Planning Statement

Site Name: Great House Farm

Site Address: Chessall Avenue, Southwater, RH13 9FB

Grid Reference: TQ1531726932

Listed Building Consent Ref. No. DC/24/0690

Application for Approval of Details Reserved by Condition

Brief Description

Listed Grade 2* Farmhouse dating from late C15/early C16 with C17 modifications and extended and modernised late C19 or early C20, refurbished late C20.

Proposed Works

Listed Building Consent (Ref. DC/24/0690) was granted on 10th September 2024 for the like-for-like replacement of 15no. oak windows. Whereas most of the windows will be to the same design and style as existing, the consent is subject to a Pre-Commencement Condition requiring drawings and other information to be provided in respect of 3no. first-floor windows on the main front (east) elevation. These existing 3-bay windows are proposed to be replaced with windows of 4-bay design, as requested by Historic England, to match the design of the windows at ground-floor level. The 4-bay design is to replicate the design of earlier windows shown in photographs taken in the 1960s.

The oak outer frames incorporate flush opening and fixed casements. 2no. opening casements per window are to be hung on 75mm high-quality new stainless-steel, black-coated butt hinges. Window furniture (latches, stays and handles) would be retained and re-used, where possible, with any replacement furniture to be in similar style.

The windows will be glazed with 12mm thickness Slimline/Slenderline glazing and a weather-seal system will be incorporated within the frames and casements which will not be visible with the sashes closed.

The new windows to be in European Oak, stained dark oak (Sikkens or similar) to match other like-for-like replacement windows and existing retained windows and finished with 2 coats of lacquer.