

Heritage Statement

Proposed Garden Building and Greenhouse

Applegarth, Halton Shaws, Hurstpierpoint, West Sussex, BN6 9QR

Introduction	This statement has been prepared in support of a householder planning application erect a Garden Building and Greenhouse in the garden of the above property. The property comprises a large two storey domestic property, that is located on the west side of Halton Shaws, a residential lane off Hassocks Road, Hurstpierpoint, West Sussex. The proposal comprises the construction of a detached timber Garden Building, that will be used as a home gymnasium, and a detached Greenhouse. The proposed Garden Building and Greenhouse are to be located between a side elevation of the dwellinghouse and the boundary, meaning planning permission is required for the proposal. While the property is not listed, it is located within the Hurstpierpoint Conservation Area.
Conservation Area Description	The Hurstpierpoint Conservation Area is described by Mid Sussex District Council as follows: <i>“Part of the village of Hurstpierpoint was designated a Conservation Area in July 1972. The area was extended in January 1989 to include many properties in Manor Road and part of Western Road plus South Lodge, Chabwino and the cemetery in South Avenue. These for an important visual transition from countryside to town due to their spacious grounds, which continues the character and appearance of the rest of the road already in the Conservation Area, and St Lawrence’s School, an attractive building which has been an essential feature in the development of the village since the 19th century.</i> <i>The Conservation Area is centred around the core of the old village. It runs from the White Horse Inn in the west along the full length of the High Street as far as its junction with St George’s Lane in the east.</i> <i>The following features, in particular, contribute to the character of the area:</i> • <i>The age and variety of buildings in the High Street;</i> • <i>The panoramic views of the South Downs and surrounding countryside;</i> • <i>The avenue of trees along the footpath in the recreation ground;</i> • <i>The changes in level and direction of the High Street, together with the close proximity of the buildings and the twittens and side alleys which expose many side walls and provide a series of varied and interesting views; and</i> • <i>The presence of walls, railings and trees which form attractive features.</i>

Description of the Property	The host property comprises a large two storey chalet-style detached domestic building, situated on a large plot that is accessed off Halton Shaws. The building has facing brick walls under a large plain tile clad pitched roof, that is punctuated by front and rear facing dormers. The majority of the garden is laid to lawn and sits behind the main house. However, the garden extends to the south and the entire plot is surrounded by mature trees.
Statement of Significance	The National Planning Policy Framework (2021) states that: “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”.
Impact Assessment, Mitigation Strategy and Justification Statement	The proposed Garden Building has been carefully designed to blend with its semi-rural surroundings, the visible side and front elevations being clad with a dark brown Millboard composite “Antique Oak Board and Batten” timber effect cladding. The rear elevation will comprise a dark coloured cement board cladding that offers long term durability with minimum maintenance. The front will have a large proportion of doors and windows, with black P.V.Cu frames and glazing having a grey anti-sun tint. Both the Garden Building and the Greenhouse will be set back into an area previously occupied by a shed, which is surrounded by tall hedges and trees, such that the buildings will not be visible from Hassock Road and it will be hardly visible from Halton Shaw.
Conclusion	It is considered the proposed works will not cause harm to the character of The Conservation Area.