

Heritage Statement - Hazelwood House Garage, Church Lane

Introduction & Context

Hazelwood House is a detached property situated on Church Lane, Horsted Keynes, and is within the conservation area. Historic map regression, planning records and Land Registry documents place the site as having been converted to residential use in the 1980s, having previously been in agricultural use or similar. The house dates from this time and is styled using a reference to typical Arts and Crafts Features. It was extended under 04/03034/FUL in 2005. The detached garage, to which this application relates, was built in the early 2000s and is located to the front of the house but is concealed by mature vegetation from the road. The building itself is not of any particular architectural note.



Images 1 and 2 - Existing house and garage, existing garage

Proposal

Our clients aim to convert the garage for private use as a home office, pottery studio, storage and ancillary guest accommodation at loft level. This requires the addition of insulation and, due to thermal efficiency, it is proposed to install this externally beneath a charred timber cladding over the existing brickwork, reflecting the former agricultural nature of the site and the hierarchy between the formal brick house and the more ancillary garage structure. It is proposed to retain as much of the existing structure as possible due to its relatively modern construction and the associated carbon and cost savings. This also means that there is very minimal proposed change to the massing of the building and the setting of the house, and the nearby road, are unaffected.



Extract from Land Registry plan, 1979, showing the site undeveloped



Artist's impression of the proposed scheme, with timber cladding, rooflight to ancillary loft accommodation and glazing to home office and studio visible.