully consider walking and cycling as an integral part of the overall design concept.

11. Layout - legibility

Deliver or contribute to the ease of navigation within a new or existing development scheme through use of focal points (landmarks, gateways, vistas, corner buildings, active edges, existing topography), and/or a variety of detail within the public realm (sculpture, planting, street furniture, building materials, building detail, signage).

12. Public art

Public Art should be incorporated into schemes where there is capacity to do so. Public art can encompass a wide variety of elements to include art as part of the design of buildings and developments, landscape and planting, street furniture, signage and lighting in the public realm which is accessible to all. This can also result in physical, permanent artworks and sculptures.

13. Density

The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity.

14. Scale

The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.

15. Aspects of form and design quality

Development should also comply with the Arun District Council Design Guide.

2.15 **Policy D DM4 – Extensions and Alterations to Existing Buildings (residential and non- residential)** requires that:

'When considering applications for extensions and alterations to existing buildings, the Council will require that: -

- 1. the extension or alteration sympathetically relates to and is visually integrated with, the existing building in siting, massing, design, form, scale and materials;*
- 2. the extension or alteration is visually subservient to the main building and provide a high standard of amenity;*
- 3. the extension or alteration does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties;*
- 4. in streets characterised by relatively small gaps at first floor level between buildings, any extension or alteration at first floor level does not come to within a minimum of one metre of the side boundary and;*
- 5. the extension or alteration does not compromise the established spatial character and pattern of the place but is instead a positive addition'.*

2.16 **Policy HER SP1 – The Historic Environment** states that:

'The Local Planning Authority will grant planning permission or relevant consent for development proposals that conserve or enhance the historic environment of the District, based on the following approach:

Designated heritage assets including listed buildings, structures and their settings; and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance.

Non-designated heritage assets including locally listed heritage assets (Buildings or Structures of Character and Areas of Character) and their settings will also need to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment;

Development likely to prejudice any of the above, including their settings, will be refused. Any proposals for development will be required to comply with all other relevant policies and reflect any relevant appraisals or management proposals adopted by the Local Planning Authority.

The Local Planning Authority will encourage the re-use of vacant or underused Listed Buildings or unlisted buildings by approving proposals that contribute positively to their conservation either individually or as part of wider strategies for regeneration. Where changes of use are proposed, the Local Planning Authority will consider these in a flexible way but will favour proposals which improve public access where these are not prejudicial to existing character or appearance.

The Local Planning Authority will take a pro-active stance to any heritage assets that may be at risk. This will include working with property owners to find a use that will enable them to be put back in to use.

Development proposals involving the demolition of Listed Buildings or substantial harm to a Conservation Area will not be permitted unless it can be demonstrated that the loss or harm achieves substantial public benefits’.

2.17 Policy HER DM1 – Listed Buildings sets out that:

‘Proposals affecting statutory Listed Buildings will be required to:

- 1. Preserve or enhance the historic character, qualities and special interest of the buildings;*
- 2. Be necessary and not detrimental to the architectural and historical integrity and detailing of a Listed Building's exterior;*
- 3. Protect the architectural and historical integrity and detailing of a Listed Building's interior;*
- 4. Protect the special interest of buildings of architectural or historic interest; and*
- 5. Protect, and where possible enhance the setting of the building’.*

Other Relevant Guidance

- 2.18 Also, of relevance is the *East Preston Neighbourhood Plan 2014-2029* and, pertaining to heritage more generally, is English Heritage's (now Historic England) 2008 document *Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment*. At paragraph 140, p.59, this states that "*The greater the range and strength of heritage values attached to a place, the less opportunity there may be for change, but few places are so sensitive that they, or their settings present no opportunities for change*".

3.0 Historic Background

- 3.1 East Preston is a coastal parish evidencing settlement as early as the Bronze Age. Characterised by dispersed tidal lagoons, the combination of these lagoons in conjunction with the fertile soils of the coastal plain would also attract Saxon settlers. Prior to the Conquest, the manor was held by Ulvela, a freewoman, on behalf of King Edward the Confessor. By the Norman period, Saxon settlers had evolved into a small farming community.
- 3.2 Preston or East Preston (as distinguished from the medieval parish north of Brighton and Hove), was bounded on the east by Kingston, on the west by Rustington and on the east by Angmering, with the sea to the south. This comprised around 560 acres of rich arable land and around 25 acres of meadow.
- 3.3 The Domesday survey records East Preston as *Presetune* – meaning the Priest’s settlement – and was recorded as having three salt pans worth 30d. The manor was then held by Robert - who also held the three manors of the Garinges family - holding this on behalf of Prestune of Roger, Earl Montgomery.
- 3.4 During the twelfth century, the *de Milliers* family constructed the first of a number of manor houses at The Street. A survey of 1321 outlines that Sir Thomas Tregoz held the Manor, which comprised 26 families tenanted smallholdings from the lord. The families were recorded as rendering services that included reaping corn, making hay and sheep shearing.
- 3.5 By the reign of Elizabeth, the lordship was held by Sir Thomas Palmer of Kent, and can be seen to continue in his family for many years. Henry Palmer of Fairfield, Somerset sold it to a James Colbrooke. Parish registers commence in 1573. In 1685, a Martin Chalk dedicated a sum to the poor widows of the parish, whilst in 1805, a John Corney - the Corney family comprising a large part of the population at this time - gave a further sum to the poor generally.
- 3.6 Following several alienations, in 1835 the manor then became the property of the heirs to John Corney, albeit the Bushby, Oliver and Henty families also held land in East Preston. In 1835 the population was known to have increased from 170 to 242 in c.30 years. The village was then noted to be located at the centre of the parish, around half a mile from the sea, three and a half miles east from Littlehampton and six miles southeast of Arundel.

