



Studio
Charrette

Replacement of 3 Windows in the Property

Flat 10, 118 Lansdowne Place, Hove, BN3 1FJ

Planning, Design and Heritage Statement

Introduction

Studio Charrette has been commissioned to prepare a planning application for householder planning permission and listed building consent to replace 3 windows at Flat 10, 118 Lansdowne Place, Hove, BN3 1FJ.

This application is supported by the following documents:

- Planning application form;
- Correct fee;
- Planning, Design and Heritage Statement (this document);
- Site location plan;
- Existing and proposed plans and elevations;
- Details of replacement windows.

Figure 1: Site Photograph



Application Site

118 Lansdowne Place is a four storey, plus basement, end of terrace building. It is made up of 12 flats and forms part of a Grade II listed terrace. Flat 10 occupies the top floor to the front of the building.

The dwelling is located on a residential street. On both sides the street comprises identical terraced properties. There is a generally consistent window style on the road, with the majority of properties having white painted, timber sash windows with glazing bars.

The property forms part of a Grade II Listed terrace. In addition to be listed, the dwelling is located within the Brunswick Town Conservation Area.

Figure 2: Site Location



Planning History

Two previous applications on the site are relevant to the dwelling:

Installation of 100mm gas boiler flue to be vented through kitchen wall.
Ref. No: BH2006/02705 | Status: Approved

Internal alterations to form a one bedroom flat.
Ref. No: BH1999/02850/LB | Status: Approved

No applications on the site preclude the proposed development.

Listing Description

The property is Grade II listed under the list entry name, NOS 52-118 INCLUDING WALLS AND RAILINGS, 52-118, LANSDOWNE PLACE. The property was listed in September 1971. The listing description states:

“Terrace of dwellings. c1850-60, subsequent alterations. Stucco over brick, roofs concealed behind parapets. Terrace on hillside. Mixed 3 and 4-storeys over basement, 2-window bow frontage, square-headed sash windows with variety of glazing bar patterns, a few blind boxes surviving, moulded parapet and cornice, rusticated ground floor, cast-iron balustrade to first floor windows, pilaster porches, variety of doors. The 4 centre dwellings in terrace, Nos 86-92, have enriched facades with cast-iron window box guards to second floor, first floor with continuous dentil-moulded entablature carrying segmental-headed pediments with shell decoration in tympanums, ornamental surrounds to window openings, blind boxes, ground floor with panels of vermiculated rustication beneath window cills carried on shaped brackets with cast-iron window box guards; acanthus-leaf capitals to fluted shafts of doorcases, half-glazed doors. The entrance to No.52 is in Western Road; the ground floor with single-storey extension is distinguished by 1:3:1:3 bay screen of Tuscan pilasters with entablature, Tuscan porch with round-arched opening in first bay left, panelled door approached by flight of steps, and fourth bay right, now with window, sash windows without glazing bars. Cast-iron railings and walls returned from entrances to street frontage, Nos 90 & 92 with ball finials to piers. This terrace probably predates that opposite, Nos 59-127 Lansdowne Place (qv).”

Conservation Area

The property is located within the Brunswick Town Conservation Area. The Conservation Area Character Statement describes the area *“as one of the finest examples of Regency (or late Georgian) architectural styling and integrated urban planning in the United Kingdom”* (pg 2). Lansdowne Place is identified as comprising well-detailed and proportioned dwellings.

Page 3 of the Conservation Area Statement notes *“Windows are generally of the timber sliding sash variety in various configurations”*.

The Proposal

The Proposal is for the replacement of the three windows at the top floor on the front elevation relating to Flat 10. The existing windows comprise painted, timber sash and case single glazed windows. The replacement windows will be finely constructed heritage style windows comprising white painted, timber sash and case, double glazed windows. The new windows will appear identical to the existing windows and so there will be no perceptible difference to the front elevation of the building.

Figure 3: Proposed Front Elevation



Planning Policy

The following policy and guidance documents are recognised as primary considerations for the decision of the associated application at the site location:

Legislation:

Planning (Listed Buildings and Conservation Areas) Act 1990

National Policies:

Revised National Planning Policy Framework (NPPF)

National Planning Practice Guidance

Adopted Local Plan Policies:

Brighton & Hove City Plan Part One

- SS1 Presumption in Favour of Sustainable Development
- CP15 Heritage

Brighton & Hove Local Plan (retained policies March 2016):

- QD14 Extensions and alterations
- QD27 Protection of Amenity
- DM27 Listed Buildings

Brighton & Hove City Plan Part Two

- DM20 Protection of Amenity
- DM21 Extensions and alterations

Supplementary Planning Documents:

- SPD12 Design Guide for Extensions and Alterations
- SPGBH11 Listed Building Interiors
- SPD09 Architectural Features
- Brunswick Town Conservation Area Character Statement

Assessment

Principle of development

The National Planning Policy Framework (NPPF) has a general presumption in favour of sustainable development.

Paragraph 8 of the NPPF notes that sustainable planning includes *“an environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*.

Paragraph 11 of the NPPF confirms that there is a presumption in favour of sustainable development and that development that accords with the development plan should be approved unless material considerations indicate otherwise.

Policy SS1 of the Brighton & Hove City Plan Part One sets out the Council’s commitment to sustainable development. It supports development that provides environmental benefits and reduces on-site energy demand.

The proposed development is for replacement windows with more energy efficient units. The proposal will reduce the amount of energy required to heat the dwelling and will significantly reduce the carbon footprint of the property.

The development is therefore a sustainable proposal and is therefore acceptable in principle.

Design

Paragraph 12 of the NPPF relates to achieving Well-designed Places which states that 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 .

Policy QD14 of the Brighton & Hove Local Plan and SPD12 relate to the design of residential alterations, and require all new development in the area to demonstrate the highest quality design.

The proposed windows will be hand made and installed by a window supplier with extensive experience with installing windows on listed buildings. The new windows will appear identical

to the existing windows. The proposed development will therefore have no impact on the local character or visual amenity of the area.

The design of the proposal is therefore considered acceptable.

Heritage impacts

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 includes a general duty to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Act gives LPAs the duty to have special regard to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

Section 16 of the NPPf relates to 'Conserving and Enhancing the Historic Environment'- When considering designated heritage assets, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (para 199).

Policy CP15 of the City Plan and Policy DM27 of the Local Plan relate to heritage assets. They require any new development to ensure there is no harm to the heritage significance of listed buildings or conservation areas.

The proposal is for the replacement of all windows on the listed building. The existing windows do not appear to be original. The loss of the existing windows will therefore have no impact on the heritage significance of the building.

The proposed windows have been designed to appear identical to the existing windows. The new windows will be timber framed, sash windows with glazing bars in exactly the same positioning as the existing windows. There will be no perceptible visual impact of the change of windows on the property. The proposal will therefore conserve the character of the listed building and the wider conservation area.

In summary, the proposal is considered acceptable in terms of impact on the heritage assets.

Conclusion

Following a review of the proposals applicable policy and material considerations it is of our view that the development is in general conformity with all applicable policies as previously illustrated.

We see no reason for the council to refuse our request for planning approval and kindly request for a timely decision to be made in line with applicable guidance of the NPPF.