

Heritage Statement

With regards to:

22 High Street, Hurstpierpoint, Hassocks, West Sussex, BN6 9TY

Proposed project:

Proposed ground floor extension of garden room to rear including alterations to two windows.

Planning reference:

DM/25/1445

Contents:

1. Descriptive Summary

2. Aerial view of the site and the surrounding area

3. Heritage Guidance

4. Heritage assets within the area for consideration

5. History and proposals of the property and its impacts to the surrounding heritage assets

6. Conclusion

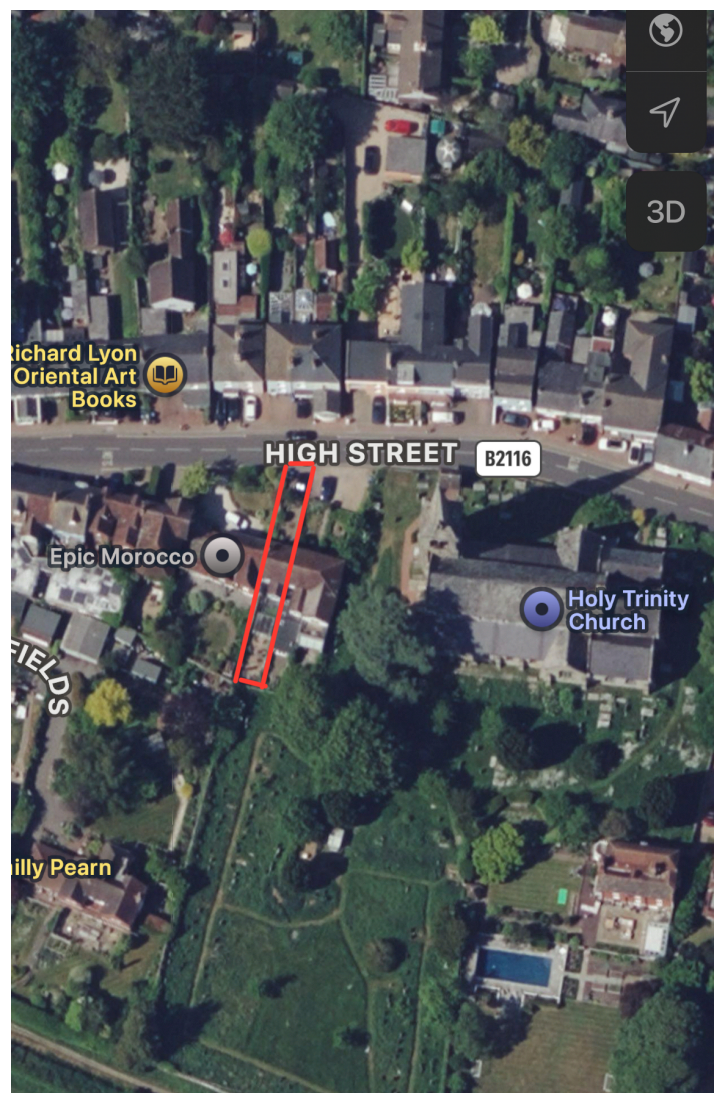
1. Descriptive Summary

The site is situated on the Western end of Hurstpierpoint High Street, to the immediate West of Holy Trinity Church. The property comprises an end terrace cottage, which is part of a row of three cottages, believed to having been constructed in the latter part of the 19th century. The cottage is attached to a more substantial in size residence to its Western facade. The property for which works are proposed is not believed to be a listed building but is situated within a conservation area.

This Heritage statement takes into consideration the heritage of the property for which works are proposed as well as the heritage of the surrounding area, including the potential impact of the proposals on the same.

2. Aerial view of the site and the surrounding area

Below is an aerial satellite image of the site, outlined in red, and the surrounding area.



3. Heritage Guidance

With the property being situated within a conservation area, legislative guidelines set out that the Planning (Listed Buildings and Conservation Areas) Act 1990 must be followed.

Section 72(2) sets out the need for local planning authorities to pay attention to the preservation of the character, architectural style and aesthetics of assets situated within a designated conservation area.

National Planning Policy Framework NPPF emphasises the desirability for sustainable development and for development to contribute towards being as beneficial to the environment as possible. The NPPF also advocates that homes should meet the needs of present and future generations and make effective use of land in a considerate way.

Paragraph 207 of the NPPF requires applicants to describe the significance of any heritage asset that would be affected by a development proposal, including any contribution made by their setting, to an appropriate level of detail.

4. Heritage assets within the area for consideration

To the East of the property, Holy Trinity Church is situated, with a buffer of two cottages in the terrace immediately next to the Church. The rear of the property faces South, and the rear garden backs towards the cemetery, part of Holy Trinity Church. The Church is believed to have been constructed in the mid 19th Century and is Grade II listed.

Property numbers 19-27 High Street, which are opposite the property, are Grade II listed and believed to be residential dwellings. These properties are separated from the property by a road (High Street) and are not visible from the rear of the property where the proposed works are planned.

5. History and proposals of the property and its impacts to the surrounding heritage assets

The property is believed to have been constructed in the mid 19th Century, and may have once housed local workers in the area, possibly the Church builders. Over time the property, along with the cottage next door, has had a ground floor single story rear extension. The extension however is of a low standard by today's requirements, including for the conservation of fuel and power, with low levels of insulation materials, and low ceilings, making it unfit for purpose. Being to the rear of the property, and facing onto the cemetery of Holy Trinity Church, the existing and proposed extensions are thought of as being low impact to the aesthetics of the property and its surrounding area.

Numbers 19-27 as previously mentioned, are Grade II listed, and being on the opposite side of the High Street are not visible from the rear of the property. It is thought that the proposed extension would be of no impact to the heritage of these listed properties.

With the other two cottages in the terrace containing this property also having rear ground floor extensions, the extension of this property would be relatively non invasive on the setting of the Church, and will in effect be hidden by the extension to the cottage next door.

6. Conclusion

The NPPF highlights that it is a key planning principle to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. The proposed rear ground floor extension will allow this property to be utilised to a better potential than it is currently, with the existing extension being of low quality to today's standards, with low ceilings and inadequate construction materials making the space less comfortable for habitation. The proposed new extension will address the existing issue of poor conservation of fuel and power by incorporating insulation materials to today's standards, and as a result reduce the longer term carbon footprint of the property by reducing the energy required to keep the space at a habitable temperature.

The property is not believed to be listed and it is thought that the proposals will allow for the property to be enjoyed more-so by current and future generations, whilst having little to no impact on the heritage of this or surrounding assets. The proposals will also be a vast improvement on the existing extension, and the alterations to the windows in the proposal will allow for better design use of the living space, with the addition of more natural light and therefore less reliance on artificial lighting, improving the environmental appeal of the property.

Numbers 19-27 High Street are Grade II listed, and being on the opposite side of the High Street to the property, and not visible from the rear of the property where the works are proposed to take place, it is thought that the proposed rear single storey extension and rear window alterations would be of no impact to the heritage of these listed properties.

With the other two cottages in the terrace also having rear ground floor extensions, the extension of this property would be relatively non invasive on the setting of the Church, and will in effect be hidden by the extension to the cottage next door.