

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

Assessment of impact

The proposed gate 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 wall 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.

Use

The garden gate forms a modestly sized structure that will be used for pedestrian access to the existing dwelling house.

Scale

The garden gate is approx. 1m wide x 1.6m high

The garden gate can be considered an appropriate scale to the garden of the property.

The specification and the measurement of the gate and wall pillars is set out in the layout plans.

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

Design Proposals

The proposed gate and wall pillars match the existing wall profile.

Appearance and Materials

The pedestrian garden gate will be wrought iron painted black.

AI generated proposal:



Principal Considerations for Assessment

The principal considerations material to the determination of this application for a garden gate 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 gate is located in the front garden wall adjacent to existing double gates in timber.

Accordingly, the gate and pillars are 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 gate will not adversely affect the layout of the surrounding area.

As such other neighbouring properties have similar gates.

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

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

Accordingly, the design of the garden gate 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 gate – scale, bulk, design approach

The gate has been sensitively designed to ensure that it is in-keeping with the scale of the current garden wall. The gate 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 gate 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 gate provides limited scope to introduce sustainability measures and as such the structure is considered to be acceptable.

Conclusion The proposed gate will provide for a minor and modestly sized additions to the garden wall 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.