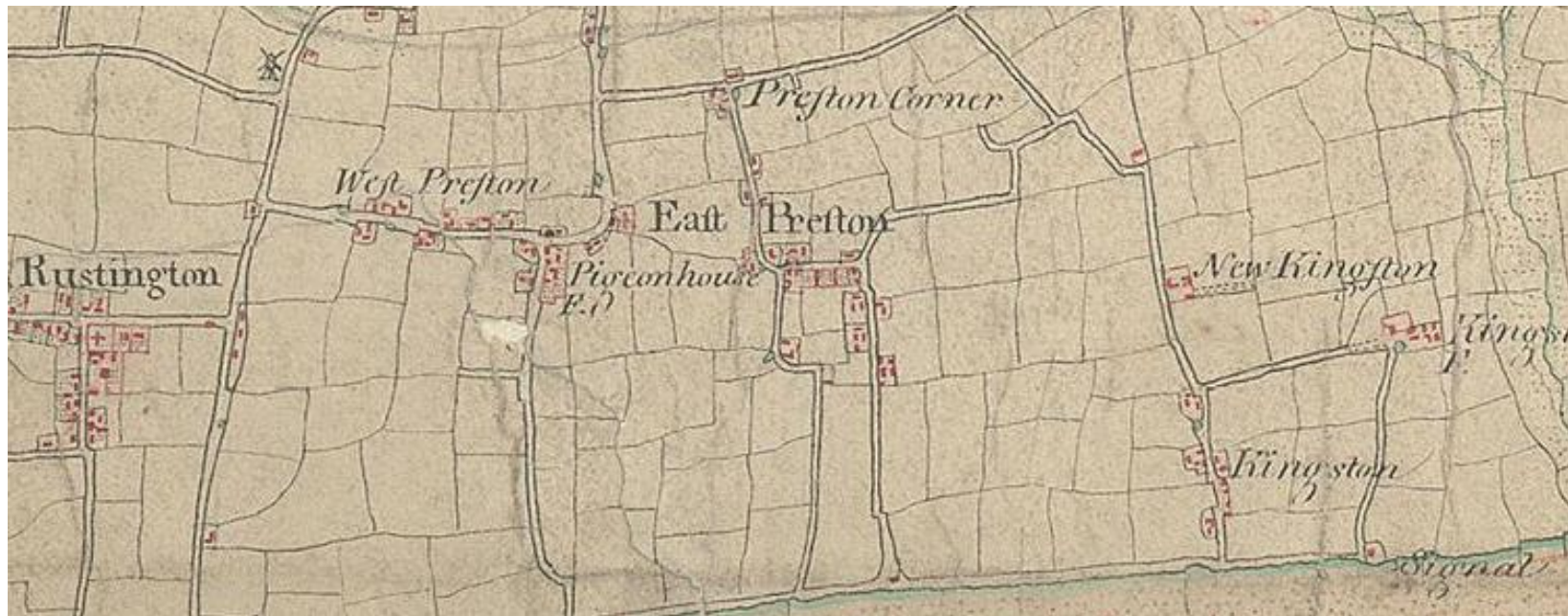


Figure 3: 1806 Map Shows the Built-up Village Centre of East Preston

- 3.7 The benefice was then a vicarage in the deanery of Storrington, with corn tithes belonging to the prebend of Ferring and a total of nine acres of glebe. The church of St. Mary is noted to have Norman origins (with further C12 and C13 developments) and to be situated at the then-extreme western edge of the parish, more than a quarter of a mile from the village. This was restored and added to by Sir Gilbert Scott in 1869 and its late medieval tower demolished in 1951.
- 3.8 Physically, the houses and cottages of East Preston were dispersed across what was a relatively small parish, principally along the Street and an extended lane, which together ran from Corner House to the sea and the south of Blockade House (now The Street and Sea Road). As noted, the church was located at one remove on the western boundary, and only approached via a footpath crossing Manor Farm. It was, therefore, the first Workhouse (built in 1791-2) that dominated the village, and not the church. John Slater was the Parish Guardian of the Poor there in the early C19.

