Design and Access Statement

Ref: Ancton Manor Farm. Ancton Lane, Middleton on Sea, PO22 6NJ

Design Principles

We need to replace four windows in the South elevation of the building, due to rot and water ingress. In undertaking this task, we have sought to retain the style and character of the building, by copying the existing Georgian light windows.

Even though these windows are in the 'modern' extension and do not form part of the Grade II Listing, we wish to retain this element of the character.

We also need to replace an ageing boiler, which is uneconomical and in need of urgent major repair. The existing unit is over 25 years old and is a) inefficient and uneconomical and b) in need of major repair. To provide the correct size of boiler for the property, it would be preferable to locate this outside of the property on an external wall, due to the noise and size of the unit (compared to a standard domestic boiler). We propose to situate it on the south facing external wall to the rear (unlisted side) of the building, where it cannot be seen either from the road, or from any surrounding property.

Boiler removed from application 6/11/14

Consultation

We have spoken to and emailed Damian Sullivan in the Listed Buildings section for useful advice and guidance.

Access

There are no current or future access issues associated with this application.

Impact on Character, Features and Listing

This proposal does not affect the Listed features of the building in any way. In addition, the works cannot be seen from the highway.

ARUN DISTRICT COUNCIL M/73/14/L