Combined Heritage Design and Access

Timber Orangery

At

Old Park

Maplehurst

Horsham

West Sussex

RH13 6LL

On behalf of

Mr and Mrs Greenwood

David Salisbury is an award-winning designer and manufacturer of bespoke orangeries, conservatories, garden rooms and kitchen extensions. Built from the finest materials, our glazed extensions have helped to transform beautiful homes all around the country for over 40 years now, by ensuring we put quality and enjoyment first.

Having worked on in excess of 800 successful orangery and conservatory projects for a wide variety of Listed Buildings all around the country, since the beginning of the century alone, we consider ourselves market leading experts in gaining approval and working with these historically important properties.

We are delighted that the applicants, Mr and Mrs Greenwood, have instructed David Salisbury to erect timber orangery at Old Park, Maplehurst.

Oak and timber orangeries or garden rooms can be designed to suit any style property, with the rustic charm and beauty of natural oak and the elegance of timber something to be admired whatever the context.

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1.0 Introduction

This Combined Heritage Design and Access statement has been prepared as part of a Planning and Listed Building Consent application for the erection of a timber orangery at Old Park, Maplehurst, Horsham.

By reference to relevant statutory legislation it is apparent that the application site is a designated heritage asset as defined in Annex 2 of the National Planning Policy Framework (NPPF). Paragraph 128 of this document requires an assessment of the significance of any heritage assets affected by the proposed works. Therefore this section aims to highlight and assess such assets and the historical context connected to the property.

1.1 The Site and surroundings

Maplehurst

Maplehurst is a hamlet located approximately 4 miles south from the town of Horsham in a rural location.

Old Park



Old Park is a two storey, Grade II Listed property, brick/tile hung construction set beneath a tiled roof.

The property was listed on 28-Nov-1980.

The property is set within approximately 2400 square metres of private domestic curtilage.

There are residential properties to the south, east and west of the application with the applicant owning the land to the north.

The property is Grade II listed but does not fall within the boundaries of a Conservation Area, an Area of Outstanding Natural Beauty nor the Flood Zone.

2.0 Planning Background and Development Plan Framework

2.1 Planning History

Change of use of agricultural land to residential use Site: Old Park Park La Maplehurst
Ref. No: N/50/90 | Status: Application Permitted

Provision of swimming pool, small pool shed & repositioning of sewage plant Site: Old Park Park La Maplehurst
Ref. No: N/7/91 | Status: Application Permitted

Provision of tennis court with fencing Site: Old Park Park Lane Maplehurst
Ref. No: N/37/96 | Status: Application Permitted

Timber framed outbuilding for domestic use
Ref. No: DC/04/1010 | Status: Application Refused

Timber framed outbuilding for domestic use
Ref. No: DC/04/2475 | Status: Application Refused

Erection of a timber framed outbuilding for domestic use
Ref. No: DC/05/0371 | Status: Application Refused

Erection of timber framed outbuilding for domestic use
Ref. No: DC/05/1336 | Status: Application Permitted

Renewal of unimplemented planning permission DC/05/1336 for erection of timber framed outbuilding for domestic use
Ref. No: DC/10/0190 | Status: Application Permitted

2.2 National Planning Policy Context

The National Planning Policy Framework (NPPF) was introduced in March 2012 to streamline planning policy at the national level. At the heart of the NPPF is the presumption in favour of sustainable development – the "golden thread" running through the plan making a decision making process. The pursuit of sustainable development includes seeking improvements in the quality of the built environment, natural and historic environment through the gains obtained through the planning system.

The NPPF sets out how Local Planning Authorities should plan positively for the conservation and enjoyment of the historic environment.

12. Achieving well-designed places

126. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

127. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.

128. To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.

129. Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their

area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.

130. Planning policies and decisions should ensure that developments:

(a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

(b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

(c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

(d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

(e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

(f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users ; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

131. Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined , that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

132. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the l local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

133. Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for a Healthy Life . These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.

134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design , taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes. Conversely, significant weight should be given to:

(a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes; and/or

(b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

135. Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

136. The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

16. Conserving and enhancing the historic environment

189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value 66 . These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations

190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

(a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

(b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

(c) the desirability of new development making a positive contribution to local character and distinctiveness; and

(d) opportunities to draw on the contribution made by the historic environment to the character of a place.

191. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

192. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

(a) assess the significance of heritage assets and the contribution they make to their environment; and

(b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

193. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

197. In determining applications, local planning authorities should take account of:

(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

(b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

(c) the desirability of new development making a positive contribution to local character and distinctiveness.

198. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the

importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

(a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

(b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

(a) the nature of the heritage asset prevents all reasonable uses of the site; and

(b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

(c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

(d) the harm or loss is outweighed by the benefit of bringing the site back into use.

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible 69 . However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

208. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure

the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

2.3 Horsham Planning Policy

Policy 32

The Quality of New Development

High quality and inclusive design for all development in the district will be required based on a clear understanding of the local, physical, social, economic, environmental and policy context for development. In particular, development will be expected to:

1. Provide an attractive, functional, accessible, safe and adaptable environment;

2. Complement locally distinctive characters and heritage of the district;

3. Contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit;

4. Optimise the potential of the site to accommodate development and contribute to the support for suitable complementary facilities and uses;

and

5. Help secure a framework of high quality open spaces which meets the identified needs of the community.

Policy 33

Development Principles

In order to conserve and enhance the natural and built environment developments shall be required to:

1. Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;

2. Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development;

3. Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;

4. Are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character Assessments;

5. Use high standards of building materials, finishes and landscaping; and includes the provision of street furniture and public art where appropriate;

6. Presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development; and,

7. Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality.

Policy 34

Cultural and Heritage Assets

The Council recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Applications for such development will be required to:

1. Make reference to the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record;

2. Reflect the current best practice guidance produced by English Heritage and Conservation Area Character Statements;

3. Reinforce the special character of the district's historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques;

4. Make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas;

5. Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials;

6. Secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset;

7. Retain and improves the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features; and

8. Ensure appropriate archaeological research, investigation, recording and reporting of both above and below-ground archaeology, and retention where required, with any assessment provided as appropriate.

3.0 Historical context and location of Heritage Assets

English Heritage List Entry Summary

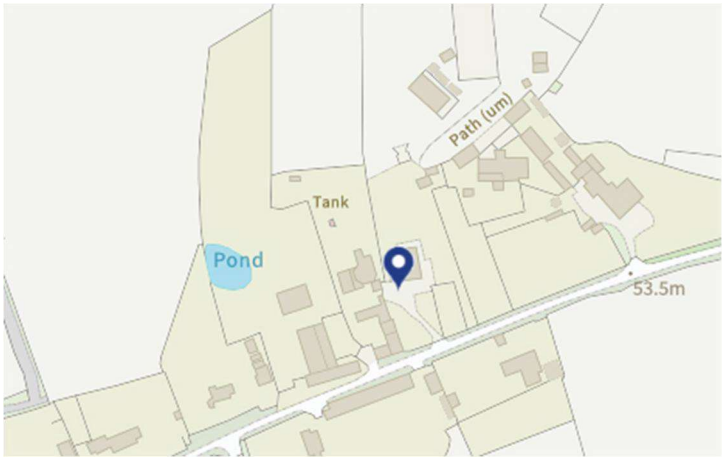


NUTHURST MAPLEHURST 1. 5404 Park Farmhouse

TQ 12 SE 16/270

Grade II

C17 or earlier. Two storeys. Three windows. Ground floor red brick and grey headers. Tiled roof. Casement windows. Modern gabled porch.



4.1 The Proposal

The Heritage, Design and Access Statement supports the application for a Planning and Listed Building Consent for a single storey timber orangery.

A pallet of high-quality materials including timber and glazing are proposed to both compliment and create a contemporary enhancement on the heritage asset. This architectural approach attempts at once to assimilate and differentiate.

Sustainability

The following outlines the principles incorporated into the design in order to minimise the environmental impact of the proposal. This addresses the issues with the current structures construction methods and materials:

Building Fabric & Choice of Materials

As part of the proposal, where possible, sustainably sourced materials will be employed for the construction of the proposal enabling it to demonstrate low energy use over its entire life cycle.

All timber in the construction will be responsibly sourced. Within reason areas of glazing have been maximised to benefit from passive heat gain and natural light and to reduce energy bills.







The above are views of the northern (rear) elevation of Old Park and the location of the proposed orangery.

The orangery will be located in the central ' courtyard ' area shown on the above images. The orangery will not extend forward of the build line.

No new openings re to be formed as the existing doors will allow access into the orangery.

The proposed works are outlined below.



The proposed orangery is conceived as a piece of architecture which sits comfortably next to the listed building and is deemed to be in scale and subservient to the host dwelling. The prominence and significance of the host dwelling is not reduced by this proposal.

The choice of materials ensures that the proposal will blend naturally with and compliment the host dwelling.

Whilst the proposal is intended to compliment and blend with the property, it has purposefully been designed to allow a subtle distinction between the original architecture and the latest 21st century addition.

