



Chilcroft
traditional excellence

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FAO Chichester District Council

Re: 24 North Walls, Chichester, West Sussex, PO19 1BY – Design & Access Statement

4th November 2023

Dear Sir/Madam,

This listed building consent application is made in the case of 24 North Walls, a terraced dwelling. The proposed site is located within the Chichester Conservation Area. This statement will seek to examine the merits of the proposals in relation to the National Planning Policy Framework (2019), Historic England guidance The Setting of Heritage Assets (2017) and other local policies.

1.0) The proposal seeks to replace existing non-original side and stair windows with timber sash, using traditional joinery details. The site benefits from its existing window apertures which will not be increased in size by the proposals.

1.1) As a specialist Historic Building practice, we have been engaged to oversee the preparation of a historic survey of the building, a study of its significance and a strategy to best maintain the character and appearance of the Conservation Area, in accordance with Historic England and local guidance.

1.2) The proposal does not seek any change of use for the building or its curtilage. The existing use as a single residential dwelling will therefore remain unchanged.

1.3) The proposed windows would be located in the same location as the existing windows of the dwelling, without the need to alter the floorplan or curtilage.

1.4) The proposals will not result in the loss of any protected trees where the presence of Tree Preservation Orders (TPO's) are in force.

1.5) The proposals relate solely to the first and second floor levels, which sits above the water table. The design would not alter the ground level of the property or involve any works to the foundations of the building, involving excavating down below this existing level requiring archaeology.

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The Georgian Group



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1.6) The building dates from the early 18th Century and can be best attributed to a Georgian style of architecture. A detailed assessment of significance and impact assessment has been prepared in the form of a Heritage Statement which accompanies the planning application.

1.7) A site visit was conducted to the dwelling at the early stages of the design proposal, with conservation lead input being feed into the design process. All conservation work has been undertaken in accordance with Historic England's preferred method of analysis and further supports the overall written heritage assessment.

1.8) The overall curtilage area of the dwelling retains its 18th Century historic layout, which is self contained at ground floor level and involves a solitary small enclosed courtyard at the rear.

1.9) The proposed replacement side window at second floor level sits adjacent to existing rooflines, beyond public gaze. This will leave the appearance from the North Walls completely unchanged.

2.0) The existing principal means of access to the dwelling from the north elevation will remain unchanged, without the need to amend the existing main entrance. As the principal elevation to the northern side is also the historic frontage of the dwelling, the proposal will maintain this significance.

2.1) The proposals will not involve any landscaping changes to the curtilage area of the dwelling itself, being located at first and second floor levels. The proposals will leave these aspects entirely unchanged.

2.2) No highway changes to the adjacent North Walls will be necessary and all existing access ways will remain unchanged. There will be no additional traffic flow to and from the building as a result of the listed building consent application.

2.3) The proposal would not have a harmful impact upon the urban setting or impact the landscape of the setting when viewed from the surrounding buildings, the approach along the North Walls (a Scheduled Ancient Monument) and from the aspects of the historic streetscene. The proposals will be located at the side and rear of the building, with no harmful awareness and would maintain the character and appearance of the Chichester Conservation Area.

2.4) The proposal will preserve the setting of the Grade II Listed Buildings of 22, 23, 24, 25 North Walls and 45 – 48 North Walls and has provided a heritage statement in support of this. The proposal has therefore met with the requirements of Para.194 of the NPPF (2019) to consider the impact of the proposal on a heritage asset in accordance with the significance of the heritage asset.

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2.5) The proposal will not result in the loss of any historic fabric, with both existing windows dating from the early 20th Century. The design and fabric of these existing windows are crude and not consistent with the significance of the listed building. Their addition to the building pre-dates 24 North Walls being made a listed building in 1971 and the establishment of the Chichester Conservation Area again in 1971. The proposals would represent an improvement over existing, which is encouraged.

2.6) The proposal is respectful of the historic setting of 24 North Walls and has correctly assessed the importance of the shared listed building of 25 & 25 North Walls and the role that the proposed site plays as part of its setting. The proposal would utilise existing window openings for the same purpose and enhance the significance of the listed building by replacing modern 20th Century fabric with a quality design that is more comparable with the 18th Century building. The development proposal would therefore preserve the significance of nearby listed buildings and their settings. This meets with Historic England guidance, *The Setting of Heritage Assets* (2017), Para.206 of the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.

2.7) The proposed design is respectful of the Georgian style of the building and will maintain a clear distinction between the old timber frame elements of the building and the later remodelling of the building in the Georgian architectural style, in accordance with Historic England guidance. The materials would be of a high quality, consistent with the local character and appearance of the Chichester Conservation Area. Specific material choices that are deemed to be capable of best maintaining this can be secured by condition, where necessary.

In conclusion, the proposal would bring about a neutral impact upon the setting of the listed buildings and preserve their significance. The considered design would have no wider impact upon the setting of the heritage assets or historic fabric and would have a neutral impact upon the Conservation Area, maintaining the character and appearance of the area. The significance of the listed building of 24 & 25 North Walls would be enhanced.

Yours sincerely,



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