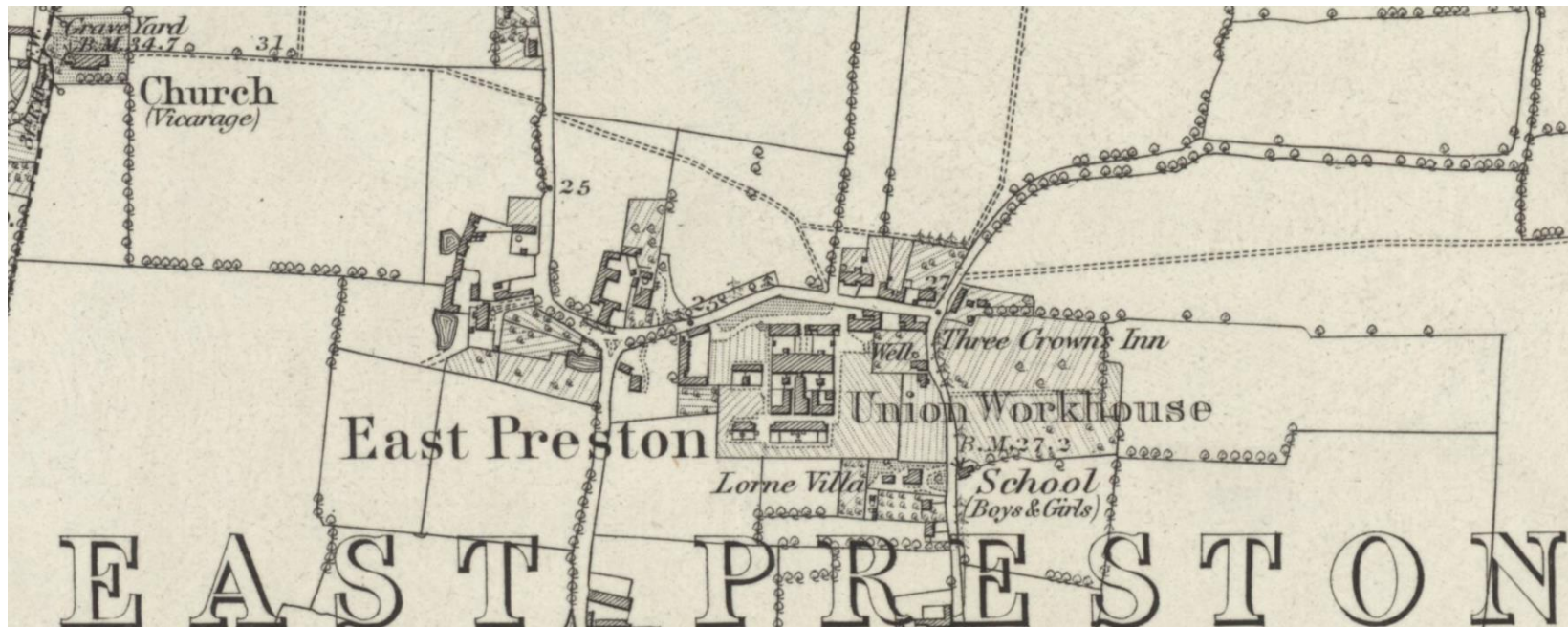


Figure 4: The 1875 OS Map of East Preston

- 3.9 Slater would live at the now listed Preston Cottage, noted above. This was located directly opposite the beer shop owned by Elizabeth Corney (i.e. the application site at its west), in turn, located nearby a house belonging to a Thomas Knight and later to become the Three Crowns Inn (opposite and now the British Legion). A Nancy Corney would own a grocery shop in North Lane Cottages, built at the end of the eighteenth century by a Richard Baker.
- 3.10 James Booker would at this time or shortly thereafter occupy Forge Cottage to the northwest. Labourers' cottages included Jasmine and Apple Tree Cottages to the south of Corner House. This type of structure would include former farmhouses, reduced in status and consequently in multiple occupancies. These would include House-on-the-Bend in Sea Lane and Boxtrees in Sea Road, the latter owned by two Ayling brothers. Two more such cottages were located near the Homestead.

- 3.11 Although some small-scale development was to be implemented over the intervening period, it wasn't until the nineteenth century that significant growth was to occur. Until then, East Preston had remained a small farming community (**Figure 4**), but during the 1860's, a new local industry in growing glass-house produce was to emerge.
- 3.12 As a result, two nurseries were developed. A new larger workhouse – supplanting that already constructed in 1792 and resulting from legislation requiring parishes to provide relief for the poor – was built on the same site in 1873. This comprised an entirely self-sufficient structure complete with men's and women's wings, dining hall and school, etc., but was demolished in 1969.

