

JM DESIGNS LIMITED

**DESIGN AND ACCESS AND HERITAGE STATEMENT
FOR A NEW 'ARROW SLIT' WINDOW IN THE SOUTH ELEVATION
AT 'BRAMBLE COTTAGE', SEA LANE, FERRING.**



ASSESSMENT OF CONTEXT AND HERITAGE

‘Bramble Cottage’ is a detached flint and thatched 17th century Grade 2 cottage.

The cottage is currently undergoing a refurbishment program and the Historic Building Advisor (Dr Ian Wightman) has visited the cottage and is aware of the repair work that is being carried out. Permission has been granted, subject to conditions, FG/46/14/L for ‘Consent for strengthening of the failed roof structure, to include increase in habitable space within roof, New thatching of roof.’

‘Bramble Cottage’ is sited quite close to the Road (Sea Lane) and enjoys a reasonable size rear garden.

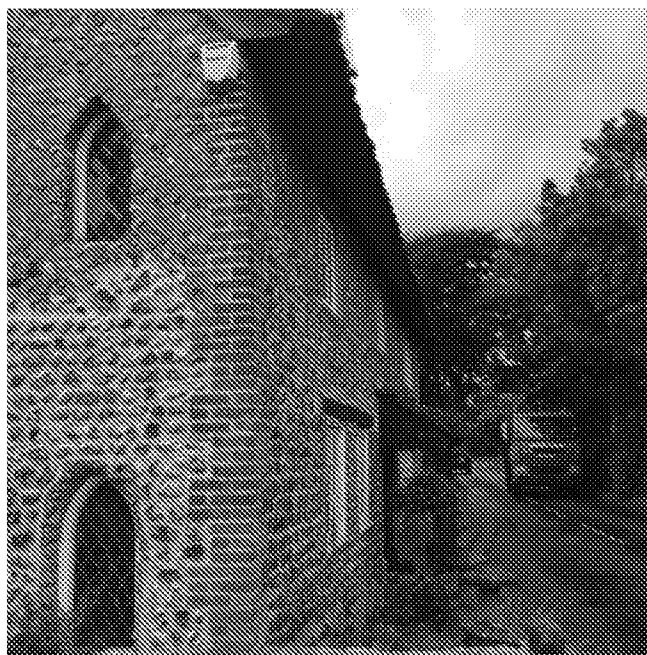
The proposed ‘arrow slit’ window on the south elevation will not affect any of the neighbouring properties.



AMOUNT, LAYOUT AND SCALE.

The proposal is to insert an ‘arrow slit’ window in the south elevation, the window will be directly glazed into the frame with a plain single glazed sheet of glass and will

be non-opening, this proposed window would allow some natural light into the new shower room and into the extended bedroom beyond.



PLANNING ASSESSMENT

National Planning Policy Framework (NPPF) and Circular 2010 – Good Design, Conserving and Enhancing the Natural Environment and Conserving and Enhancing the Historic Environment.

Arun District Council Local Plan 2014 – Policy D SP1, Policy HER SP1, Policy HER DM1, HER DM2 and HER DM3, these, Build Heritage Policies set out to – *“Protect and enhance Arun’s outstanding landscape, coastline, historic, built and archaeological environment thereby reinforcing local character and identity”*.

The above Policies reaffirm the protection afforded to the historic environment and heritage as set out in the NPPF.

The significance of the heritage must justify the amount of protection offered in planning decisions to enable the conservation of these heritage sites for the benefit of this and future generations. The significance of a heritage asset is the sum of its architectural, historical, artistic or archaeological interest. Listed Buildings and Conservation Areas have a level of significance that justifies protection under specific legislation.

The historic character of an area can be irreversibly altered by inappropriate changes, whilst the historic aspects of buildings can be irrevocably lost through redesign, adaption and demolition. **Local Policies seek to protect the important aspects of the historical environment, whilst allowing for practical change.**

(16.1.10). The Council will only permit development that does not have a negative impact on the setting of any heritage asset.

(16.2.5) – Control over changes to Listed Buildings is not intended to prevent all alterations but rather to protect the building from unnecessary and unsuitable alterations which would be detrimental to the historical significance of the building.

(16.2.12) – The extension/alteration would not adversely affect its character as a building of special architectural or historical interest both internally or externally or its wider setting.

CONSIDERATIONS:

Preserve or enhance the historic character, qualities and special interest of the building.

Protect the architectural and historical integrity and detailing of a Listed Buildings exterior.

Development proposals must preserve the building, its setting and any features of special architectural and historical interest it possesses.

Development proposals must preserve the building, its setting and any features of value it possesses.

Impact of the development on the surrounding area and the visibility of the development proposal from public vantage points.

The development on a building of Architectural or Historical Merit, and the preservation of the setting of the building.

Preservation of the architectural features of the building. Would the proposed development result in loss of character to the existing building.

Scale, design and proposed materials that will not detract from the building surroundings or rural character and appearance of the existing dwelling.

A development which responds to the local character and history of the area and reflect the identity of local surroundings and materials.

Of good design and using good quality materials.

An opportunity for improving the character and quality of an area.

Conserve and enhance the natural beauty and special qualities of the landscape and its setting, in ways that allow it to continue to evolve and become more resilient to the impacts of climate change and other pressures.

Protect the historic environment from harm.

IN CONCLUSION:

We have examined all of the above policies and feel that our proposed single 'arrow slit' window will comply with all of those policies.

The proposed 'arrow slit' window will have no impact on the surrounding area or be visible from any public vantage points.

The proposed 'arrow slit' will not detract from its surroundings or from the rural character and appearance of the existing dwelling by virtue of its scale, mass or design.

It is proposed that the 'arrow slit' window will be formed directly into the flint work, with no brick quoining, to match the other three windows in this elevation. All alteration/work to the flint walls will be carried out by a professional flint worker, who will use Lime mortar and render to match the existing in colour and consistent with the texture of the existing, for the alterations.

Although the proposed arrow slit window could be argued as non-essential development, it is felt that the proposed window is perfectly in keeping with the buildings, will have no adverse affect on the Listed Building or its surrounding and will improve the living conditions on the second floor. The proposed window will introduce natural daylight into the second floor bedroom and shower room, thus eliminating the need for additional electric lighting, and the proposed window will also allow natural sunlight and the heat generated from the sunlight, into the room thus improving the quality of living for the inhabitants of the building.

LANDSCAPING AND APPEARANCE

There will be no alteration to the existing landscaping with this application.

ACCESS

There is no alteration to the existing access with this application.

LOCAL INVOLVEMENT

It is not felt that this proposal will have any affect on any neighbouring properties.

Jane Mottershead August 2015.