DESIGN AND ACCESS STATEMENT/ HERITAGE STATEMENT

REPLACEMENT WINDOWS AND DOORS

SITE AT NO. 1-3 SHIP STREET, SHOREHAM BY SEA, BN43 5DH

DESIGN & ACCESS STATEMENT

1. INTRODUCTION

This proposal seeks planning permission for replacement windows and doors to No's 1-3 Ship Street.

Planning permission is required as 'Permitted Development' freedoms do not extend to Offices within Conservation Areas.

2. SITE CONTEXT

No's 1-3 Ship Street are currently used as commercial offices by Gibson Appleby Chartered Accountants.

The building is a three storey terraced building, comprising a mixture of white painted smooth render and brick walling. The premises have a glazed shopfront at ground floor level.

Ship Street is a predominately residential road, located immediately off Shoreham High Street. The site is located within Shoreham Conservation Area.

3. DESIGN PRINCIPLES

This application seeks to replace the existing single glazed, timber framed windows and doors with double glazed Upvc and Aluminium Units.

4. USE

No's 1-3 Ship Street will continue to be used as commercial offices by Gibson Appleby Chartered Accountants.

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DATE VALID	28 NOV 2012

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5. AMOUNT

The proposal seeks planning permission for all windows and 1 No. door to be replaced with double glazed units. Detailed plans accompany this planning application.

6. LAYOUT

The layout of the windows and door openings will remain unchanged from that existing.

7. SCALE

The size and scale of the windows and door openings will remain unchanged from that existing.

8. LANDSCAPING

No landscaping is proposed as part of this development.

9. APPEARANCE

This proposal seeks planning permission for replacement windows and doors. The existing widows are timber framed un-tinted single glazed units. They will be replaced with Upvc double glazed windows, with a blue tint to the first and second floors. The ground floor windows at the rear of the property will be replaced with untinted Upvc units. The ground floor windows and door at the front of the property will be replaced with Aluminium units with blue tinted glass.

The tint is proposed in order to minimise any overlooking or loss or privacy, which may result from the new development that is proposed opposite the site.

10. ACCESS

There will be no changes to access arrangements as a result of this planning application.

HERITAGE STATEMENT

Planning Policy Background

The National Planning Policy Framework (NPPF) was published on 27th March 2012, and at that time the policies in the Framework came into use, with immediate effect. This guidance is now the most-up-to date Government Guidance and replaces all planning policy statements/ guidance that were previously in place, including PPS5: Planning for the Historic Environment (March 2010).

The NPPF sets out the Government's objectives for the historic environment and the rationale for its conservation. It recognises the unique place the historic environment holds in England's cultural heritage and the multiple ways it supports and contributes to the economy, society and daily life. The Framework also identifies the historic environment as a non-renewable resource. Its fragile and finite nature is a particularly important consideration in planning. Conserving this resource for future generations' accords with the principles of sustainable development. Government places a priority on its conservation and has set out tests to ensure that any damage or loss is permitted only where it is properly justified.

At the Local level, the Adur District Local Plan (1996) remains the current planning policy document. Policies AB4 and AB6 are general policies that relate to alterations to buildings, located within Conservation Areas. Essentially the Policies advise that new development should not harm the character of the Conservation Area, and that planning proposals should preserve or enhance that existing character.

The Shoreham by Sea Character Appraisal and Management Strategy (March 2008) notes that *"the Shoreham-by-Sea Conservation Area was originally designated in May 1971 covering an area encompassing the shopping areas of High Street, East Street and Brunswick Road; the areas surrounding St Mary's Church; and the adjoining residential areas. In 1993 the conservation area was extended to infill the remaining areas south of the railway line and to encompass two further streets north of the railway line, Southdown Road and Queens Place. The boundary was also extended southwards to the high water mark of the River Adur in recognition of the importance of the riverside setting of the town".*

The Appraisal goes on to note that the Conservation Area is 29 hectares in area and encompasses a wide range of uses and buildings, making it difficult to assess the character of the area as a whole. The original character assessment undertaken in 1971 however, identified the three main character areas as follows:

- The shopping areas around High Street, the southern end of East Street and Brunswick Road;
- The areas related to the precincts of the church, including the northern end of East Street, Church Street and St Mary's Road; and
- The primarily residential areas of Middle Street, John Street, Ship Street, West Street and New Road.

