

Design, Access & Heritage Statement



2 Brickyard Cottage Ardingly



SMITH &
TAYLOR

2 Brickyard Cottage, RH17 6UA

Replacement of existing timber framed single glazed windows.

1.0 Site Description

No.s 1 and 2 Brickyard Cottages from part of a single building probably C17 in origin, later refaced with brick at ground floor and tile-hung above. The building is grade II listed and was added to the List in 1983. The listing notes the addition of a modern bay at the west end of the building, currently forming part of No.2.

Map regression, site observations, and the planning record have enabled the following description of the phases of building work at Brickyard Cottages.

- In 1909 the building had the form shown in the photograph in Figure 1 – a single room deep, three bay arrangement with a lean-to extension at the west gable end. The OS 25" to the mile sheet Sussex XV.15, Pub.1910 indicates that the cottage is still a single property.
- The 1937 Revision of the same sheet (Sussex XV.15, Pub.1940) shows the garden divided, suggesting the building is now two properties.
- The 1955 OS National grid sheet TQ3429-A (Pub.1956) shows the same arrangement.
- May 1977 planning permission granted for a single storey kitchen extension and two-storey extension to form new bedroom (Ref. AR/010/77).
- August 1979 planning permission granted for a garage (Ref. AR/023/79).
- May 1983 building added to the statutory list at Grade II
- July 1989 planning permission granted for new single garage, driveway and access (ref. HK/029/89).

- (December 1992 planning permission and LBC granted at No.1 Brickyard Cottages for a two storey rear extension, [Ref.s AR/043/92 and AR/044/92]).
- March 1994 planning permission granted for new three-bay bow window to side elevation (Ref. AR/011/94). Permission not carried out.
- April 2006 planning permission and LBC granted for rear hardwood conservatory (Ref.s 06/00866/FUL and 06/00864/LBC)
- March 2022 Planning & LBC refused for replacement of existing timber windows (Ref.s DM/22/0315 and DM/22/0316)
- March 2023 Appeal against the decisions in the applications above dismissed (Ref.s APP/D3830/W/22/3301611 and APP/D3830/W/22/3301870)



Figure 1: Brickyard Cottages viewed from the west along Street Lane in c.1910. The lean-to extension against the west gable appears to have been constructed in the first decade of the C.20

1.1 Existing Building Fabric:

It is clear that the major building event has been the post-1977 two storey bedroom and single-story kitchen extensions. Over half the floor-plan of 2 Brickyard Cottages can be seen to date from this period, or later. It also appears that the works were carried out in a fairly invasive manner, with little historic fabric retained externally or internally. Figure 2, a diagrammatic first floor plan mapping the relative age of the building fabric illustrates the point.