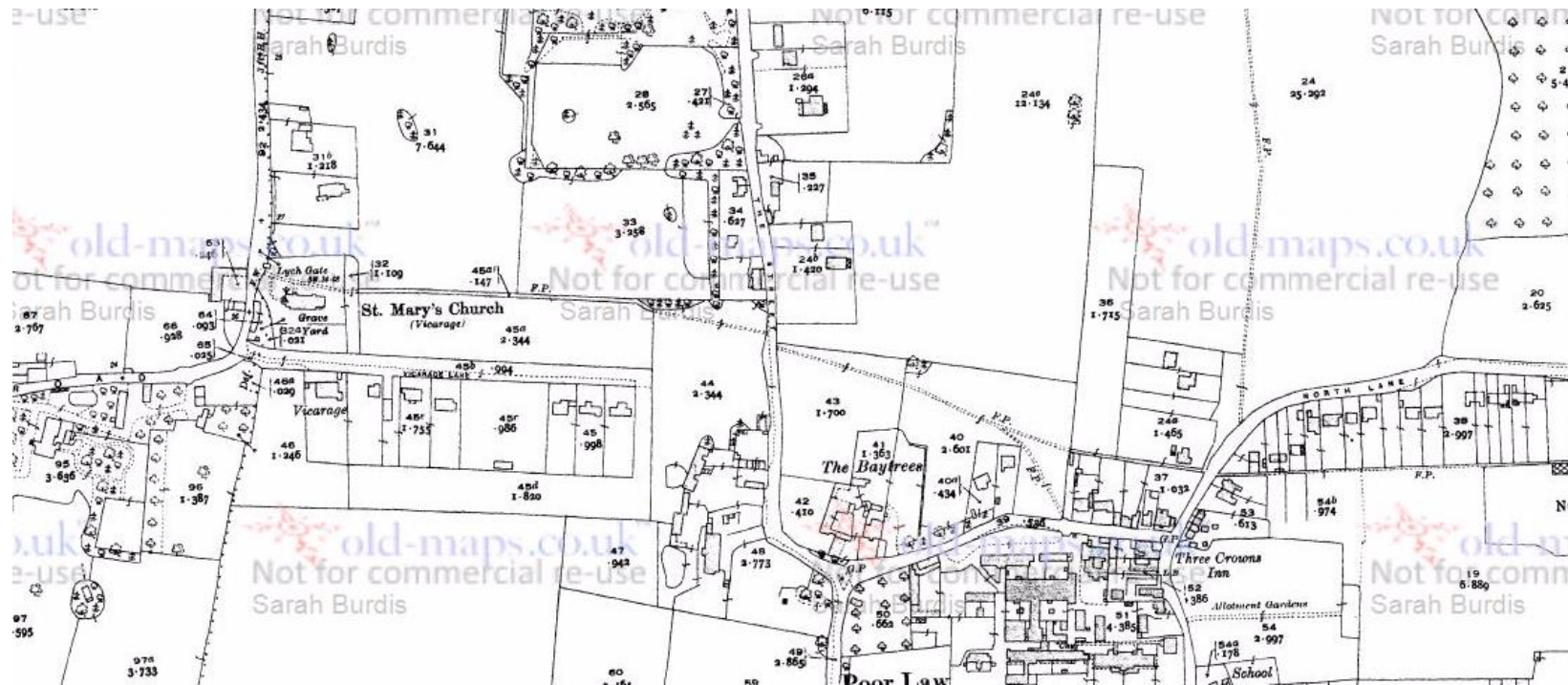


Figure 5: The 1932 OS Map of the Locale Shows the Current Building on Site

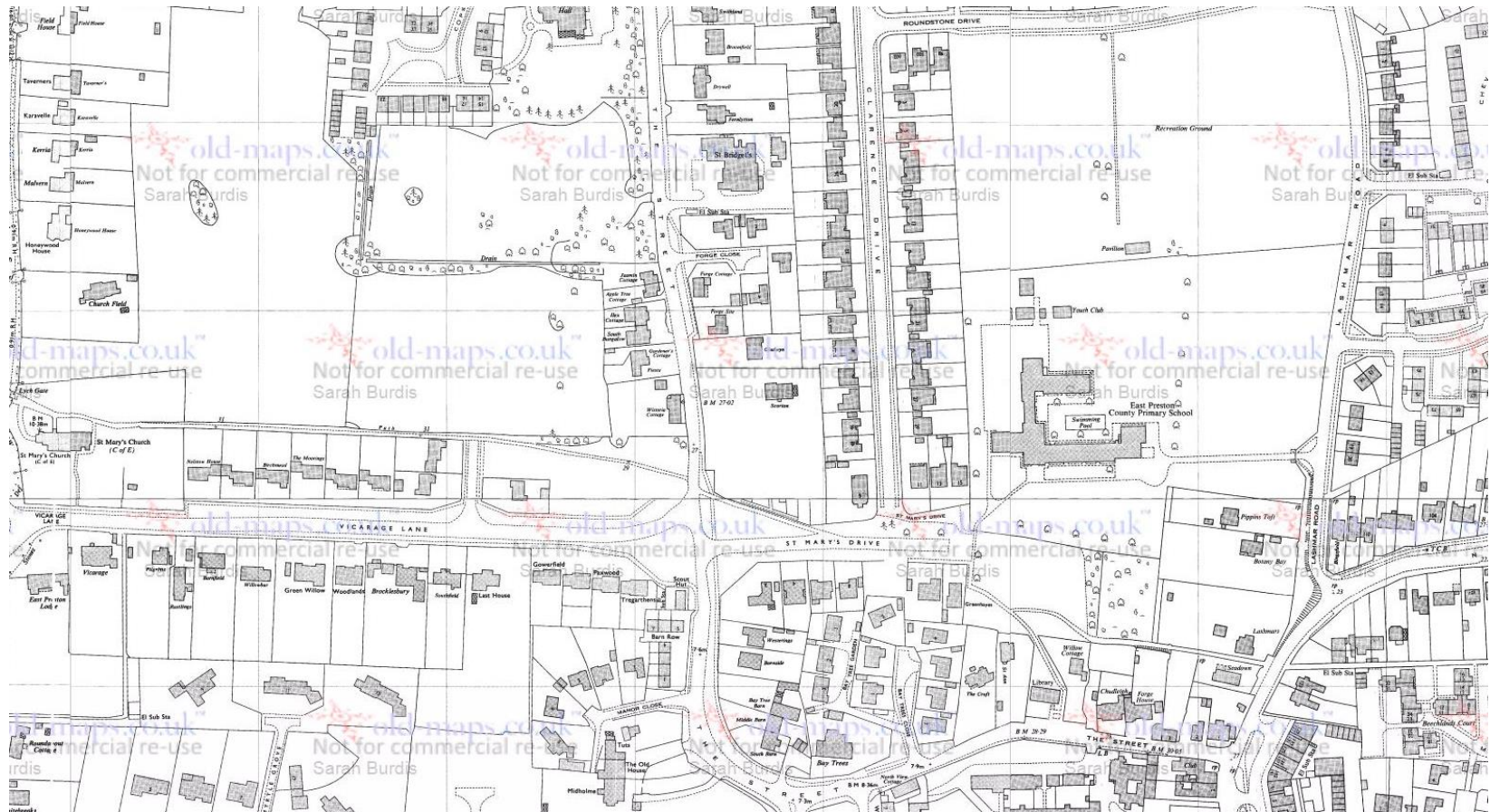


Figure 6: The 1968 OS Map of East Preston

- 3.13 During the twentieth century, the farming industry formerly associated with East Preston was to falter, and with the West Coast Railway line, East Preston became increasingly accessible. Developers saw the potential of the parish and much early twentieth century growth occurred in close proximity to the sea, before latterly expanding north and to the east and west (**Figure 6**). Still further expansion and infill over the early twenty-first century saw East Preston classified as an 'urban parish'.

4.0 The Heritage Asset(s)

- 4.1 The existing building on site was constructed in the early 1930s as it first appears on the OS Map of 1932. As such, when considered in isolation, the building itself does not necessarily possess any *historic value*. In terms of architectural style, the building appears as an inter-war, utilitarian construction - typical to its date but without any special architectural merit – and therefore, not significant in this regard.
- 4.2 Gladwyn is not statutorily listed; neither is it located within a conservation area; and neither has it ever been previously identified by the LPA as exhibiting those qualities relevant to warrant inclusion on a local list. As such, it is not considered a heritage asset of any significance. Furthermore, the currently poor state of the site is a demonstrably major, detrimental factor, both within the settings of other relevant heritage assets sited throughout the immediate locale, and toward the wider historic environment more generally.



Figure 7: The Existing Building



Figure 8: The Poor Condition of the Building

- 4.3 Nevertheless, given the account outlined above, the surrounding area can be seen to be inherently historic, resulting in a number of national designations within the locale. Therefore, the settings of these heritage assets are the only historic environment dimension of relevance to the application site.
- 4.4 However, it is important to reiterate that the majority of these are nevertheless of little relevance, given the nature and extent of intervening physical and/or visual barriers comprising both built form and mature vegetation. Those listed buildings lying directly adjacent comprise *Wisteria Cottage*, *Apple Tree & Jasmine Cottage* and *Forge Cottage*.

