

Heritage Statement

Site Address: 19 Lucastes Road, Haywards Heath, West Sussex RH16 1JN

Proposal: Proposed Two-Storey Wrap-Around Extension, First-Floor Front Extension, and New Porch

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1. Introduction

This Heritage Statement supports a planning application for a two-storey wrap-around extension, a first-floor front extension, and a new porch at 19 Lucastes Road, located within the Lucastes Conservation Area, designated by Mid Sussex District Council. The statement assesses the significance of the heritage asset and evaluates the impact of the proposed development in accordance with the National Planning Policy Framework (NPPF), Mid Sussex District Plan policies (DP34 and DP35), and Historic England guidance.

2. Site Description and Context

19 Lucastes Road is a detached two-storey family dwelling within the Lucastes Conservation Area, which is characterised by its mature residential setting, generous plots, leafy streets, and cohesive architectural detailing from the late Victorian and early Edwardian periods.

The existing property is not listed, nor locally listed, but contributes positively to the character of the area due to its form, scale, and materials in keeping with adjacent properties. The surrounding dwellings exhibit a mix of traditional features such as red brickwork, pitched roofs with clay tiles, and gables.

Importantly, 19 Lucastes Road is not directly visible from the public realm, as it is set behind other properties and accessed via a private entrance located between two houses on the main road. This discrete positioning reduces the property's visual impact on the streetscape while preserving its architectural relationship with the surrounding built context.

3. Significance of the Heritage Asset

The Lucastes Conservation Area is significant for the following reasons:

- Cohesive and well-preserved suburban character;
- Mature landscaping and greenery defining street views;
- Period housing stock that demonstrates high-quality materials and craftsmanship;
- Harmonious scale, spacing, and architectural form.

Although 19 Lucastes Road is not of individual heritage significance, it contributes to the group value of the street scene through its consistency of scale and materials with neighbouring properties.

4. Proposed Works

The application proposes:

- A **two-storey wrap-around extension** to increase internal floor space while maintaining the pitched roof form and materials to match existing;
- A **first-floor front extension**, designed to remain subordinate to the main elevation and reflect the proportions and detailing of the existing frontage;
- A **new front porch**, providing definition to the entrance and enhancing the character of the façade with sympathetic materials.

All materials will be carefully chosen to match the existing palette: brickwork, roof tiles, and fenestration in traditional styles. The massing of the proposals has been considered to avoid overdevelopment or disruption of the rhythm of the street.

5. Impact Assessment

The proposed development has been sensitively designed to minimise any negative impact on the character and appearance of the Lucastes Conservation Area. In particular:

- The **two-storey extension** follows the building line and retains rear and side setbacks to avoid visual dominance or harm to spatial character;
- The **front extension and porch** have been designed to be modest in scale, preserving the architectural hierarchy of the existing façade;
- Traditional materials and design cues help to ensure visual coherence with both the host dwelling and surrounding properties;
- The proposal will not result in the loss of significant architectural detailing or landscaping visible from the public realm.

Overall, the proposal enhances the usability of the property while preserving the defining qualities of the conservation area.

6. Justification and Conclusion

The proposal is a carefully considered response to the context of the Lucastes Conservation Area. It seeks to improve the functionality and appearance of the dwelling while respecting the area's architectural character, material palette, and spatial qualities.

In accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and local policies DP34 and DP35, the development preserves and enhances the character and appearance of the conservation area. The proposal should therefore be supported.