

2) Heritage Statement for a garden outbuilding at St Anns House, Black Hill, Lindfield, RH16 2HE

Assessment of impact

The proposed outbuildings design is considered to be appropriate and acceptable in the historic setting (see design plan submitted as part of the application).

Situated in the front garden in view from the main house.

It would have no impact on the listed building.

In terms of the setting of the listed building, again there would be very little change since the proposed outbuildings has a low pitch roof.

Use

The garden outbuilding forms modestly sized structure that will be used for a seating area to enjoy the garden and recreational use for the incidental enjoyment of the existing dwelling house.

Scale

The garden outbuilding covers a total area of approx. 11.2 sq m

With overall max height of approx. 3.5m including foundations the garden outbuilding can be considered a domestic outbuilding of appropriate scale to the garden of the property.

The specification and the measurement of the building is set out in the layout plans.

The outbuilding is modestly sized and keeping with the scale of the existing property and its garden.

Design Proposals

The proposed outbuilding will be accessed through the front garden.

Appearance and Materials

The garden outbuilding is timber clad with a stained finish and cedar tiled roof.



Principal Considerations for Assessment

The principal considerations material to the determination of this application for garden outbuilding are considered to be as follows:

- 1 Effect of the Proposal on the Setting of the Listed Building and Setting of Adjacent Listed Buildings
 - 2 Effect of the Proposal on the Character and Appearance of the Conservation Area
 - 3 Design of the replacement building – scale, bulk, design approach
 - 4 Amenity of Neighbouring Occupiers
 - 5 Effect on Trees and Landscape/Biodiversity
 - 6 Sustainability
- 6.3 Each of these is addressed in turn below:

1. Effect of the Proposal on the Setting of the Listed Building.

The out building is located in the garden.

Accordingly, the building is considered to have little or no impact on the setting of the listed building, and at worst any effect could be considered neutral.

2. Effect of the Proposal on the Character and Appearance in the Area

Views of the outbuilding from beyond the property boundary are considerably limited due to the evergreen screening and layout of the surrounding area. As such other neighbouring properties have larger outbuildings.

In addition, it is not considered that garden outbuilding is an inappropriate form of development in this context.

The building has been designed using materials considered appropriate to its location in the area.

Accordingly, the design of the garden outbuilding is considered to be in-keeping with the characteristics of the area.

Consequently, it is considered that the structure will have little or no impact on the character and appearance of the area and at least preserves its special interest.

3:Design of the building – scale, bulk, design approach

The outbuilding has been sensitively designed to ensure that it is in-keeping with the scale of the garden and surrounding structures. The outbuilding is not considered to unduly dominate the garden.

4:Amenity of Neighbouring Occupiers

The modest size, height and outlook of the structures prevent it giving rise to any residential amenity concerns in relation to privacy, overlooking or daylight and sunlight.

5:Effect on Trees and Landscape/Biodiversity

The proposed modestly sized and well-designed incidental garden structure has no impact on trees of amenity value, nor does it unacceptably affect the landscape or biodiversity value of the property's garden. It is therefore considered to be acceptable in relation to trees and landscape/biodiversity.

6: Sustainability

The proposed structure is modestly sized and constructed out of good quality sustainable materials. Its limited incidental function as a garden room provides limited scope to introduce sustainability measures and as such the structure is considered to be acceptable.

Conclusion The proposed outbuilding will provide for a minor and modestly sized additions to the garden of the property which will provide enhanced incidental use to the property.

The structure has been carefully designed to respect the character, form, scale, and, materials of the listed building and its surroundings.

It is therefore considered that the proposal will have no harmful effect on the character and appearance of the garden which will be preserved. Nor is it considered to adversely affect the setting of the listed building.