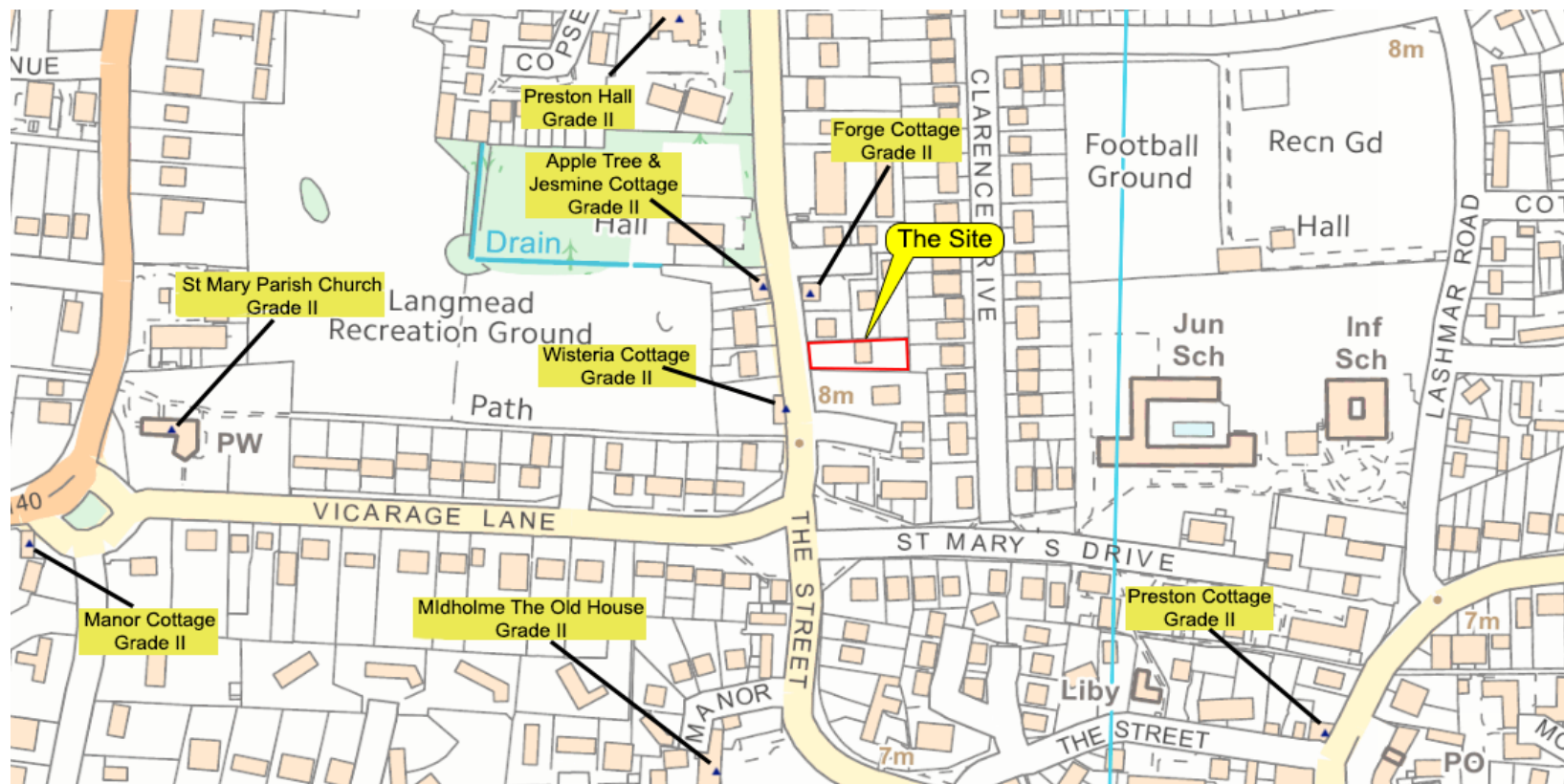


Figure 9: Designated Heritage Assets Within the Locale (Historic England)

4.5 Most relevant among these is Grade II Listed Wisteria Cottage – this owing to its close proximity and the current inter-visibility between this and the application site. As such, any development within the setting of this will need to have *special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses* as per the above-cited Act.

4.6 Wisteria Cottage was Grade II listed in September 1984. The list description may be summarised as follows:

'C18. Two storeys. Three windows. Faced with flints with red brick dressings and quoins. Thatched roof. Casement windows. Ground floor portion of one window -bay at north end'.



Figure 10: Wisteria Cottage, 1806



Figure 11: Wisteria Cottage, 1876

4.7 There is little to dispute in this account. A map regression exercise shows Wisteria Cottage to have been relatively isolated on the western side of The Street, between development within East Preston and Preston Corner (Figure 10). Clearly legible in an OS extract of 1876, the property is relatively regular in plan form (Figure 11).

- 4.8 Limited alterations had occurred to the property by the early twentieth century. However, more significant development of what was formerly agricultural land had begun to encroach upon this once entirely rural locale. An OS extract of 1932 shows the existing house to have been built at the site (**Figure 5**). Clarence Drive had also been constructed to the east of The Street, with further, more uniform properties located either side of this north/south route.



Figure 12: Wisteria Cottage



Figure 13: Apple Tree & Jasmine Cottage

- 4.9 Further infill development off The Street was to occur over the latter half of the twentieth century. The 1968 OS map of the locale shows an irregular grouping of residential structures to the north of the site off Forge Close, whereas a number of other cottages and bungalows had been constructed directly north of Wisteria Cottage (**Figure 14**).
- 4.10 By 1971, still more infill development had occurred to the south of The Street. By the late twentieth/twenty-first century, built form had expanded north from the coast and in both an easterly and westerly direction. A recently approved development of seven residential dwellings, with associated parking and an access driveway from Lime Tree Close, will represent further change to this evolving context.

