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DESIGN AND ACCESS STATEMENT

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St Mary de Haura Vicarage
33 Church Street, Shoreham-by-Sea
West Sussex BN43 5DQ

CONTENTS

1.0 EXISTING BUILDING AND SITE FEATURES

2.0 ACCESS

3.0 LAYOUT OF PROPOSED DEVELOPMENT

4.0 SCALE / APPEARANCE OF THE PROPOSED DEVELOPMENT

5.0 LANDSCAPING IN THE PROPOSED DEVELOPMENT

6.0 HERITAGE ASSETS

APPENDICES

A CONSERVATION / LISTING ENTRY

B MANUFACTURERS INFORMATION

1.0 EXISTING BUILDING AND SITE FEATURES

The vicarage is situated between the northern ends of Church Street and Middle Street, on the opposite side of Church Street to the churchyard to St. Mary de Haura's Church, Shoreham.

The original vicarage was built in approx.1850 and is not a listed building but is contained within the Church Street Conservation Area and is the subject of an Article 4 Direction. The vicarage is not within the South Downs National Park.

The vicarage is used for family occupation with occasional limited meetings taking place. The garden is used for private leisure activities by the incumbent.

All of the windows and doors within the vicarage are regularly used throughout the year. The windows allow views over the immediate neighbourhood and ventilation into the vicarage when necessary. Doors give access into/out of the vicarage from public footpaths/roads and the garden.



2.0 ACCESS

Vehicular:

Vehicle access, inclusive of emergency, will not be affected by this proposal.

Working Access:

Most of the remedial works are not located close to public roads, except for work along the front (east) elevation which is adjacent to Church Street. It may be necessary to reduce the width of Church Street temporarily during the repair period.

No car parking in the area will be affected by the proposal.

Pedestrian access should not be affected during the replacement process.

Suitable Health and Safety precautions will be implemented during the contract period. Any necessary consents will be obtained from the local authority.

3.0 LAYOUT OF PROPOSED DEVELOPMENT

It is proposed that all of the existing windows will be renewed with the exception of the front entrance door and side screens.

The layout of the building and the vicarage site will not change.

Locations and overall dimensions of windows and doors will not change.

The number of windows and doors will not alter.

The drawings referenced in this application are as follows:

Drg_no_26415_001_Existing_Elevations_Rev A

Drg_no_26415_005_Location_&_Site Plan

Drg_no_26415_101_Proposed_Elevations_Rev A

Drg_no_26415_201_Existing_Window_Types

Drg_no_26415_202_Existing_Window_Types

Drg_no_26415_203_Existing_Window_Types

Drg_no_26415_204_Existing_Window_Types

Drg_no_26415_205_Existing_Window_Types

Drg_no_26415_301_Configfiguration_Detail_sheet 1 of 2

Drg_no_26415_302_Configuration_Detail_sheet 2 of 2

4.0 SCALE / APPEARANCE OF THE PROPOSED DEVELOPMENT

The windows to all of the external walls to the vicarage are in very poor condition and have been recognised as being in need of renewal.

There are presently 35 windows of varying opening mechanisms (mainly vertical sash) and 5 personnel doors within the vicarage. It is not proposed to renew the front entrance door and side screens.

There are external shutters to most of the windows along the front (east) elevation. These will remain unaltered.

The scale of the windows and doors will remain as existing.

Window frames will be split into the same number of sub-divisions as existing windows with the exception of four existing large, single pane, windows (see 'Appearance' below).

A limited number (4no.) of windows will alter from existing fenestration patterns to new patterns in keeping with the character of the building. eg. two large-paned fixed light windows in the conservatory will change to multi-paned opening casement windows (see windows nos. G11and G13).

All existing vertical sash windows will be replaced with vertical sash windows.

Frame and subframe dimensions will suit manufacturer Berco Slim-Line Sliding Sash windows, details appended, although overall sizes will remain the same in every case. Generally, frame widths are currently 90mm and will become 110mm to suit.

