

HERITAGE STATEMENT

14 Smugglers Walk, Worthing, West Sussex, BN12 4DP

Proposed Replacement of Existing Ground and First Floor Leaded-Light Windows on the East and South Elevations with Painted Timber Casements.



East elevation

1. Introduction

This Heritage Statement has been prepared in support of an application for Listed Building Consent for the replacement of the existing ground and first floor leaded-light windows on the east and south elevations of 14 Smugglers Walk, Worthing, West Sussex, BN12 4DP, also known as Smugglers Farm.

The proposal comprises the removal of the existing leaded-light windows and their replacement with painted timber casement windows.

The proposed windows will follow the same design and detailing as the windows previously approved for the property under AWDM/1017/19 and AWDM/1020/19, with the detailed window design subsequently approved under AWDM/0285/20, drawing SFG/P2/A03.

Some of the previously approved replacement windows have already been installed on the north elevation of the property. The current application therefore seeks to extend that established and approved window treatment to the east and south elevations.

The intention is to provide a more consistent and coherent architectural treatment to the building as a whole, while retaining the existing window openings and avoiding unnecessary intervention in the historic fabric of the listed building.

This statement identifies the heritage significance of the building, describes the proposed works and assesses their effect on the special architectural and historic interest of the listed building.

2. The Heritage Asset

14 Smugglers Walk is known as Smugglers Farm and is a Grade II listed historic farmhouse.

The property is recognised as a historic building of architectural and historic interest and retains elements of its historic character and fabric. Current property descriptions identify it as a historic farmhouse, with the building having been extended over time while retaining historic features.

The building's significance derives from its historic fabric, architectural form, traditional materials and details, and its ability to demonstrate the development and adaptation of a historic domestic building over time.

The building should therefore be understood as an evolved historic structure rather than a building whose significance is dependent upon every individual element of its present-day appearance remaining unchanged.

The principal heritage interests relevant to this application are considered to include:

- the historic fabric and construction of the building;
- its architectural character as a historic farmhouse;
- the surviving traditional materials and architectural details;
- the form and proportions of its principal elevations;
- surviving historic features which contribute to its character; and
- its contribution to the historic character of the immediate area.

The significance of the building and the effect of the proposed window replacement must therefore be assessed in the context of the building as a whole and its established history of alteration and adaptation.

3. Historical and Planning Context

The property has been the subject of a comprehensive programme of works previously considered through the planning and Listed Building Consent process.

The relevant applications are as follows.

3.1 Application AWDM/1017/19

Application AWDM/1017/19 was approved on 28 August 2019.

The description of development was:

Proposed single storey side extension to west elevation, replacement of failed leaded lights with painted timber casements, re-rendering and clay tile hanging to south elevation.

The application therefore specifically included the replacement of failed leaded lights with painted timber casements.

The approval establishes that the principle of replacing the relevant leaded-light windows with painted timber casements was considered acceptable by the local planning authority.

3.2 Application AWDM/1020/19

Application AWDM/1020/19 was the associated Listed Building Consent application forming part of the same overall scheme.

It was approved on 28 August 2019.

The Listed Building Consent therefore provided the heritage consent for the works to the listed building, including the replacement of leaded-light windows with painted timber casements.

3.3 Application AWDM/0285/20

Application AWDM/0285/20 subsequently sought approval of details reserved by Conditions 3 and 4 of application AWDM/1020/19.

Condition 3 related specifically to the window details.

The application was approved on 24 April 2020.

The detailed window design was approved under this application and is identified on drawing SFG/P2/A03.

This is particularly relevant to the current proposal because the present application proposes to use the same approved window design.

3.4 Implementation of the Previous Consent

Some of the replacement windows approved through the previous applications have already been installed on the north elevation of the property.



North elevation

Those windows provide an existing example of the approved painted timber casement treatment within the listed building.

The current proposal is therefore not seeking to introduce a new window design or establish a new architectural approach.

Instead, it proposes the same previously approved window design for the east elevation, thereby creating a more consistent and coherent treatment between the elevations of the building.

4. Existing East and South Elevation



South Elevation



East elevation

The east and south elevations currently contain leaded-light windows at ground and first floor level.

These windows form part of the present appearance of the elevation and are consequently a consideration in assessing the proposed works.

However, the existing windows should be considered alongside the planning history of the property and the previous approval for the replacement of failed leaded lights with painted timber casements.

The Council has already considered the appropriateness of painted timber casement windows within the architectural and historic context of the listed building. The detailed form of those windows has also been approved through AWDM/0285/20, drawing SFG/P2/A03.