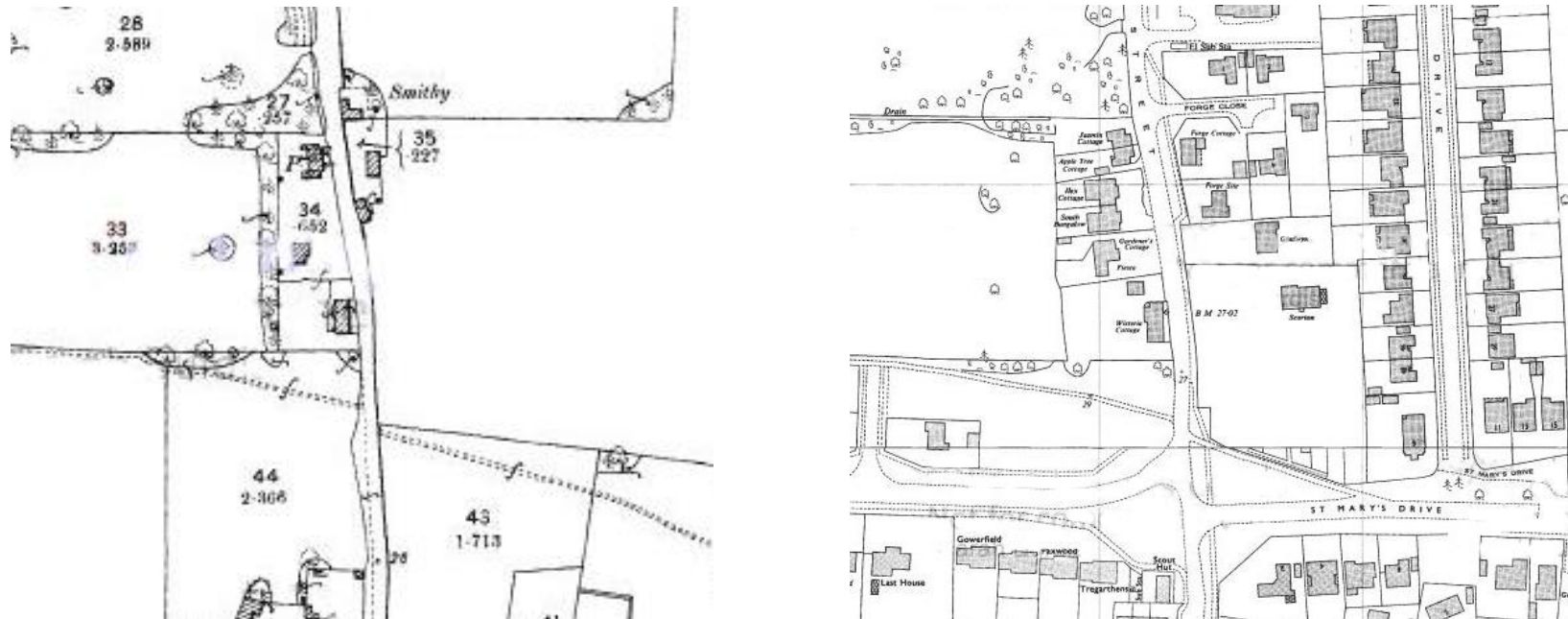


Figure 14: Radical Changes to The Locale as Demonstrated in The Extracts of The OS Maps of 1898 (left) and 1968 (right)

- 4.11 The listed building itself has been subject to many alterations. The overall extent of its layout has been changed by the addition of a two-storey rear section and also a single-storey north section with a lean-to roof. A conservatory was added to the rear of the building in 2000, and the entire property was rethatched in 2006.

- 4.12 A further planning application has been lodged with the LPA to seek Listed Building Consent for the erection of an orangery to replace the existing conservatory. Undoubtedly, this would once more change the layout of the site, and therefore compromise the inherent significance of the listed building still further.
- 4.13 Apple Tree & Jasmine Cottages lie north-west of the site on the opposite side of The Street. Designated in September 1984, the list description reads as follows;
- 'One building. Mid C19. Two storeys. Two windows. Faced with cobbles with brick dressings and quoins, now all painted. Tiled roof. Casement windows. Pentice portion of one-window bay at north and south ends on ground floor only.'*
- 4.14 Two mid-C20th semi-detached houses constructed to the south of Apple Tree & Jasmine Cottages have significantly altered the historic setting of this heritage asset. The white painting of the cottages' flint dressed façade is also considered a demonstrable detraction from the significance of this Grade II Listed building. Furthermore, the modern garage built along the north elevation is undoubtedly detrimental to both the building and wider streetscape (**Figure 13**).
- 4.15 Changes occurring to the locale throughout the C19th and C20th have similarly affected the setting of Forge Cottage which was also listed in September 1984 and is described as *'C18. Two storeys. Two windows. Faced with flints with red brick dressings and quoins. Half-hipped tiled roof. Casement windows.'*
- 4.16 The wider environment of these heritage assets is one that has been subject to extensive development over the twentieth and twenty-first centuries and such, can be seen to have definitively divorced these designations from their original settings.
- 4.17 Given the historically rural character of these historic cottages and their wider environs, this has resulted in their considerable departure from original and/or historic associations. Gradual yet continued expansion saw what was formerly an agricultural landscape become wholly suburban in character (**Figure 14**).
- 4.18 Therefore, the settings of these heritage assets must be viewed as having been already much-impinged upon, and in a wholly negative manner. Modern development - directly adjoining the site to the north, south and east - has already had an impact on the significance of the physical surroundings of the asset; the way this is appreciated; and, the asset's associations and patterns of use.

5.0 Assessment of Proposal

- 5.1 Proposals for the application site seek to demolish the existing building and construct three terraced houses, each providing three-bedroomed modern dwelling. The proposals are considered a site-specific design, and one that remains of an appropriate scale and density. This also respects and contributes positively toward the historic environment and settings of relevant listed buildings, whilst enhancing these aspects by virtue of the design approach's intrinsically high quality.

