



Heritage Statement

Demolition of existing Garage with erection of replacement Annexe.

Finches Corner
Hickmans Lane
Haywards Heath, Lindfield
West Sussex
RH16 2NZ.



Figure 1 - View of 'Finches Corner' from Hickmans Lane. (Google Maps).

1.0 Heritage Statement

The application site is an unlisted building outside of the Lindfield conservation area. Located approximately 436 metres from the nearest listed building (LINDFIELD ANTIQUES - Heritage Category: Listed Building Grade: II List Entry Number: 1025485)

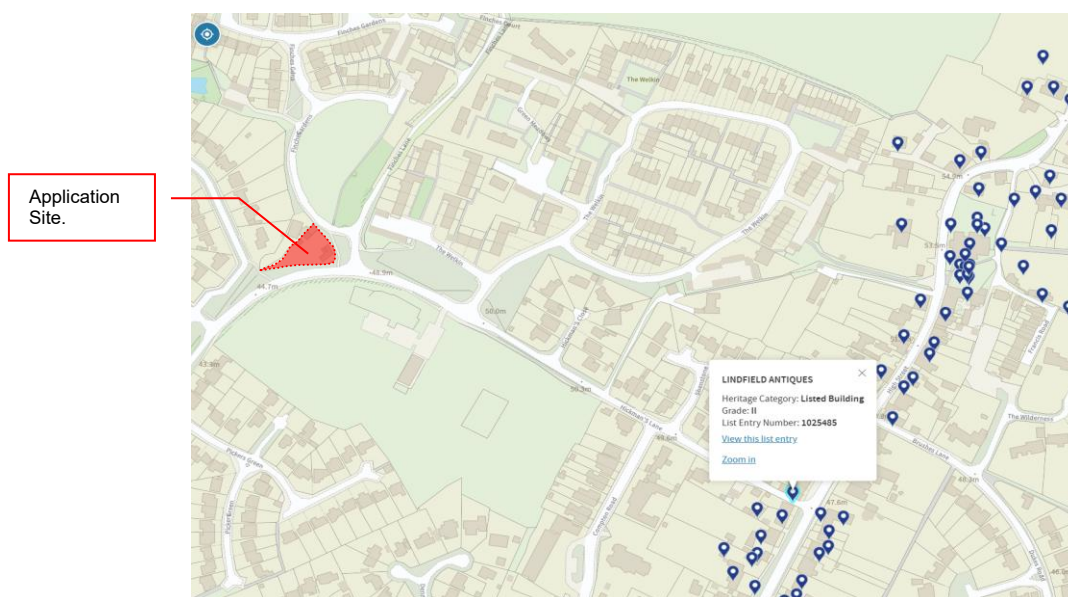


Figure 2 - Historic England Map highlighting the nearest listed building (Historic England)

However, the conservation officer involved in the outline application (DM/23/0065), highlighted the opinion that the application site **'would be regarded as a non-designated heritage asset (NDHA) of a mid-level of historical and architectural interest within the local context'**.

They detailed that 'Historic map regression, and onsite inspection, suggests that the building dates from the mid-late 19th century and is the former lodge house to Finches, a substantial country house which was previously located just to the north, but was demolished during the second half of the 20th century... In my opinion, Finches Corner, because of its age, architectural interest, group value with other surviving buildings within the former Finches estate, and historical interest in the context of Lindfield, including the association with a prominent local family would be regarded as a non-designated heritage asset (NDHA) of a mid-level of historical and architectural interest within the local context'.

The proposal to replace the flat roof existing double garage (Approx 1970's), with a detached annexe. This has been designed with the main house design in mind, enhancing the setting of the NDHA.

The proposal seeks to use the similar architectural language of the 19th century house. Though the house has been extended over time, it does offer a unique mixture of architectural styles and details, creating a unique and aesthetically pleasing dwelling. The proposed design seeks to embrace this combination of styles to produce an annexe that would visually complement the setting of the NDHA, rather than negatively impact it. This is achieved through carefully chosen materials and design features such as the use of a brick plinth, club roof tiles, bay windows, similar appearance and material of fenestration, as well as other design elements that can be found in the main house design or inspired by it. This is evidenced in figure 3 and 4 below.