The current proposal is therefore to apply that established treatment to the east and south elevations.

No alteration to the size, position or general proportions of the existing window openings is proposed.

5. Significance of the Windows

Windows are an important element of the architectural character of historic buildings. Their proportions, materials, glazing pattern, opening arrangement, colour and relationship to the surrounding walling can all contribute to heritage significance.

The existing leaded-light windows consequently make a contribution to the current appearance of the building.

However, the heritage significance of the building must be considered in the context of its evolution and the previous approved alterations.

In this case, the proposed painted timber casements are not an untested or inappropriate modern intervention.

The principle of replacing failed leaded lights with painted timber casements was expressly accepted under AWDM/1017/19 and AWDM/1020/19.

The detailed design was subsequently approved under AWDM/0285/20, and that design has already been implemented on the north elevation.

The proposed windows will therefore adopt a design that has already been specifically considered appropriate for this listed building.

6. Proposed Works

The application proposes the following works:

1. Removal of the existing ground and first floor leaded-light windows on the east and south elevations.
2. Installation of painted timber casement windows within the existing openings.
3. The replacement windows will follow the previously approved design shown on drawing SFG/P2/A03.
4. The existing window openings will be retained.
5. No enlargement, reduction or relocation of the openings is proposed.
6. The proposed windows will be painted to provide the same general character and finish as the previously approved windows installed on the north elevation.
7. Any necessary making-good around the existing openings will be undertaken sensitively and using compatible materials.

No changes are proposed to the overall form, massing, roof form or architectural composition of the building.

7. Assessment of Heritage Impact

7.1 Principle of Replacement

The principle of replacing the relevant leaded-light windows with painted timber casements has already been established through the previous planning and Listed Building Consent approvals.

Application AWDM/1017/19 expressly included the replacement of failed leaded lights with painted timber casements and was approved on 28 August 2019.

The associated Listed Building Consent application AWDM/1020/19 was also approved on 28 August 2019.

The current proposal therefore does not represent a new or untested approach to the treatment of the listed building.

7.2 Previously Approved Window Design

The detailed design of the replacement windows was subsequently approved under AWDM/0285/20, which was approved on 24 April 2020.

The approved window detail is shown on drawing SFG/P2/A03.

The proposed east elevation windows will follow this same approved design.

This is an important heritage consideration because it means that the proposed intervention has already been subject to detailed consideration by the local planning authority in the context of the listed building.

The current application therefore seeks to extend an existing approved architectural treatment rather than introduce an alternative or contemporary window design.

7.3 Existing Approved Windows on the North Elevation

Some of the previously approved painted timber casement windows have already been installed on the north elevation.

These windows provide an established precedent for the appearance and detailing of the proposed replacement windows.

The current proposal will therefore establish a consistent window treatment between the north, east and south elevations.

This consistency is considered beneficial to the architectural coherence of the building.

Rather than creating a series of different window treatments across the elevations, the proposal will use the same approved design and material.

7.4 Architectural Coherence

The current arrangement of different window treatments is an aspect of the building's present appearance.

The proposal seeks to establish a more coherent architectural treatment by using the same painted timber casement design that has already been approved and implemented elsewhere on the property.

The resulting appearance will allow the windows to be read as part of a consistent architectural approach.

This is particularly appropriate where the replacement design has already been assessed and approved for use on the listed building.

The proposal should therefore be regarded as an exercise in architectural consistency, rather than the introduction of a new architectural character.

7.5 Retention of Existing Openings

The existing window openings will be retained.

There will be no enlargement, reduction, repositioning or alteration of the openings.

This means that the established proportions, spacing and overall composition will remain unchanged.

The intervention is consequently confined principally to the window units themselves.

This significantly limits the potential impact upon the historic fabric and architectural composition of the building.

7.6 Historic Fabric

The works are limited to the existing window openings.

Care will be taken during the removal of the existing windows to minimise disturbance to surrounding historic fabric.

No unnecessary alteration to the surrounding masonry or other significant elements of the building is proposed.

Any making-good required as a consequence of the works will be undertaken using appropriate and compatible materials.

The proposal therefore seeks to achieve the required window replacement with the minimum necessary intervention.

7.7 Materials

The proposed windows will be constructed in painted timber.

Timber is a traditional material appropriate to the character of a historic farmhouse and is consistent with the previously approved treatment of the property.

The use of painted timber also avoids the introduction of visually inappropriate modern materials such as uPVC or aluminium.