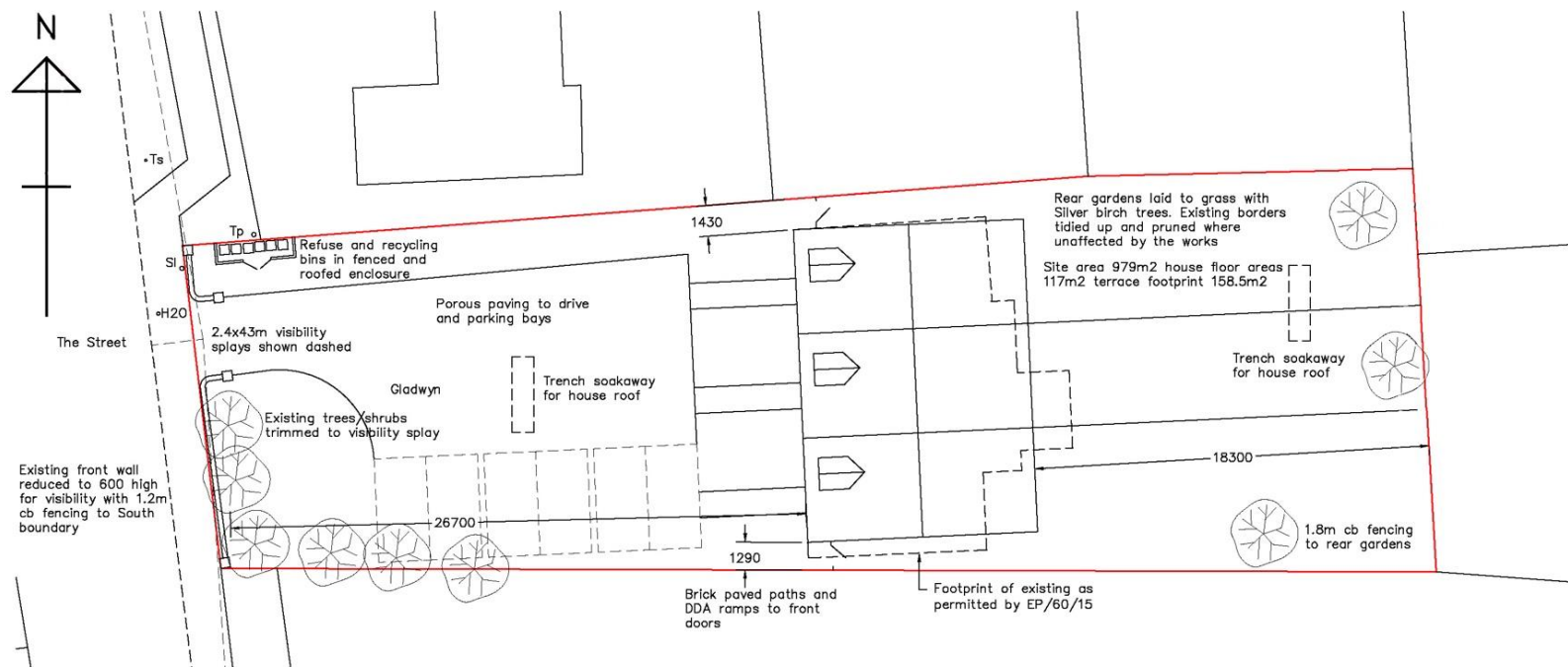


Figure 15: Proposed Layout of the Site

- 5.2 The site has evidently been vacant for some time and the existing building on the site is in a very poor state of repair, exhibiting a clear trend toward dereliction. Within such a context, redevelopment of the site not only represents a more sustainable and

efficient use of land at the site in general accordance with existing densities across the wider, established urban grain, but also wider planning objectives. Fundamentally, this would also include the enhancement of settings to all aforesaid heritage assets.

- 5.3 The proposed replacement building would maintain the line of the existing front elevation, whilst being modestly scaled to retain the width of the existing property, plus the extension to Gladwyn for which planning was permitted under *Ref: EP/60/15/HH* (see **Figure 18**). As such, the overall change to the footprint would be negligible - merely 3.5m² - whilst retention of the existing front building line would preserve the existing layout in relation to the setting of both relevant heritage assets and the wider street scene.
- 5.4 The overall height of the proposed building has been revised according to advice received from the Conservation Officer and reduced to correspond to the height and massing of adjacent dwellings (**Figure 16**). The additional - albeit negligible - height has been carefully considered and offset the substantial setback nature of the proposed building from the street; thus resulting in a neutral impact upon both the wider streetscape and views from adjacent listed buildings.



Figure 16: Proposed Front Elevation and Conjectural Street Scene

- 5.5 Furthermore, the scale of the proposed dormers has also been reduced - again as advised by the conservation officer - confirming these are sufficiently subservient to the roof as a whole (**Figure 17**). As such, a careful balance is achieved in ensuring the optimum infiltration of natural light within the building, whilst maintaining a referential architectural style that not only respects the local vernacular character, but also safeguards the prominence and profile of adjacent listed buildings.



Figure 17: Aerial View (Google) Showing the Site and The Locale in The Context of Relevant Heritage Assets

- 5.6 More peripherally, the proposed dwellings would utilise a traditional palette of materials and features, again reflecting relevant heritage assets and – necessarily as a matter of authentic contextual reference – the wider vernacular assumed by its

traditionally styled near neighbours. For instance, the proposed roof will be covered in traditional handmade clay tiles, which are considered to be more referential toward local vernaculars.

- 5.7 A number of design measures have also been carefully considered with respect to nearby heritage assets. Notably, most of the principal façade of the proposed building will be manually dressed in flint with red brick dressings and quoins (**Figure 17**). This would retain an appearance that makes clear reference toward the adjacent Grade II listed Wisteria Cottage and Apple Tree & Jasmine Cottages.
- 5.8 Furthermore, the scheme would incorporate traditional storm porches with oak uprights to front doors. Coupled with cottage-style windows, this will ensure that the building fully references the locale. As such, a demonstrable *enhancement* to the settings of adjacent heritage assets would be achieved. The existing entrance from The Street with brick piers will be retained, whilst the proposed gravel driveway and parking spaces would further enhance the existing environment.



Figure 18: Plan (left) And Elevation (right) Showing of The Location and Scale of Approved Development at 9 Lime Tree Close

Setting

- 5.9 When considered in terms of the settings of the three aforementioned listed buildings sited adjacent, proposals ensure that considerable and appropriate reference is made to these. Proposals will not significantly alter the overall appearance of the site – except positively – and consequently, perceptions from within the wider public realm. The settings of relevant listed buildings would be both preserved and enhanced.
- 5.10 As such, proposals both respond to and respect these national designations and do not negatively affect either significant features of relevant heritage assets within the immediate locale, or views either into or across the site. This is particularly pertinent when considered in terms of the more general retention of the existing layout of the site, and the proposed overall mass of the proposed development.
- 5.11 In terms of inter-visibility, the site is rendered separate and distinct from both Forge Cottage and Apple Tree & Jasmine Cottages by mature trees and buildings (**Figure 18**). Therefore, the proposed development is understood to have a generally neutral effect upon the settings of these heritage assets.
- 5.12 Although the site currently shares inter-visibility with Wisteria Cottage, this is however, expected to be nullified by development approved for the land of 9 Lime Tree Close, located immediately opposite the Listed Building (**Figure 19**). Therefore, development proposed for the site would not be relevant to the setting of Wisteria Cottage, where the current relationship and potential inter-visibility will be definitively interrupted.
- 5.13 In sum, the proposals represent a sustainable development resulting in i) increased housing that is ii) coupled with the more efficient use of land in accordance with wider planning objectives. As regards the wider locale and context, the scheme is referential and well-assimilated; not only in terms of overall form, style and detailing, but also as regards grain and density. In relation to pertinent heritage assets, it represents an enhancement of their setting, being subservient and of an appropriate design ethos.

6.0 Summary

- 6.1 The proposed dwellings fully assimilate within the character of the locale where this comprises a wide-ranging mix of buildings of various forms and scales, including detached and semi-detached houses on generous plots, vernacular cottages, bungalows, and terraced houses. Therefore, proposals for the application site are considered to be of an in-principle acceptability.
- 6.2 Although limited, proposals would fully *preserve* the key elements of significance of the site as regards its location within the settings of a number of designated heritage assets. Redevelopment of the site in the proposed manner would demonstrably elevate this from its existing poor state, and therefore the significance of relevant heritage assets will be definitively *enhanced*, given the quality and value of the proposals.
- 6.3 In terms of physical and/or visual impacts arising from the implementation of proposals, these are considered to be wholly positive in effect. Initial objections relating to the height and mass of the proposed development have been clearly addressed by the revised scheme at hand, by reducing the dormers so that these would be subservient to the roof.
- 6.4 Regarding relevant guidance contained within the *NPPF (paragraph 192)*, proposals relating to the redevelopment of the site have demonstrably taken account of the *desirability of sustaining and enhancing the significance* of relevant heritage assets and the need to make a *positive contribution to the community and its economic vitality*.
- 6.5 Whilst according with both national and local guidance concerning matters of heritage and/or design, more contextually, the proposed development further supports those aspects of *Arun's Local Plan* that sets a target for at least 20000 additional homes by 2031.