The colour of the window frames will remain white and remain as timber sections. Window glazing bars and horn details will be match as close as possible, details provided. The glazing will be double glazed to improve thermal properties of the window / door.

The manufacturer has confirmed the doors will be bespoke to match existing.

5.0 LANDSCAPING IN THE PROPOSED DEVELOPMENT

Landscaping will not be affected by the proposed window and door change.

6.0 HERITAGE ASSETS

The proposed works to replace windows and doors will not compromise the current design of the building but seek to preserve the structure current architectural features with matching materials, configuration and decoration.

APPENDIX A

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LISTING & CONSERVATION AREA REVIEW

At the core of surveying

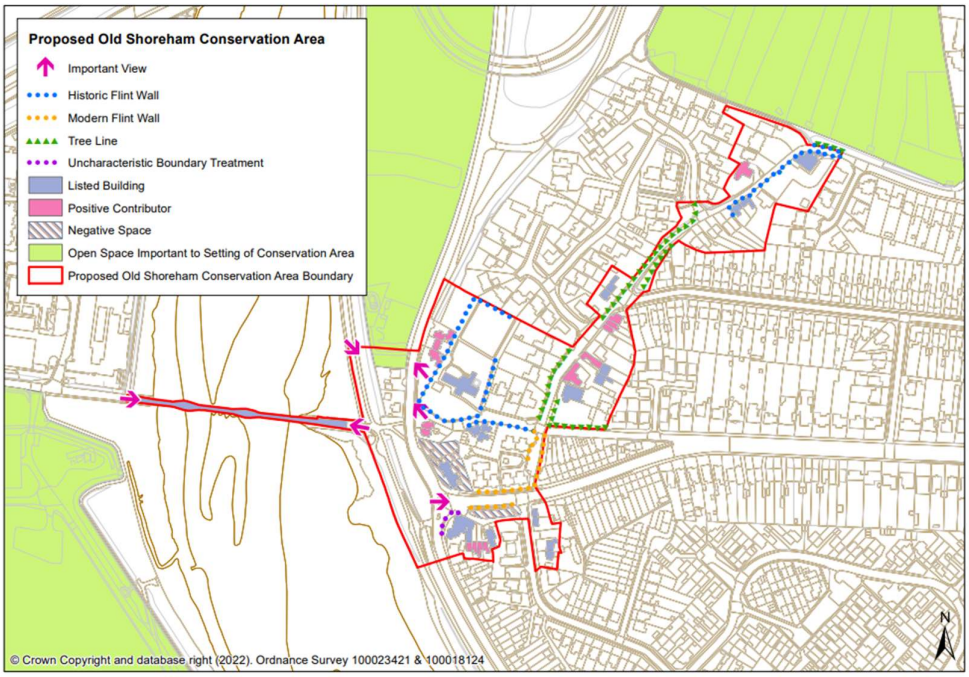
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SINCE 1958

LISTING ENTRY & CONSERVATION AREAS

The Vicarage is not listed but is in a conservation area opposite the St Mary de Haura Church which is listed. The Conservation area falls under the Article 4 Directions.

Extracts from Old Shoreham Conservation Area Appraisal February 2021:



Old Shoreham Conservation Area Appraisal February 2021 3

Article 4 Directions

Imposition of an Article 4 should be considered to allow additional planning controls for any works fronting a highway or public right of way and which would involve:

- Any alteration to a roof including roof coverings, rooflights and solar panels.
- Building a porch.
- Enlargement, improvement or alteration such as an extension, removal or changes to architectural features.
- The provision of a hard surface.
- The erection, construction, improvement or alteration (including demolition) of a fence, gate, wall or other means of enclosure.
- Removing totally or partially walls, gates, fences or other means of enclosure.
- Exterior painting of previously unpainted surfaces or changes of external colour schemes, or covering walls by render or like finishes.

And the following whether or not it fronts a highway or open space:

- Removing or altering chimneys.

