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COUNCIL
PLANNING DIVISION
PLAN No. Andrew 8/10
DATE 12 DEC 2010

My Ref. TM/S/10
11th December 2010.

Dear Sir/Madam,

Design and Access Statement - Proposed erection of iron balustrading to existing roof terrace at Cambridge Lodge, Victoria Road, Shoreham, West Sussex.

I refer to the above and enclose herewith the completed application forms for Planning Permission and Listed building Consent.

This Statement addresses the requirements of the DCLG's "Guidance on information requirements and validations" March 2010 and in particular paragraph 6.9 of that guidance. Furthermore, Planning Policy Statement 5 "Planning for the Historic Environment" has been carefully considered with particular reference to paragraph HE6.1 "Information Requirements For Applications For Consent Affecting Heritage Assets".

A cheque to the value of £150 is also enclosed being the required fee.

Background to the application.

The property is a Grade 2 Listed Building shown in the Statutory List of Buildings of Special Architectural or Historic Interest as No. 53, Southdown Road and is described as follows :-

> *"House. Mid-C18, rendered in mid C19. Incised render with 2 moulded bands and modillion cornice to parapetted roof with end stacks. Three storeys regular 3 bay front. Moulded window surrounds on first and second floors, bracketed calls and cornice hoods on first floor. Central first-floor window blocked. No surrounds to ground-floor windows. Glazing bar sashes throughout. Central arched with pilaster and entablature surround. Panelled door with fanlight. Two storey wing to left with large C20 square bay on ground-floor. Further extension to left".*

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For many years the building has suffered from neglect and the current owners are undertaking a programme of repairs to those parts of the fabric that as can be seen from the submitted photographs require restoration.

The second floor terrace that runs across the rear of the property has over the years by reason of its extensive use and weathering, failed, to the extent that water is now penetrating through the roof to the room below affecting timbers and ceiling.

Given that repairs are essential, the opportunity can be taken whilst repairing the parapet coping to make the terrace safer, particularly for children, and to that end balustrading that matches the external iron staircase is proposed to sit upon the parapet.

Assessment of physical context.

The property lies at the junction of Victoria Road with Southdown Road within the residential area to the north of the village of Shoreham. The area comprises a mixture of detached, semi detached and terraced housing that gives interest to the street scene. The detached houses have large mature gardens with smaller curtilages for the terraced houses that lie due south of Cambridge lodge.

The amenity area for Cambridge Lodge is part of the garden to the north of the property together with the roof terrace the subject of this application.

The property immediately to the south has only one small round non habitable room window in the flank elevation that forms the common boundary with the application site.

Scale and appearance.

The balustrading as proposed at 0.75m. whilst providing safety will nevertheless be in a form that relates well to not only the building as a whole but also the existing iron staircase from ground level to the first floor. Furthermore, the proposed location on top of the repaired parapet will fit well in this elevated position and exhibit a pleasing feature that would not detract from the appearance of the building.

Planning considerations.

Apart from being a listed building, the property is located within the Shoreham-by-Sea Conservation Area that was designated as such in 1971 and contains some 47 listed buildings. In 1993 the conservation area was extended to encompass Queens Place and Southdown Road. A Character Appraisal and Management Strategy was approved in relation to the conservation area in 2008 that supports policies of the saved Local Plan and accords with the emerging Core Strategy.

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Although located to the north of the conservation area away from the older and more marine setting, this part of the conservation area has a distinctive character and quality with red brick being commonly used as the predominant external material in Southdown Road and the large Victorian houses hereabouts.

Saved Policies of the Adur District Local Plan 1996.

Policy AB7 states that :

> *"Planning permission and /or listed building consent will only be granted for any internal or external alterations, changes of use or extension to a Listed Building where, in the opinion of the District Planning Authority, the character of the building would not be adversely affected".*

As can be seen from a site visit there can be no question of the need for repairs to the external fabric of the building and the terrace in particular. The existing access to the first floor is by way of an external staircase with safety handrails of iron, painted black, that are of a slender design and have small horizontally placed strengthening bars at intervals (see photographs).

The placing of a similarly designed section of balustrading around and on top of the to be repaired stone coping, would not it is submitted, be out of place or represent a discordant feature.

Policy AB9 requires that :

> *"The District Planning Authority will only grant permission and/or Listed Building consent for extensions and alterations to Listed Buildings if the building materials to be used :-*
>
> *(a) are consistent with those originally used, or which are typical of the locality, and*
>
> *(b) do not adversely affect the internal or external appearance or character of the building".*

The balustrading as proposed would match that which exists on the same elevation and would not affect adversely the character of the building. Indeed, due to the fact that as opposed to say fencing, the view of the listed building would remain, the south elevation with its double doors leading out onto the balcony is not compromised as it will remain to be seen clearly through the iron work as demonstrated on the submitted drawings and photomontage.

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Policy AB4 states that :

> *"New development (including extensions and alterations) within Conservation Areas will be required to be of a high standard of design and construction materials such as to preserve or enhance the character and appearance of the particular Conservation Area. Outline planning applications will not be acceptable unless accompanied by illustrative drawings to allow the District Planning Authority properly to assess the proposal".*

The use of iron balustrading to provide safety and at the same time give a pleasing appearance is considered to be entirely appropriate in relation to the materials to be used as well as the form that results from its reference to the existing iron railings to the staircase on the same elevation.

As can be seen from the detailed information submitted, the proposed balustrading at second floor level will preserve the character and appearance of the Conservation Area.

Policy AH7 states that :

> *"Extensions and alterations to existing houses and bungalows will be expected to be designed so that inter alia:-*
>
> *(b) design and materials are sympathetic to both the original dwelling and the area in general".*

From a site visit and the submitted information it can be seen that the proposed balustrading will be entirely appropriate to the original house as well as the area in general by reason of the use of the proposed materials and design.

Government Guidance.

Planning Policy Statement 5 "Planning for the Historic Environment".

This PPS supersedes the previous guidance in PPG 15 and became effective in March this year.

The Government's aim is to seek to ensure that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.

In submitting applications for Listed Building Consent the PPS suggests that the level of detail should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset.

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It is submitted that the drawings accompanying the application together with photographs and written material in this Statement fully complies with Policy HE6 of PPS 5.

Access.

Internal staircases gives access to the roof terrace and given that the building is listed there is no opportunity to provide for disabled access without major works that would be prohibitively expensive and moreover have an adverse impact on the internal arrangements and structure of the listed building.

Conclusion.

The proposal is relatively straightforward and provides the applicant with an opportunity whilst undertaking much needed repairs to the roof and coping stone surround, to ensure greater safety, especially for children, by incorporating well designed and sympathetic iron balustrading that is wholly in keeping with the existing adjoining staircase.

Should you require any further information then please let me know.