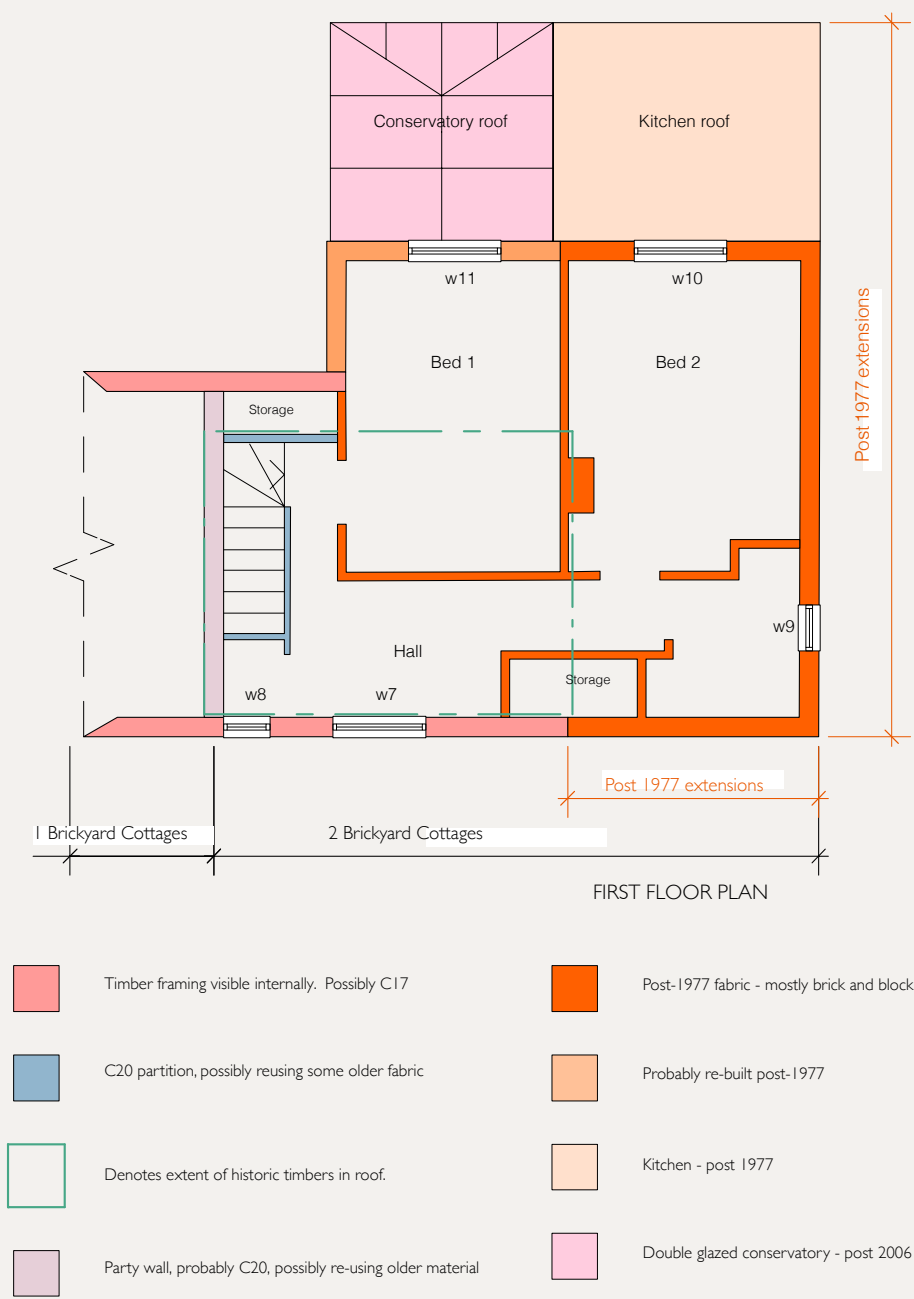


Figure 2

2 BRICKYARD COTTAGES
Phasing Plan



Figure 3: Brickyard Cottages viewed from the west, showing the additional bay at the west end added in the late 1970s

Figure 4 shows the remaining historic roof timbers, roughly conforming to the area dashed-dotted green on Figure 2, and Figure 5 illustrates the modern brick and blockwork at the wall head of the extended building.



Figure 4: Looking towards the party wall with No.1 Brickyard Cottages from a position roughly in line with the chimney stack in No.2, showing a mix of old and new timbers in the roof.



Figure 5: modern roof timbers and ceiling joists, brickwork and blockwork. Chimney stack at extreme left, looking towards the garden-facing gable over Bedroom 2

Existing Glazing

The majority of the existing glazing in the building appears, unsurprisingly, to be contemporaneous with the major extension works of the late 1970's. With some exceptions, windows are timber-framed, single-glazed, storm-proof casements, rather than the more appropriate flush casement..

The conservatory is timber-framed and double-glazed, and has a polycarbonate roof. There are two U-PVC doors, both double glazed – one is the front door onto street lane, and the other the door from the kitchen into the garden. Both were installed under a previous ownership, with the front door matching that at No.1 Brickyard Cottages.



Figure 6: Elevation to Street Lane illustrating glazing types. No2. Brickyard Cottages is in the right-hand part of the building. The window to the left of No1's front door is a shallow bay.

On the Street elevation (Fig.6) windows 8 and 7 appear to be from a slightly earlier phase of building – w.7 is a flush casement. Window 2 is a storm-proof casement, typical of the majority of the other windows in the building (see Fig. 8).



Figure 7: Garden elevation: All storm-proof casements



Figure 8: Typical existing storm-proof casement – in this case window 11

Proposed Glazing

The proposed glazing is traditional pattern, separately glazed, painted timber flush casements with slimline double glazing and functional / structural glazing bars manufactured to match the profiles of the existing glazing bars.

The new flush casements would present a more appropriate and traditional casement pattern than the existing 1970s storm-proof types. The existing glazing bars are of a simple rectangular profile, and are not particularly fine. They are therefore easily replicable in the new windows. The new windows will be separately glazed with functional glazing bars which will help to present more varied and less 'flat' / lifeless reflections to the street. Detailed section drawings of the proposed windows are included in the application drawings.

There are obvious thermal and consequential energy-saving benefits to double-glazed windows, and the new windows would be a visual improvement over the existing slightly decayed ones.

Recent Local Precedent.

DM/24/1879 and 2406 2 Church Cottages, Street Lane, Ardingly.

Planning and LBC was granted for the replacement of the existing single glazed timber windows at the above. The proposal is analogous to the one contained in this application : the subject buildings are both Grade II listed semi-detached cottages located within the Ardingly Conservation Area, and the windows to be replaced in both instances are a-historical single-glazed timber widows of modern manufacture and no special interest. Church Cottages sit within the curtilage of the Grade I listed St Peter's Church, and might therefore be expected to be subject to a greater level of protection than Brickyard Cottages. Nonetheless, the application was approved, with the Conservation Officer commenting as part of the LPA's internal consultation process that

"..the replacement of the windows is not contentious in principle, as the existing units do not appear to be of any great age or interest. I also consider that the inclusion of slim-line double glazing will be in principle acceptable, as it would appear that this can be accomplished without a detrimental impact on the proportions or profile of the framing."

While the applicants recognise that each application must be considered on its own merits, it is clear that the LPA has no in-principle objection to the installation of double glazed timber windows in listed buildings within the Ardingly Conservation Area, providing the existing proportions of frame can be maintained, as is the case in these proposals for Brickyard Cottages.

Conclusion

The existing windows at 2 Brickyard Cottages, largely dating from the 1970s, are in very poor condition and in some cases beyond repair. Replacement is therefore necessary.

The majority of the existing windows are inappropriate storm-proof types and the opportunity should be taken to replace them with windows of a more traditional and appropriate flush-casement type, which will detract less from the special interest of the listed building.

The very similar proposals approved at Church Cottages in an arguably more sensitive historic setting, demonstrate that the proposals under consideration in this application should be acceptable. It is suggested that the proposed windows can be demonstrated to have an acceptable or neutral impact on the special architectural and historic impact of the host building and wider conservation area.

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