



parkers
design



Little Lombard, Lombard Street, GU28 0AG
Heritage, Design and Access Statement

The Site

The proposed site sits on a one-way vehicular access cobbled street on the north side of Petworth. Although vehicles access Lombard Street, there is a heavier footfall of pedestrian traffic. Petworth is famous for its antique shops which brings the footfall along Lombard Street which is cut through from the north side to the market square. Little Lombard is a Grade 11 listed residential house and sits amongst other listed and heritage buildings. A mid-terraced property attached on both sides with no rear access.

Works Access

All works proposed would stick to strict CDM guidelines reducing any disruption on Little Lombard Street. Vehicles would be parked nearby in a public car park.

The Proposal

Front Elevation

Replace the first-floor windows with 6.8mm Acoustic Single Glazing in the same profile as the ground-floor existing windows

Due to the noise from members for the public walking down Lombard Street after daylight hours which greatly disturbs anyone sleeping in the first floor bedrooms, the proposal is to replace the current window with new 6.8mm Acoustic Single Glazing windows which will greatly improve noise insulation from the street. At the same time, as the profile of the street-facing first floor sash windows is different to that of those on the ground floor, the proposal is to replace the first floor windows with new sash windows with a matching profile to those on the ground floor.

Replace the front door like-for-like.

The current front door is an adapted internal pine front door which for reasons of security it is proposed to be replaced with a similar six-panelled hardwood door.

Replace the back door like-for-like

The back door will be replaced like-for-like in style and is proposed to be double glazed.

Rear Elevation

Basement light-well to be replaced with adequate opening/ventilation - like-for-like format

The current double glassed window to the ground floor basement does not open, and in order to provide adequate natural ventilation to the basement it is proposed to be replaced with a window that can be easily opened.

First-floor bathroom window to be replaced double glazed like-for-like.

The current window no longer shuts properly, is rotten in places and will require replacement which is proposed with a matching like-for-like double-glazed window.

Extension

Increase the extent of the extension by c400mm to be flush with the adjacent building to the rear.

Change the front wall to a parapet wall to the south and north elevations, the southern roof pitch 5 degrees and elevated by 150mm, northern pitch 10 degrees

Lead box gutter running from south to north to a lead-lined outlet to the north elevation for rainwater collection/disposal

The current conservatory roof leaks and part of the glass roof drains onto the neighbour's (Bamboroughs) adjacent flat roof. This needs to be fixed and the proposal to rectify this is by building a parapet wall and gully allowing the water to drain to the front of the conservatory.

The current door and windows to the back terrace are a mismatch of adapted windows and a single internally glazed pine door (38mm thick) which pose a security risk. The proposal is to square off the conservatory and terrace installing a set of French doors and larger window opening to either side which will allow extra natural light into the sitting room.

Extension (internal)

Addition of a ground floor WC and WHB with a small storage cupboard

Diane Maitland-Smith, who resides full-time in Little Lombard suffers from a weak heart and arthritis which is increasingly affecting her mobility as there is currently no WC on the ground floor, the proposal is to install one in order to limit the number of stair-climbs she has to undertake in a day.

Access and Parking

There is no on-site parking for Little Lombard.

Eco System, Sustainable Construction & Climate Change

See separate Eco-Services System Statement

Planning Policy

The proposal seeks to conserve and enhance Little Lombard in line with SDNP general policy¹: *To conserve and enhance the natural beauty and special qualities of the landscape and its setting, in ways that allow it to continue to evolve and become more resilient to the impacts of climate change and other pressures*