As a result of change in the intervening period and the extension of the conservation area in 1993, the areas of different "character" within the town are now considered to be as follows:

- The Shopping Areas (High Street, southern end of East Street and Brunswick Road).
- The Church Precinct (Church Street, northern end of East Street and St Mary's Road).
- **Residential Areas within the Historic Core (Middle Street, John Street, Ship Street, West Street and New Road).**
- The Riverfront.
- The Pond Road Complex.
- Residential Areas North of the Historic Core (Southdown Road, Mill Lane, Queens Place, Ham Road).

The application site is identified as being within the 'residential areas within the history core'. Within these areas, the general character is described as being *'close knit residential development, historic terraces and cottages, narrow streets, few vehicle movements, significant use of flint'.*

When referring specially to window types within the Conservation Area, the appraisal acknowledged that *"in many of these cases, the original timber framing has been replaced by modern aluminium or UPVC frames.....is noted that many of these have aimed to retain the style of the original timber framing (e.g.*

including 'horns' on the frame to imply use of timber) and have also retained the size of the original window openings".

The proposal

As detailed within the submitted DAS, This proposal seeks planning permission for replacement windows and doors. The existing widows are wooden framed un-tinted single glazed units. These windows will be replaced with Upvc double glazed windows, with a blue tint to the first and second floors. The ground floor windows at the rear of the property will be replaced with Upvc with no tint. The ground floor windows and door at the front of the property will be replaced with Aluminium units with blue tinted glass. The tint is proposed in order to minimise any overlooking or loss or privacy, which may result from the new development that is proposed opposite the site.

The size and position of all window and door openings will remain as existing.

Analysis of the character and appearance of the building

The existing building is of little architectural merit. It is a three storey terraced property, located off Shoreham High Street in a discrete and predominately residential location.

Photographs of the existing building are attached to this application. These images highlight the relative unimportance of the structure in terms of its affect on the character of the site and the wider Conservation Area.

The existing windows are beyond economic repair and require replacement. It is noted that a number of properties within the surrounding area have replaced their windows with double glazed Upvc or Aluminium units. This includes No. 5 Ship Street, located immediately adjacent to the application building, as well as numerous commercial properties along Shoreham High Street.

Indeed, it is acknowledged within the Councils Shoreham by Sea Character Appraisal and Management Strategy that in many instance, original timber winnows have been replaced by modern aluminum of UPVC frames, thus recognizing that a precedent has been set within this area.

In our view, the replacement windows would represent a visual improvement to the

building and would in no way detract from the character or appearance of the Conservation Area.

The proposed replacement windows are a minor alteration to this building and indeed would not require planning permission if the building was not used for commercial purposes.

The Council has been consulted in relation to the matter and confirmed by email dated 5th November 2012 that *"provided the method of opening and proportions of the new windows resemble those of the existing, we would support the change...to plastic material".*

It is therefore concluded that in this proposed location, set away from the main High Street, the proposed replacement windows would be a minor alteration to the property that would not harm the character or appearance of the Conservation Area.

Summary

The proposed replacement windows are essential works, required due to the existing windows being beyond economic repair.

A great number of properties within the surrounding Conservation Area have replaced their original timber windows with modern aluminum of UPVC frames and thus a precedent for this development has been set.

It is acknowledged that planning permission is only required due to the building being used for commercial premises.

The proposed works will be sensitively carried out. All existing window and door openings will remain as existing, with the only change being materials and the addition of a tint. It is considered that the applicant is seeking relatively minor alterations to these premises, which would both preserve and enhance the character and appearance of Shoreham Conservation Area.

November 2012