

Heritage Statement

Site Address: 19 Lucastes Road, Haywards Heath, West Sussex RH16 1JN

Proposal: Proposed Side and Rear Extensions with Front Porch

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1. Introduction

This Heritage Statement supports a planning application for side and rear extensions with a new front porch at 19 Lucastes Road, located within the Lucastes Conservation Area, designated by Mid Sussex District Council. The statement assesses the significance of the heritage asset and evaluates the impact of the proposed development in accordance with the National Planning Policy Framework (NPPF), Mid Sussex District Plan policies (DP34 and DP35), the Council's Design Guide (including DG49 and DG50), and Historic England guidance.

2. Site Description and Context

19 Lucastes Road is a detached two-storey family dwelling within the Lucastes Conservation Area, which is characterised by its mature residential setting, generous plots, leafy streets, and cohesive architectural detailing from the late Victorian and early Edwardian periods.

The existing property is not listed, nor locally listed, but contributes positively to the character of the area due to its form, scale, and materials in keeping with adjacent properties. The surrounding dwellings exhibit a mix of traditional features such as red brickwork, pitched roofs with clay tiles, and gables.

Importantly, 19 Lucastes Road is not directly visible from the public realm, as it is set behind other properties and accessed via a private entrance located between two houses on the main road. This discrete positioning reduces the property's visual impact on the streetscape while preserving its architectural relationship with the surrounding built context.

3. Significance of the Heritage Asset

The Lucastes Conservation Area is significant for the following reasons:

- Cohesive and well-preserved suburban character.
- Mature landscaping and greenery defining street views.
- Period housing stock that demonstrates high-quality materials and craftsmanship.
- Harmonious scale, spacing, and architectural form.

Although 19 Lucastes Road is not of individual heritage significance, it contributes to the group value of the street scene through its consistency of scale and materials with neighbouring properties.

4. Proposed Works

The application proposes:

- Side and rear extensions to provide additional family living space, carefully designed to remain subservient to the host dwelling and avoid the appearance of a “wrap-around” form;
- A modest new front porch, providing definition to the entrance and enhancing the character of the façade with sympathetic materials.

All materials will be carefully chosen to match the existing palette: brickwork, roof tiles, and fenestration in traditional styles. The massing of the proposals has been considered to avoid overdevelopment or disruption of the rhythm of the street.

5. Impact Assessment

The proposed development has been sensitively designed to minimise any negative impact on the character and appearance of the Lucastes Conservation Area.

- **DG49 (wrap-around extensions):** The side and rear extensions have been designed to avoid creating a continuous “wrap-around” form. The extensions are clearly articulated and stepped to ensure they remain subordinate to the host dwelling.
- **DG50 (front extensions):** The porch is modest in scale and proportionate, ensuring the architectural hierarchy of the front elevation is preserved.
- **Character and appearance:** The scale, massing, and roof form respect the building line, retaining side and rear setbacks to avoid visual dominance.
- **Materials:** Traditional brickwork, roof tiles, and window detailing ensure coherence with both the host property and its neighbours.
- **Landscaping and setting:** No mature trees or significant landscaping features will be lost, preserving the green setting characteristic of the Conservation Area.
- **Residential amenity:** The extensions are positioned and scaled to avoid overshadowing, loss of light, or an overbearing impact on neighbouring dwellings.
- **Sustainability:** The proposal will incorporate improved thermal performance, with insulation and fenestration designed to support the long-term conservation and viable residential use of the property.

Overall, the proposal provides a functional improvement for the family home while respecting the defining qualities of the Conservation Area.

6. Justification and Conclusion

The proposal is a carefully considered response to the context of the Lucastes Conservation Area. It improves the functionality and appearance of the dwelling while respecting the area's architectural character, material palette, and spatial qualities.

In accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and local policies DP34 and DP35, the development preserves and enhances the character and appearance of the Conservation Area.

The proposal results in **no harm** to the character or appearance of the Lucastes Conservation Area. At most, any minimal change is considered “*less than substantial harm*”

under the NPPF (para. 202) and is clearly outweighed by the public benefit of sustaining the building's long-term viable residential use.

The development should therefore be supported.