The proposed material and finish will therefore be sympathetic to the character of the listed building and consistent with the approved windows already installed on the north elevation.

8. Impact on the Special Architectural and Historic Interest

The proposed works will result in a change to the appearance of the east elevation because the existing leaded-light windows will be replaced by painted timber casements.

That change is nevertheless considered to have a limited and acceptable heritage impact.

In reaching this conclusion, particular weight should be given to the following circumstances:

- the principle of replacing failed leaded lights with painted timber casements was previously approved;

- the associated Listed Building Consent was approved under AWDM/1020/19;
- the detailed window design was subsequently approved under AWDM/0285/20;
- the approved design is identified on drawing SFG/P2/A03;
- windows using that approved design have already been installed on the north elevation;
- the current proposal will use the same established design on the east and south elevations;
- the existing east elevation window openings will be retained;
- there will be no change to the size, position or proportions of those openings;
- no unnecessary intervention in surrounding historic fabric is proposed; and
- the use of the same window design will produce a more coherent architectural treatment across the relevant elevations.

The proposal therefore represents a continuation of an established and previously approved approach to the building.

It does not involve the introduction of a new architectural form, enlargement of openings or alteration to the overall composition of the elevation.

9. Effect on the Setting of the Listed Building

The proposed works are restricted entirely to the existing building.

There will be no alteration to the footprint, height, massing, roof form or relationship of the building with its surroundings.

The proposal will consequently have no material effect on the setting of the listed building.

Any visual change will be limited to the appearance of the replacement windows within the existing openings.

10. Legislative and Policy Considerations

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority, when considering whether to grant Listed Building Consent, to have special regard to the desirability of preserving the listed building, its setting and those features of special architectural or historic interest which it possesses.

The National Planning Policy Framework also establishes that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

The proposal has been developed having regard to these principles.

The works retain the existing openings, minimise intervention in historic fabric, use an appropriate traditional material and, critically, adopt a window design that has already been assessed and approved for this particular listed building.

The proposal therefore represents a proportionate intervention which seeks to conserve the architectural character of the building while addressing the need for replacement windows.

11. Heritage Benefits of the Proposal

The principal heritage benefit of the proposal is the establishment of a consistent and coherent window treatment.

The previously approved painted timber casement design has already been implemented on the north elevation. Applying the same design to the east elevation will ensure that the replacement windows relate appropriately to one another and form part of a consistent architectural treatment.

The proposal also avoids the introduction of a new window design which might otherwise result in further visual variation across the building.

The use of a previously approved design provides continuity with the Council's earlier assessment of the listed building and avoids unnecessary experimentation with its architectural treatment.

The proposal can therefore be regarded as a logical continuation of the works previously approved.

12. Conclusion

14 Smugglers Walk, known as Smugglers Farm, is a Grade II listed historic farmhouse of special architectural and historic interest. The property has evolved over time and has previously been the subject of carefully considered alterations and extensions. Current descriptions of the property continue to identify its listed status and surviving historic character.

The current application seeks Listed Building Consent for the replacement of the existing ground and first floor leaded-light windows on the east and south elevations with painted timber casement windows.

The proposal is firmly rooted in the established planning history of the property.

Application AWDM/1017/19, approved on 28 August 2019, expressly included the replacement of failed leaded lights with painted timber casements. The associated Listed Building Consent application AWDM/1020/19 was approved on the same date.

The detailed window design was subsequently considered and approved under AWDM/0285/20, approved on 24 April 2020, pursuant to Condition 3 of AWDM/1020/19. The approved window detail is shown on drawing SFG/P2/A03.

Some of the windows incorporating this previously approved design have already been installed on the north elevation.

The current proposal seeks to use the same approved window design on the east elevation. The objective is to establish a consistent and coherent architectural treatment across the building, rather than to introduce a new or untested window design.

The existing east elevation window openings will be retained in their current positions and proportions. No enlargement, reduction or relocation of the openings is proposed, and there will be no alteration to the overall form, massing or architectural composition of the building.

The proposed painted timber casements use a traditional and appropriate material and will follow a design that has already been accepted by the local planning authority in the context of this listed building.

The works will be undertaken carefully to minimise disturbance to surrounding historic fabric, with any necessary making-good undertaken using compatible materials.

Overall, the proposal represents a limited, proportionate and contextually appropriate intervention. It continues an architectural treatment already approved for the property, extends that treatment to the east and south elevations and provides greater visual consistency between the elevations.

The proposal is therefore considered to preserve the special architectural and historic interest of the Grade II listed building.