English Heritage in their publication Constructive Conservation support the change and adaptation of historic buildings:-

"Historic buildings and places help to define our nation. Even so, change, adaptation or development will often be the key to securing their future. 'Constructive conservation' is the term used by English Heritage to describe the protection and adaptation of historic buildings

and places through actively managing change. The approach is positive and collaborative, based upon a shared understanding of the qualities which make a place or building special. The aim of constructive conservation is to achieve a balance which ensures that those qualities are reinforced rather than diminished by change, whilst achieving a solution which is architecturally and commercially deliverable."

4.2 Mass and Impact on the listed building:

The proposed orangery will have a footprint of 11 square metres.

The proposal is small in comparison to the overall footprint of the property and will not adversely impact on the overall massing of the heritage asset.

The proposal does not adversely affect any important architectural or historical features of the property. Nor does it adversely affect the building's setting.

The materials ensure that the proposal will blend naturally with the host dwelling and will be of the highest quality as would be appropriate for a structure of this nature on a heritage asset.

4.3 Roof Design and Glazing

The proposed orangery will have a flat roof and will incorporate a glazed lantern roof light.

4.4 Materials, finishes and construction details

The materials ensure that the proposals will blend naturally with the host dwelling and will be of the highest quality as would be appropriate for a structure of this nature on a heritage asset.

The use of full height glazing will ensure that the proposal respects and complements the heritage asset but does not mimic it. With full height glazing it also allows the fabric of the host dwelling to be readily visible.

4.5 Design

As already stated the works are intended to compliment and blend with the property but is purposefully designed to allow the subtle distinction between the original architecture and the latest 21st century proposal.

We are of the opinion that the new design compliments the listed building and is aesthetically pleasing.

4.6 Impact on the listed building and it's significance

The proposed orangery does not alter the fabric of the listed building.

This is a very small alteration that will not harm the significance of the designated heritage asset.

It will be an appropriate and visually attractive addition, requiring minimal alteration, and it will be fully reversible.

4.7 Materials

Existing

Walls – Brick and Tile hung

Roof – Tiled

Doors and Windows – Timber and Oak

Proposed

Walls – Full height timber, glazed panels

Roof -Flat roof – single ply membrane – incorporating a glazed lantern roof light

Doors and Windows – Timber

4.8 Compatibility:

The proposed design is subordinate to the host elevation and will not detrimentally affect the host property, the setting of the property or the area in which the property is situated.

The design materials, timber and glazing are appropriate for this style of development and is in keeping with the local vernacular.

4.9 Landscaping

No landscaping proposed.

4.10 Access

No special access arrangements have been made. The proposal is confined to a domestic dwelling and therefore no provision has been made for any disabled or public access.

4.11 Impact on neighbouring properties

The proposed orangery will have no impact on the amenities currently enjoyed by any neighbouring properties.

5.0 Summary and conclusions

We believe that the proposed works satisfies the requirements set out in the above policies.

The proposed works will:-

- preserve the significance of the heritage asset;

- cause minimal harm;

The proposal to extend the house to the rear will have no impact on the historic fabric of the host dwelling.

The proposal will not affect the significance of the historic building. The proposed extension is to the rear and will not affect the historic character of the original building.

We believe that the proposed orangery satisfies the requirements set out in the planning policies. The proposals will not detract from the host dwelling nor the surrounding area. They will enhance the property by virtue of good design and detailing and the sympathetic use of materials.

The proposal will result in an improvement in the quality of the residential amenity for the applicant and will not impact negatively on the visual appearance of the site or residential amenity of neighbouring properties. The proposed orangery is well proportioned in comparison with the host dwelling and sits comfortably within the site.

The application property is a family home; the character and setting of the property will not be harmed by the proposed works, only improved.

The materials used are chosen carefully to compliment the host dwelling and will therefore not appear visually intrusive in the immediate surrounding area.

The proposals will not have any significant adverse effect on the fabric of the host dwelling and the wider area. The scale, size and sympathetic choice of materials as well as the high quality design ensure that the proposal would not be detrimental to the character of the host dwelling nor the surrounding area.

The design has been carefully considered to respect the existing building and its setting. It is perceived to be of minimal impact whilst providing significant improvements to meet client expectations.

We consider the proposed orangery has sufficient integrity to contribute to the amenity of Old Park without detracting away from the beauty and character or conflicting visually or technically to the existing property.

Conclusion

As the owners and custodians of this property, Mr and Mrs Greenwood are keen to make certain changes to enhance their enjoyment of this area. The applicants also want to ensure that when the work is completed, the finished project must be high quality. Mr and Mrs Greenwood are also keen to avoid having a structure that did not respect & reflect the current building design. It was also important to design a structure that would have the minimum impact upon their neighbours. In conclusion we feel that the brief has been fully met.