South Downs International Dark Skies Policy

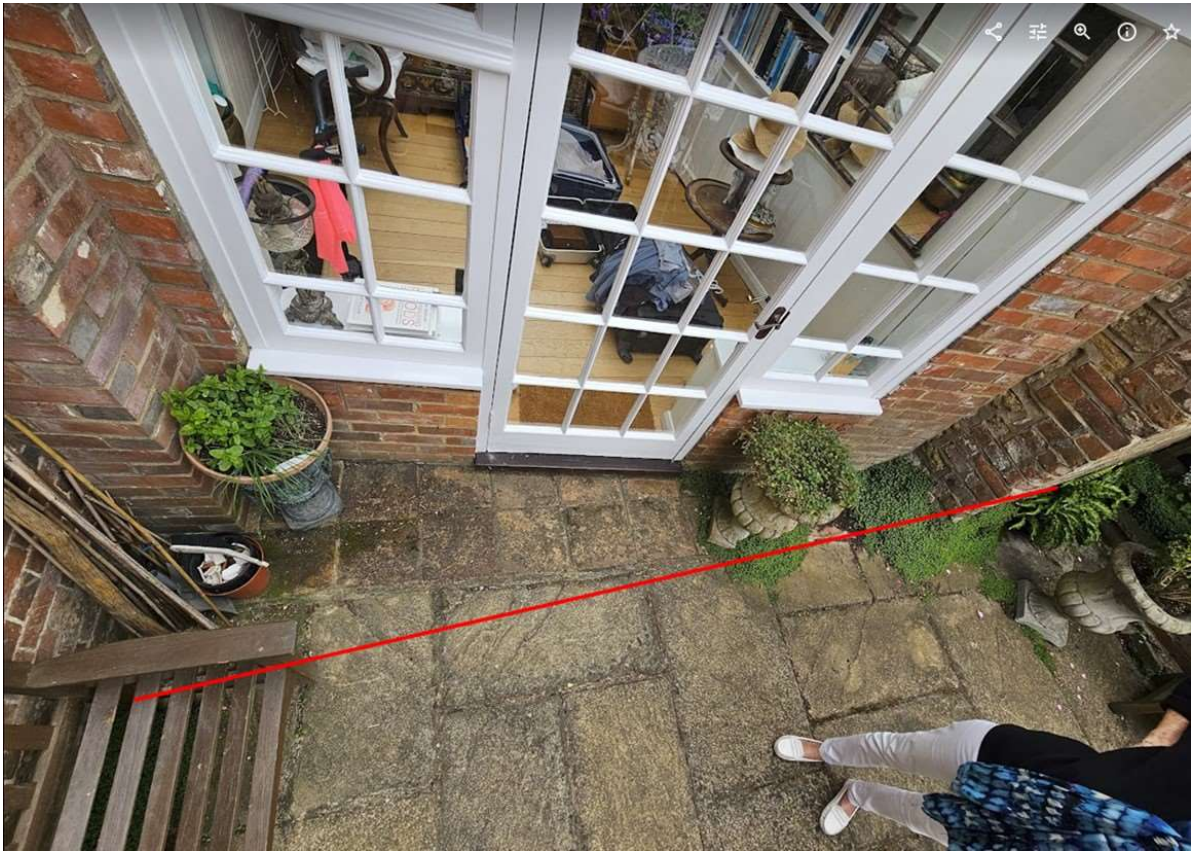
The scheme is sympathetic to the property. Lighting is to be kept to a minimum. Energy efficient, low lumen, warm coloured bulbs will be fitted in all lighting.

Proposed Basement Window Configuration

“Replacement of basement window and shape to follow the head of the window”



Red line demonstrating proposed extension to the conservatory
“Current conservatory to be extended towards the courtyard with a ground floor”



Existing front of property

“Replacement of first floor windows on the front elevation with the same configuration as the ground floor windows”



“Roof of the conservatory will remain glazed as per the existing with a parapet wall to the south and west”



Townscape/Heritage/landscape assessment

Petworth is aptly described in the Petworth Conservation area Character Appraisal as: “Petworth is a hill town standing on a sandstone ridge at the southern edge of the Low Weald. It has been constrained from growing to the west by the commanding presence of the House and Park. To the east, the ridge falls steeply away into the Shimmings valley.

To the north a spur of high ground carries the old road to London. Only to the south has the town been able to grow in the conventional, Twentieth Century southern English way, with a muddle of housing estates scattered to either side of the Chichester Road. The simple domestic architecture of Petworth also owes much to the Egremont and then Leconfield estate. The whole of New Street as well as many other terraces and houses were built to house estate employees throughout the Nineteenth Century and into the Twentieth. These buildings often display a wealth of architectural detail which marks each terrace and building as a distinctive entity.

The historic core of Petworth has a tight urban grain. Central streets have a strong sense of enclosure, formed by the creation of building lines hard against the back edge of pavement and by the high stone walls, some retaining, which line streets and spaces. With the exception of New Street, streets are gently serpentine in character which means that new views constantly unfold along their length. There is a marked contrast between the everyday bustle of the central streets and more intimate and tranquil courts and back Land behind. The vast majority of individual buildings within the conservation area, whether grand or modest, contribute to the character and appearance of the streetscape. A high proportion of buildings are listed.

Dating from Medieval through to modern times, the buildings of Petworth provide a fascinating reflection on the rich variety of architectural forms which have developed over six or more centuries. This variety lends a richness and interest to the streetscape and forms a vital element in the character of the conservation area.

Despite this diversity of style and period, the continuous use of traditional and mostly local materials has contributed a unifying element. These materials have been drawn directly from Wealden woods, quarries and clays, all found nearby.” The PCA is widely drawn and includes four separate character areas. The application site is located within the Medieval core and Market Place. Within the PCA Character Appraisal Lombard Street is described as: “Lombard Street runs north from the Market Place, linking it with the Church. A narrow, gently twisting thoroughfare, laid with stone setts, it lies at the heart of the Medieval town and remains predominantly commercial in character at its southern end. The church tower is gradually revealed as one ascends from the south. Ian Nairn described the street as “one of the best picturesque streets in a county that is full of them.”

Little Lombard is described as:

Cottage. Early C19. Two storeys. Two windows and one window-space. Red brick and grey headers alternately. Modillion eaves cornice. Tiled roof. Glazing bars missing. Doorway with pilasters and flat hood over.

Bramborough is described as:

Cottage. Early C19. Two storeys and attic. Two windows. One dormer. Stuccoed, incised with lines to imitate masonry. Glazing bars intact. Doorway with door of six fielded panels.

Conclusion

The proposal has been carefully designed to fit in to the context of the site and makes a positive contribution to the character of the locality. In particular the replacement of the windows to the front elevations to the same style. The development respects the heritage of Little Lombard and Lombard Street and we believe has no adverse consequences to the property, Lombard Street or Petworth.