APPENDIX B

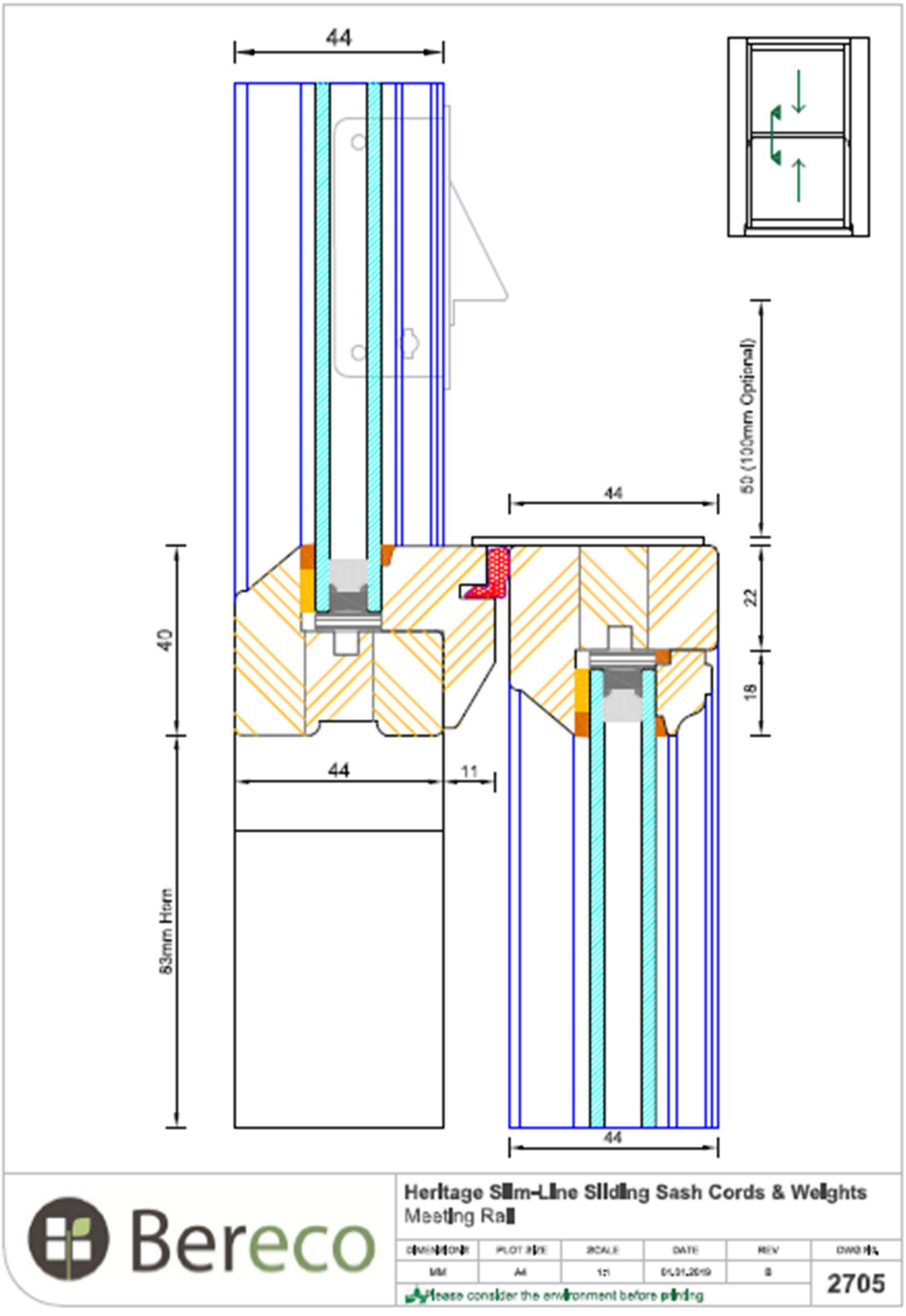
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