

# **Gessings Heritage Statement**

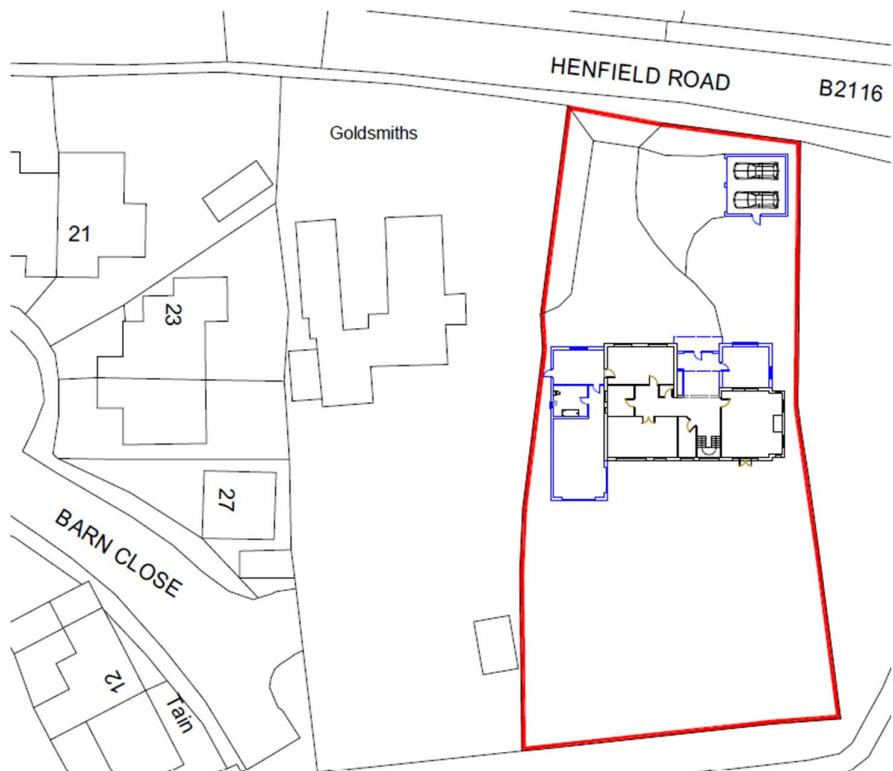
**Date: 17<sup>th</sup> January 2025**

**Ref: GHS/GTG/170125**

## **Site Address:**

Gessings, Henfield Road, Albourne, Hassocks, West Sussex, BN6 9DD.

## **Location Map:**



## **Existing property:**

The site consists of a 2.5-storey, detached dwelling dating from around 2016, with elevations of brick, tile hanging and render beneath a steeply pitched roof and front gabled features. It is located on the southern side of Henfield Road within the built-up area of Albourne. It adjoins a recreation ground to the east and south and a Grade II listed building, Goldsmiths, to the west, with a number of houses on the opposite side of the road. It is set within a spacious plot and has an attached tandem garage and workshop behind to the side, separated by a covered passageway. There is a dummy pitched roof to the front, with the remainder flat roofed.

**Proposal:**

To replace the existing garage and workshop to the side of the property with an annexe, which will be internally connected to the main house

Extend the garage/workshop/passageway to the rear, raise the roof height and replace the passageway door and garage door to the front with a window

Infill extension to the front over 2 storeys

New freestanding double garage within the front garden

**Requirement for heritage statement:**

In the setting of/adjacent to a Grade II listed building.

**Adjacent heritage building:**

The adjacent house to the west is Goldsmiths, a 17<sup>th</sup> century house that has been significantly extended over recent years. Goldsmiths is positioned on the west side the site and in close proximity to houses in Barn Close and a neighbouring detached garage which is adjoining the boundary and in front of the Goldsmiths building line. In contrast, Gessing is set back front the road and there is a considerable side garden between the two properties.

**Impact on heritage building:**

The proposal has been carefully designed to minimise impact on neighbouring properties.

- a) The proposed garage is positioned on the opposite side of the property to Goldsmiths and is approximately 15m from the boundary and a further 8m from the neighbouring property. There is substantial hedging to the both the front and side boundary of these properties which provides significant screening.  
As such, it is considered that the proposal has very little impact to the setting of Goldsmiths.
- b) The proposed infill extension to the front of Gessings is set well back front the road and approximately 10m behind the Goldsmiths building line. The proposal is positioned on the opposite side of the site to Goldsmiths and is approximately 15m from the boundary and a further 8m from the neighbouring property. As such, it is considered that the proposal has very little impact to the setting of Goldsmiths.
- c) The proposed annex is to replace the existing garage, workshop, outside WC and covered area. To the front of the house the mansard roof remains the same height as the existing and to the side the flat roof increase in height by approximately 400mm. There is significant evergreen hedging between the side of the two properties and very little visibility of the existing or proposed building from the neighbouring Goldsmiths property. Goldsmiths has trees, large sheds/home office buildings in the rear garden and again has very little visibility of the existing or proposed building.

**Pre-application planning advice ref: DM/24/1426**

The proposals are considered appropriate to the semi-rural character of the area and are proportionate given the size of the plot.

**Conservation Officer advice ref: DM/24/1426**

Given the extent of the gardens around the house and the set back from the road frontage, there is no objection to the proposals in principle.

**Conclusion:**

The proposed works are both in keeping and proportionate to the local area and are not considered to have any negative impact on the neighbouring property.

An application has been encouraged.



**Gessings road front view.**



**Boundary hedging between Gessings and Goldsmiths.**



Road front east view of Goldsmiths.



Road front view of Goldsmiths.



Road front west view of Goldsmiths