VICTORIA HOLLAND
ARCHITECTURE



Replacement Windows and Workshop Alterations

at

Grants Manor No. 15
Mill Road North Lancing
BN15 OPT

Design & Access Statement

November 2020

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Introduction and Context

Grants Manor, formerly known as The Old Posting House, is situated in North Lancing Conservation Area. The area encompasses both Manor and Mill Road including the majority of The Street which adjoins to the East. A number of historical buildings dating 16-19C are finished in various materials such as Horsham stone tiles, timber framing, thatch, flint with brickwork quoins, and some areas of render with painted brickwork. Many properties along Mill Road have formed a sense of enclosure derived from higher boundary walls set close to pavements making it distinct from other parts of Sompting or Lancing.

The property to which this application relates is a timber framed 5 bay house, finished in red brick and flint at its rear, elements of white render and painted brickwork on its sides, and buff brickwork in a Flemish bond along the front elevation. The gablet roof is a combination of Horsham stone and plain clay tiles.

At the back of the property sits a rectangular workshop which we believe to be an early 20th Century mortar house adjoined by a more recently built laundry room. The workshop has an assortment bricks, stone, and timber which form the external walls (see fig.1-2).



Figure 1. Workshop – North Elevation



Figure 2. Workshop – South Elevation

Proposal

The purpose of this applciaiton is therefore to enhance the external appearance of both the main house and the workshop to the rear of the property. As a number of the more recently replaced timber casement windows have fallen into a state of disrepair, the proposal is to replace these units with casements reflecting the style and profile of the historic windows R1 & R2.

The interior of the workshop is also to be renovated allowing insulation to be fitted internally, and where there is subsidence occurring in the corner, local underpinning will take place.

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Figure 3. Workshop – South Window



Figure 4. Main House – East Window First Floor

The intention is to carefully remove the existing windows and replace them with more appropriate casements. The new windows will be designed to match the original style and profiles as seen on the main house when first built.



Figure 5. The Old Posting House, Built 1580 (according to Lancing and Sompting (Britain in Old Photographs. Published in 1998)

Amount, Gross Internal Area

There will be no proposed increase in floor area.

Scale and Appearance

It is proposed that the windows will match the existing style and profiles as seen on the ground floor front elevation. There will be no proposed increase in window sizes with the exception of W17 at the rear. All new windows will be a flush casements with single glazing. All painted Heritage grey such as F&B Plummett no.272 or similar approved.

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The Workshop will also introduce a conservation rooflight and new entrance door with glazed aperture. The existing north elevation will be clad in a grey horizontal weatherboarding to match.

Materials

All new windows and doors shall be made from hardwood timber. For further details please refer to Joinery drawings106-107. Where necessary tiles on the gable end of the workshop and to its roof shall be replaced like for like.

Landscaping

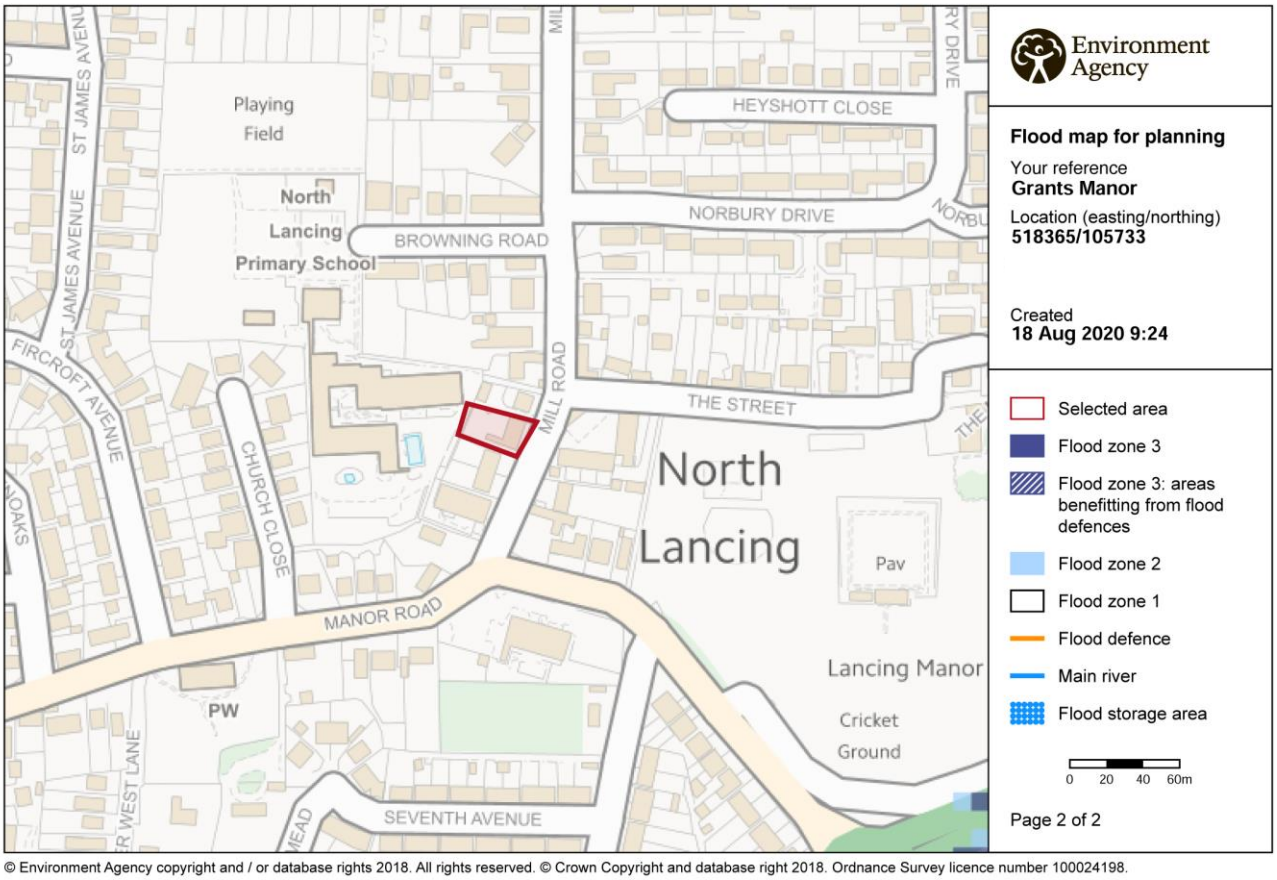
All existing trees and shrubs are to be retained. The paving in proximity to the workshop looks worn and broken consisting of crazy paving, paviours, and concrete slabs. In this time the proposal is to replace these with natural stone and clay brick paving.

Access

A new timber door will be introduced to the Eastern end of the workshop in replacement of the existing window. The existing access to the main house will remain unchanged.

Flood Risk

Grants Manor is situated in Flood Zone 1, on land with a low probability of flooding. Therefore a Flood Risk Assessment should not be necessary for the purposes of this planning application.



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Conclusion

The aim is to restore the original façade through the careful replacement of flush casement windows which will also provide a thermal improvement to the building envelope. The replaced windows will maintain the original aesthetic and will not negatively impact its visual amenity. The improvement to the workshop is minor and will not be seen if at all from Mill Road. By improving the thermal performance, and introducing further natural light it will allow the occupiers to use the workshop space in a more comfortable and sustainable manner.

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