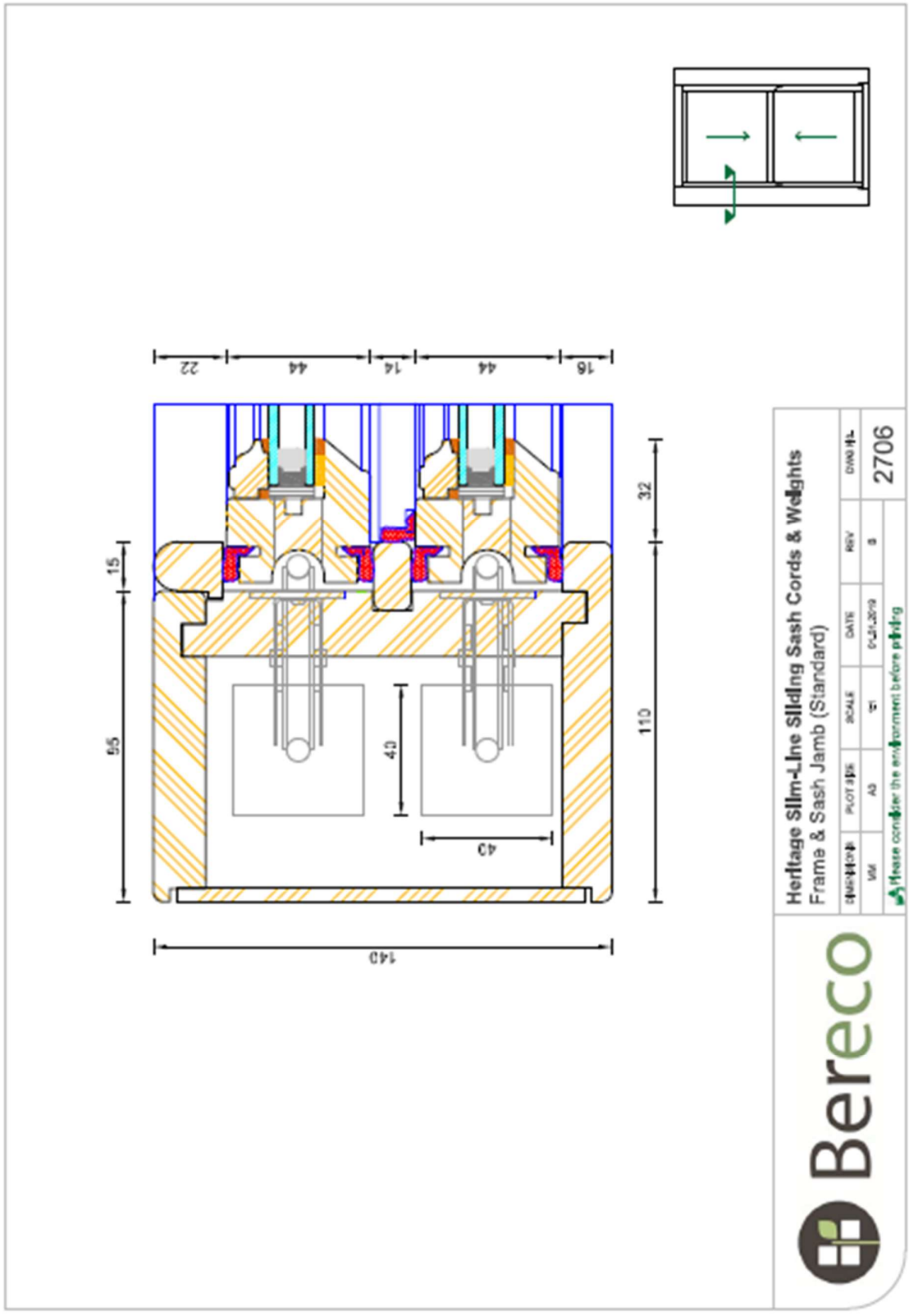
Window Manufacturers Information

