

Heritage Statement

13 Francis Road, Lindfield, RH16 2JB

Widening of existing dropped kerb

1. Introduction and Purpose

This Heritage Statement has been prepared to accompany an application for the minor works of widening of an existing vehicular access (dropped kerb) at 13 Francis Road, Lindfield. The purpose of this statement is to assess whether the proposed works would affect any heritage assets or their settings and to ensure the proposal accords with the relevant local and national heritage policies.

2. Site Context and Heritage Setting

13 Francis Road is a residential property situated within the built-up area of Lindfield. The property itself is not a Listed Building and lies just within the Lindfield Conservation Area boundary. The site is also located in proximity to designated heritage assets, notably 110 and 112 High Street, Lindfield, which are Grade II Listed Buildings located approximately 130–150 metres to the south-west of the site.

The surrounding area along Francis Road and The Wilderness comprises primarily mid–20th-century detached and semi-detached dwellings with modern vehicular accesses, consistent with the suburban character of the locality. The immediate setting of the application site therefore makes no contribution to the significance of the nearby Listed Buildings or the Lindfield Conservation Area.

3. Description of Proposed Works

The proposal involves widening the existing dropped kerb by approximately 1140mm to improve vehicle access to the property's existing driveway. No other alterations to the dwelling, boundary, or surrounding landscape are proposed. The works will be limited to the public highway verge, which has already been disturbed and developed for existing vehicular access.

4. Assessment of Heritage Impact

The proposed works are of minimal scale and are confined to an existing modern access point. There will be no direct or indirect physical impact on any heritage asset.

Given the separation distance, intervening built form, and the suburban character of Francis Road and The Wilderness the proposal will not be visible from or have any material effect on the setting of the nearby Grade II Listed Buildings at 110 and 112 High Street or the Lindfield Conservation Area.

The works will maintain the prevailing character of the street and will not introduce any new visual or material elements out of keeping with the locality.

As the works involve only minor alterations to the existing kerb and surface levels, there is no anticipated impact on any archaeological remains.

5. Conclusion

The proposed widening of the existing dropped kerb by approximately 1140mm at 13 Francis Road represents a minor and proportionate intervention that will not affect the significance, character, or setting of any nearby heritage assets, including the Grade II Listed Buildings at 110 and 112 High Street or the Lindfield Conservation Area.

The proposal therefore accords with the requirements of the National Planning Policy Framework (NPPF), Policy DP34 of the Mid Sussex District Plan, and the West Sussex County Council guidance relating to the protection and management of the historic environment.