7.0 Sources

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(1990). *Planning (Listed Buildings and Conservation Areas) Act 1990*.

8.o Appendix 1: Listing Descriptions

WISTERIA COTTAGE

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1353846

Date first listed: 20-Sep-1984

Statutory Address: WISTERIA COTTAGE, THE STREET

Map



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This copy shows the entry on 18-Jul-2019 at 09:20:28.

Location

Statutory Address: WISTERIA COTTAGE, THE STREET

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

County: West Sussex

District: Arun (District Authority)

Parish: East Preston

National Grid Reference: TQ 06822 02548

Details TQ 0602 EAST PRESTON THE STREET 27/141 (west side)

Wisteria Cottage

II

C18. Two storeys. Three windows. Faced with flints with red brick dressings and quoins. Thatched roof. Casement windows. Ground floor portion of one window-bay at north end.

Listing NGR: TQ0682202548

Legacy

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

Legacy System number: 297869

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.

End of official listing

APPLE TREE COTTAGE JASMINE COTTAGE

Overview

Heritage Category: Listed Building

Grade: II

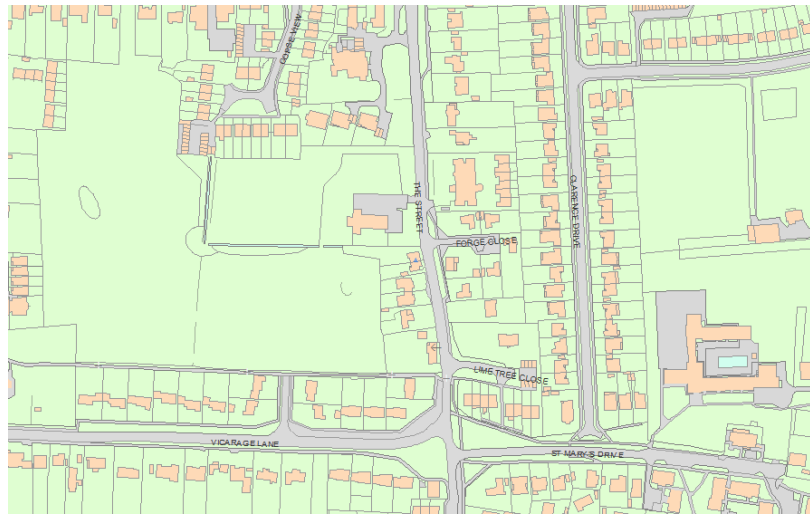
List Entry Number: 1276444

Date first listed: 20-Sep-1984

Statutory Address: APPLE TREE COTTAGE, THE STREET

Statutory Address: JASMINE COTTAGE, THE STREET

Map



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Location

Statutory Address: APPLE TREE COTTAGE, THE STREET

Statutory Address:

JASMINE COTTAGE, THE STREET

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

County: West Sussex

District: Arun (District Authority)

Parish: East Preston

National Grid Reference: TQ 06809 02615

Details TQ 0602 EAST PRESTON THE STREET 27/142 (west side)

Apple Tree Cottage and Jasmine Cottage

II

One building. Mid C19. Two storeys. Two windows. Faced with cobbles with brick dressings and quoins, now all painted. Tiled roof. Casement windows. Pentice portion of one-window bay at north and south ends on ground floor only.

Listing NGR: TQ0680902615

Legacy

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

Legacy System number: 297870

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.

End of official listing

FORGE COTTAGE

Overview

Heritage Category: Listed Building

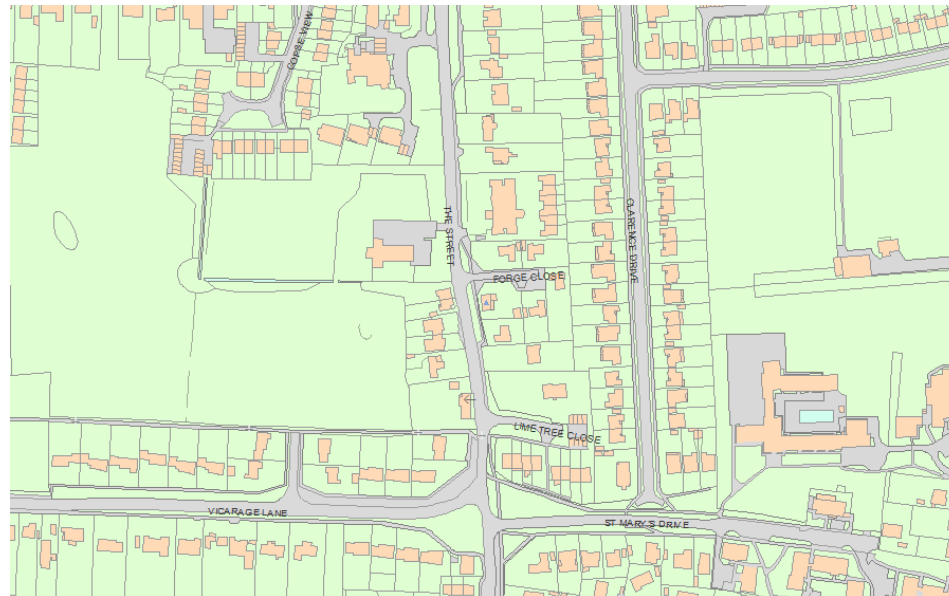
Grade: II

List Entry Number: 1027650

Date first listed: 20-Sep-1984

Statutory Address: FORGE COTTAGE, THE STREET

Map



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Location

Statutory Address: FORGE COTTAGE, THE STREET

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

County: West Sussex

District: Arun (District Authority)

Parish: East Preston

National Grid Reference: TQ 06834 02612

Details TQ 0602 EAST PRESTON THE STREET 27/139 (north side)

Forge Cottage

II

C18. Two storeys. Two windows. Faced with flints with red brick dressings and quoins. Half-hipped tiled roof. Casement windows.

Listing NGR: TQ0683402612

Legacy

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

Legacy System number:

297867

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.

End of official listing

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