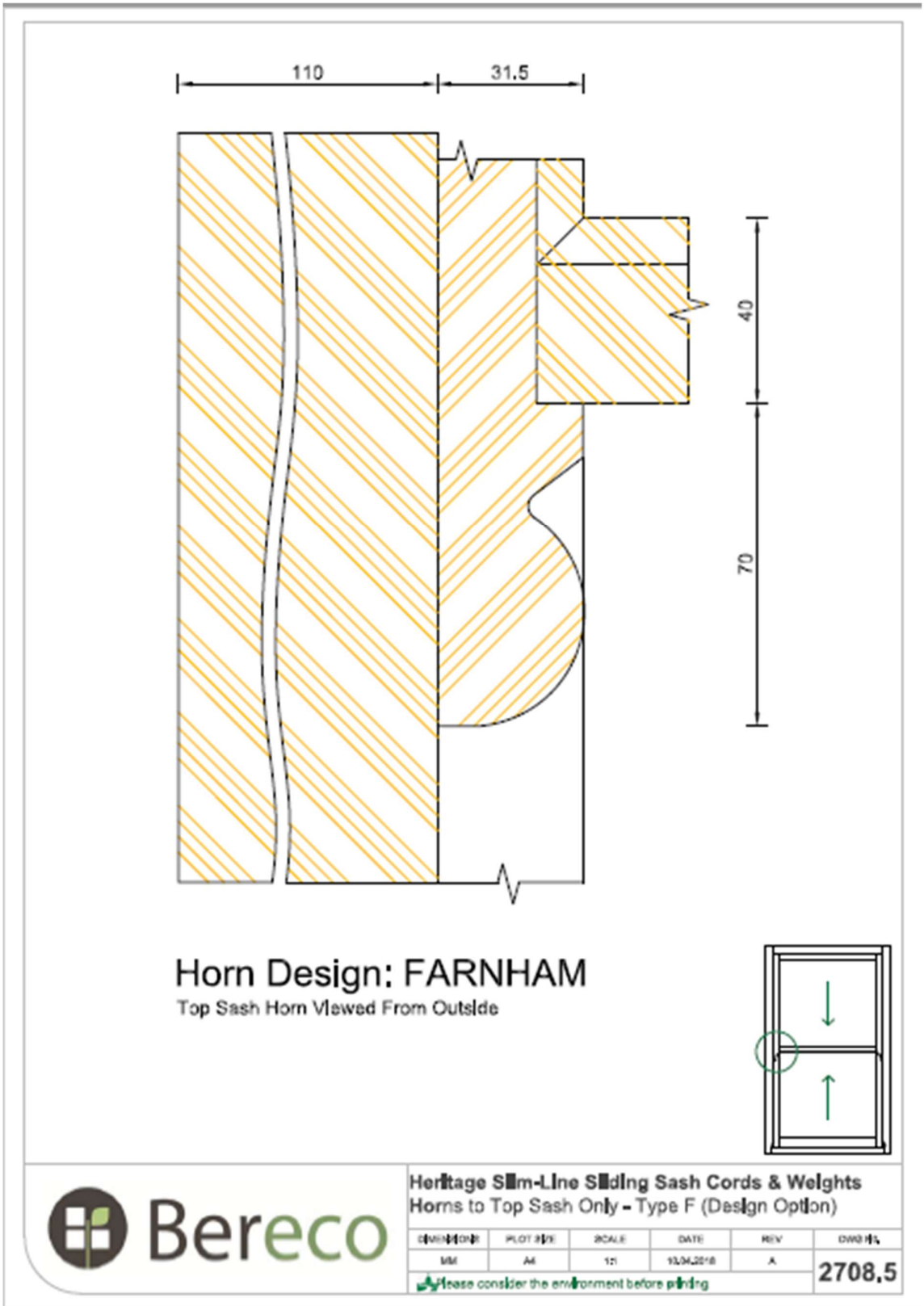
At the core of surveying

