

ref: 323/hs:

Heritage Statement
For
41 Lucastes Avenue, Haywards Heath, West Sussex, RH16 1JU

Demolition of existing conservatory and construction of single storey rear extension, re-configuration existing rear monopitch roof to existing single storey extension, together with associated internal and external alterations

1.0 Introduction

A Heritage statement is required for all listed buildings and all unlisted buildings in conservation areas. Aspects of the requirement have been considered and met in the Design and Access Statement and this document should be read in conjunction with that. This document helps to explain and justify the proposals in describing the design approach.

2.0 Description

The proposals include demolition of existing conservatory, construction of single storey extension, re-configuration of existing monopitch roof to existing single storey extension of the property which was believed to be built in 1907.

The property falls within the Lucastes Conservation Area.

Existing main characteristics include; pebble dash painted render; plain concrete tiles to the main pitched roof of the house.

Windows and doors are timber and pvc-u and proposed will be timber and powder coated thermally broken aluminium.

The surrounding area/local context varies with Victorian, Edwardian and 1930s varying styles and features through to buildings ranging from the 1950s and through the decades to recent years with one or two new builds including a contemporary

The residential character of the area is suburban with front gardens and driveways and planting which contribute to the screening of the properties from the street scene and contribute to the character of the road.

3.0 Assessment of significance

The proposals are not trying to compete with the period properties but instead enhance the character of the area with the considered proposals as the property will be due aspects of modernising and overhaul to sustain the use of the dwelling as a modern functional home.

4.0 Design concept for development

Alterations; proposals to the single storey extension to match the existing pitch and materials to be similar in appearance to the existing. (Please see Design and Access statement with regard to layout, scale, landscaping and appearance.)

5.0 Describe impact of the proposed development

Visible from the street; the design preserves and enhances the character and seeks to be in-keeping whilst enhancing the appearance thus have no adverse impact.