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HERITAGE STATEMENT

‘Springfield’, Rashes Farm, Selsfield Road, Turners Hill, West Sussex,
RH10 4PR

Heritage Statement to accompany householder planning application for
a proposed two storey front extension.



Site and Surroundings

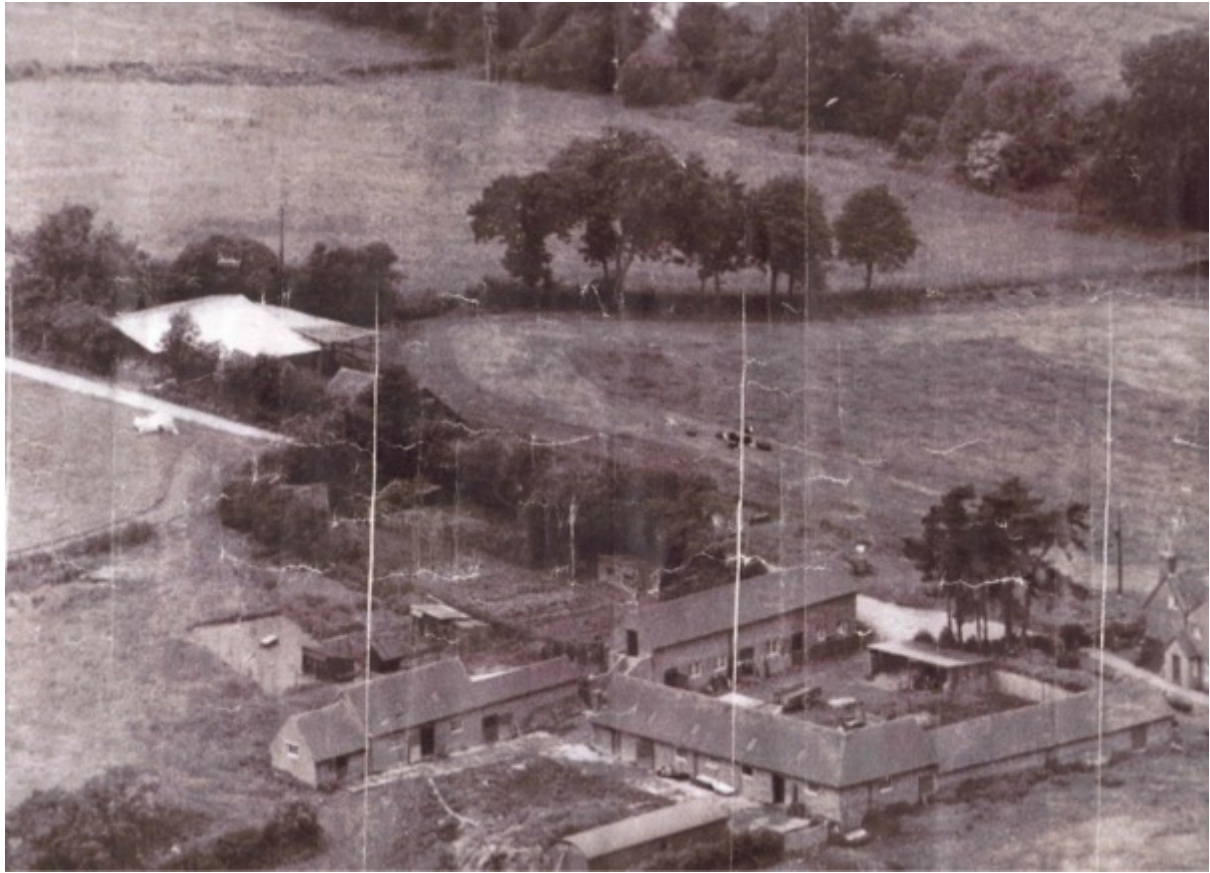


The site is situated within what was previously a farm complex of buildings, which include Rashes Farmhouse, which is a Grade II Listed Building.

The site is approached via a long private driveway off of Selsfield Road.

The site is not in a conservation area and Springfield is not a listed building.

In addition to the Google images shown, below is a photo of the site taken circa 1963.



Springfield is a detached two-storey dwelling converted from a dairy building in 1999. The original conversion was sympathetic to its setting within this farmstead complex and the Listed Building.

The Proposal

This is a householder application for a modest two-storey front extension to provide an open sided porch entrance on the ground floor with a room above, which will be accessed by the existing first floor landing.

As the application drawings show (proposed front elevation copied below) this modest sized extension will harmonise sympathetically to provide a

seamless integration with the existing building and this statement seeks to confirm that it will have no adverse impact upon the nearby Listed Building or the character of Springfield.



Listed Buildings

Rashes Farmhouse is a Grade II Listed Building, which was listed in 1983 under list entry number 1182623.

The proposed application is for a modest sized front entrance porch with a room above, which will be sympathetic to the existing property in terms of design and materials. It is not considered that the proposal should be regarded as having any detrimental impact upon the setting of the Listed Building.

Non-designated Heritage Assets

The application was originally validated, but during the application process the Council's Heritage Officer has decided that the building should be regarded as an NDHA. Whilst it is appreciated that this can be determined during the application process, it should be noted that Springfield was converted from an existing dairy building in 1999 and up until the present day the Council have obviously not regarded it as worthy of being designated as an NDHA.

The only alterations proposed to this building by this householder application is that a modest sized open style porch be erected on the ground floor with a room above.

Although the two-storey extension as proposed would alter the appearance of the front elevation of the property, it is considered that the proposal would provide a harmonious design with an enhancement to the existing accommodation being achieved. Therefore, it is considered that the significance of the NDHA would be conserved.

Conclusion

Paragraph 209 of the National Planning Policy Framework states as follows:

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 212 of the National Planning Policy Framework states that proposals that make a positive contribution to the asset should be treated favourably and it is considered that this is the case with this application.

It is considered that the proposal is not significant enough to warrant a refusal of this application.