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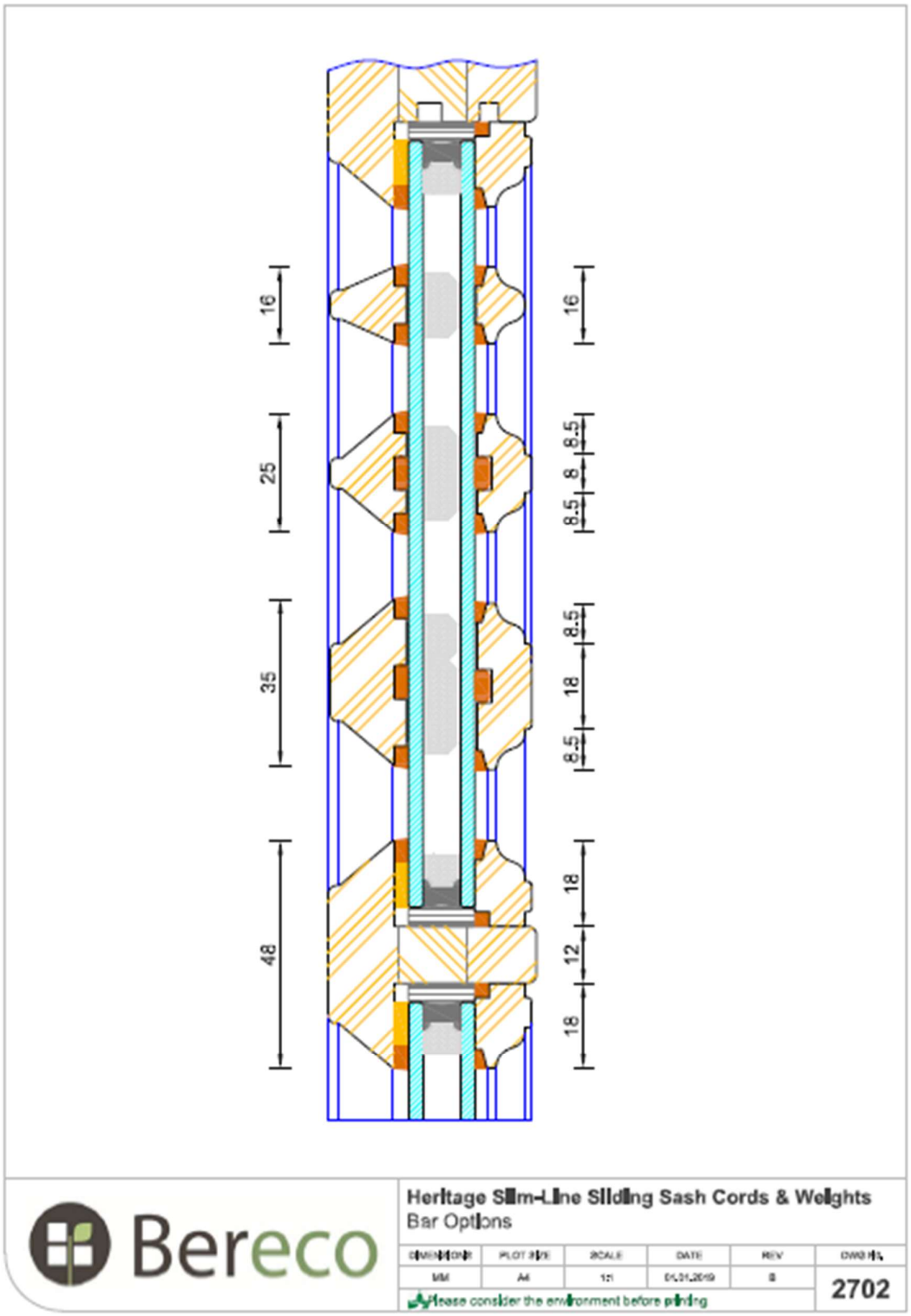
SINCE 1958


