

CORNER studio

HERITAGE STATEMENT

In respect of a Full Planning and Conservation Area application for the change of use, conversion and extension of the existing retail premises to create 2 no. two-storey dwellings (Re-submission of previously-refused applications FN/59/09 and FN/60/09/CA)

at

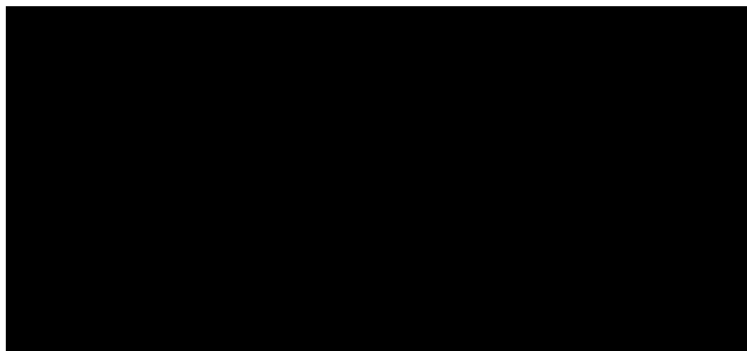
'Wintons'
The Square
Findon
West Sussex
BN14 0TE

for

A. B. & M.C Clarke

Prepared by

George Baxter RIBA Chartered Architect
On behalf of Corner Studio Limited
The Design Studio
94 High Street
Steyping, West Sussex
BN44 3RD



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1.0 INTRODUCTION

- 1.1 This is a Heritage Statement prepared to accompany a full and detailed planning and conservation area application for the change of use, conversion and extension of the existing "Wintons" general stores building to create 2 no. two-storey dwellings; one comprising two bedrooms and the other having three bedrooms, together with outdoor amenity space and associated cycle and waste storage.
- 1.2 This application is a resubmission of a previously refused application (under refs: FN/59/09 and FN/60/09/CA). The **sole reason for refusal** was that the proposed removal of the three existing shop windows and recessed doorway was deemed to be unacceptable. This application addresses this, and a pre-application discussion with Anita Gardner has confirmed that the revised elevation proposed here is deemed acceptable.
- 1.3 A previous approval for the conversion of the above building into three separate dwelling units was granted at appeal (decision ref: APP/C3810/A/06/2008606). This application makes reference to this document, a copy of which is included within the Appendix.
- 1.4 The property to which the proposals relate is located in the Findon Conservation area, which features many properties of varying ages and styles.

2.0 STATEMENT

- 2.1 **Scheduled Ancient Monument (SAM)** – The proposals do not affect a Scheduled Ancient Monument or its setting.
- 2.2 **Archaeologically Sensitive Area (ASA)** – The proposals do not affect an Archaeologically Sensitive Area.
- 2.3 **Listed Building** – The building is not classified as a listed building.
- 2.4 **Conservation Area** – The building is situated within the Findon Conservation Area. However, the proposals are considered sympathetic to the existing building, especially as the removal of the single-storey felt-roofed section will greatly improve the quality of the street scene, as its appearance is considered unsightly and incongruous.
- 2.5 **Registered Park or Garden of Special Historic Interest** - The site is not within a Registered Park or Garden of Special Historic Interest and so the proposals do not affect a Registered Park or Garden of Special Historic Interest.

- 2.6 The proposed development, by virtue of its scale, roof design and facade detailing, is able to demonstrate a very high standard of design. The proposed development integrates sensitively with the surrounding buildings, through its façade detailing. This building contributes significantly towards the character of the village in this Conservation Area location.
- 2.7 The proposed development demonstrates a sensitive approach to urban design by respecting the character of the locality in which it is situated, being especially so to the existing building. Its roof line follows that of the existing building, curving round with the site, thus giving due regard to the proposal's sense of place. It uses materials and architectural detailing to replicate both the existing façade and that of its previous use, with white render and Yorkshire sliding sash windows, along with the retention of the existing shop windows and recessed doorway, complementing the neighbouring buildings, thereby respecting its townscape setting and the existing building style. The scale of the building is respectful of the neighbouring buildings, in terms of its plan shape, where it has been designed so as not to cause any detrimental impact towards the neighbouring properties, both in terms of loss of natural light and views.
- 2.8 The proposal will replicate to a large degree the architecture of the existing building, which forms a unique feature within the streetscape, thus retaining its character and distinctiveness. The proposal will involve the retention of the existing building pitched roof elements, with the structure being upgraded structurally and thermally where necessary.

3.0 CONCLUSION

- 3.1 The works to convert and extend this building will significantly and immeasurably improve its appearance and the street scene, especially when viewed from the village green. The appearance will reflect the previous uses of the building, which was as cottages prior to the shop use, with the new window, door and porch all designed to replicate those present historically. The shop windows will be retained and refurbished, along with the recessed doorway, thus ensuring the preservation of the character of the Conservation Area. The development is also considered to be in line with the local planning policy guidelines.