

**Replacement of 2no modern roof windows, 2no flue pipes,
Installation of secondary glazing and shutters to Ground Floor
windows and erecting a shed**

No 3 The Old School House, Mill Lane, Cocking

Heritage, Design and Access Statement

Including Ecosystems Services and Dark Night Skies Statements

Listing Entry Number: 1026068

1. Site Address

3 The Old School, Mill Lane, Cocking, West Sussex, GU29 0HH.

2. Context

The former school building was converted into 3 separate dwellings in 1998 (98/00279/FUL and 98/00283/LBC) with no 1 a 2 bedroom cottage contained in the North wing and the main building split into no 2 a 3 bedroom cottage on the West side and no 3 a 3 bedroom cottage on the East side.

In 2002 no 2 and no 3 were joined together (02/02001/LBC) with openings formed at Ground and First Floor to create no 2-3 a 6 bedroom house with part of the former kitchen for no 3 converted into a wine store and snug and the staircase removed from no 2.

In 2022 permission was granted (22/00386/FUL and SDNP/22/00387/LIS) to separate no 2-3 back to two cottages which has now been implemented and No 3 is once again an independent dwelling.

3. Proposals

Roof Windows and Flat Roof

This application seeks approval for the replacement of two double glazed roof windows a glazed lantern and flat roof membrane that were inserted at the time of the conversion (98/00279/FUL).

While less than 25 years old, the two double glazed roof windows replaced were of a poor design that lacked details to prevent thermal bridging (see existing roof window details) and reliant on seals to prevent water ingress.

The flat roof membrane lacked UV protection and had degraded requiring replacement and the lantern frame was warped and showed signs of wood-rot. Condensation from the roof windows and condensation had damaged surrounding finishes and the window seals and lantern had started to leak.



The replacement roof windows are smaller in size than those they replaced and were inserted in the same roof openings.

The new windows are conservation style roof windows of a well proven design that has multiple layers of protection against thermal bridging and water ingress with a more user friendly operation system and have a track record of lasting well in excess of 50 years.

Details of the previous windows (Drawing 7) based on details submitted for approval under 98/00279/FUL are included for comparison with the details of the new windows (Drawing 8).

Shed

The application seeks approval for the new timber shed inserted in the garden.

The small timber shed occupies an under used area of the garden, shielding the garden from the existing parking area and provides storage for garden tools.



Stove Flues

This application seeks approval for the replacement of two flues that were inserted at the time of the conversion (98/00279/FUL).



The two new (Black) flues can be seen on the Left of the picture above. An existing (Grey) flue that serves no 2 inserted in 2005 (05/00543/LBC) can be seen above the roof window on the Right of the picture above.

Secondary Glazing and Internal Shutters

This application seeks approval for the insertion of secondary glazing and louvered shutters on the inside of the existing Ground Floor windows.



Details of the secondary glazing and shutters are included with the application and the pictures inside and outside of the windows show how the secondary glazing is almost imperceptible and shutters have been sympathetically designed to not interfere with the style of the window.

4. Heritage Statement

The Old School is listed grade II and described as

“One building, originally the village school and the schoolmaster's house. T-shaped mid C19 Gothic building. Faced with flints. Tiled roof. Casement windows. Pairs of trefoil-headed lights on the ground floor. Gabled dormers above. Two storeys. Four windows.”

5. Heritage Impact Assessment

This application seeks to replace items (roof windows and stove flues etc) that were inserted at the time of the conversion (98/00279/FUL) in areas that are not readily visible to the Public (North facing roof slope and between existing roofs).

The replacement roof windows are of a conservation style approved for use on a large number of listed buildings in the area and fitted within the same openings as the existing with no need to remove any of the existing roof structure.

The flue pipes while visible above the roof level, appear to be in the same location as the flue pipes they replaced and are not unduly prominent when viewed in context. The black finish is an improvement on the existing grey finish of the old flue pipes, an example of which can be seen above a roof light serving No 2.

The Kitchen was constructed at the time of the conversion (98/00279/FUL) and included a stone mullion window with glazed metal frames that was designed to match the existing windows. Similarly, the North window of the Living Room was altered in 1998 to reduce the cill level and provide light to the ground floor room.

The secondary glazing has been fitted adjacent to the inside face of the stone mullions of each of the windows fixed between the jambs of modern stud lining probably insulated lining installed at the time of the conversion in 1998, and are arranged as 3 sliding openers to match the 3 opening lights of the existing windows and are barely perceptible when seen from the outside.

The louvered timber ‘plantation’ shutters have been installed inside the secondary glazing with fixings to the modern plastered linings only, follow the same opening pattern as the existing windows and do not detract from the external appearance of the window.

6. Dark Night Skies

The existing roof windows had not been of a design that blinds may be easily installed. The proposed roof windows are of a type that includes a standard range of blinds that are easy and simple to fit.

The proposals include the installation of manually operated blinds to the two new roof windows to limit the amount of light up-spill from these existing roof openings.

This represents a significant improvement over the previous windows that are incompatible with most blind systems.

The louvered ‘plantation’ shutters provide a means of shading that is more likely to be used more often than curtains (particularly when in Kitchens) and thus reduce light spill from the existing windows at night.