44
44
50 (100mm Optional)
22
18
40
44
11
83mm Horn
44
Bereco
Heritage Slim-Line Sliding Sash Cords & Weights
Meeting Rail
DIMENSION
PLOT SIZE
SCALE
DATE
REV
DWG No
MM
A4
1:1
01.01.2019
0
2705
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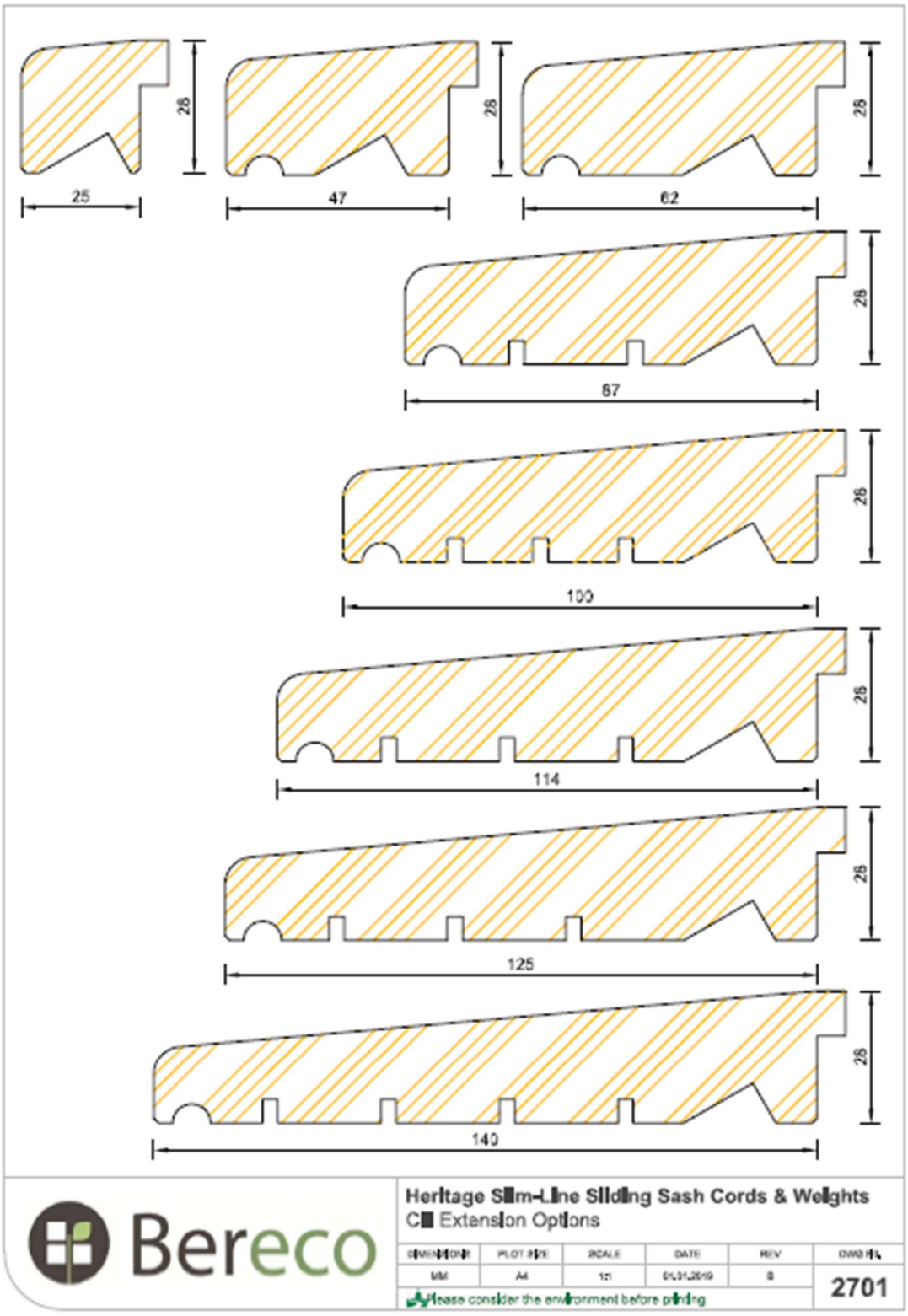

22
44
14
44
16
15
95
40
43
32
110
140
Heritage Slim-Line Sliding Sash Cords & Weights
Frame & Sash Jamb (Standard)
2706
Bereco



The horn will match the existing, closest deemed Farnham.



The glazing bars will be dimensioned to match as close as possible the existing glazing bars.



The cill will be dimensioned to match the existing width / overhang.



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