



BELMONT DESIGNS
ARCHITECTURAL PRACTICE

Planning Heritage Statement

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1. Introduction

- 1.1. This Planning Heritage Statement has been prepared to support a planning application for the proposed development of:

Demolition of the existing rear conservatory and replacement single story rear extension at 59 Sunnywood Drive, Haywards Heath, West Sussex, RH16 4PB,

- 1.2. The application is for both Listed Building Consent and Planning Permission. The site is located in Mid-Sussex District.
- 1.3. The site is a grade II listed building but is not located within a Conservation Area. It is located in proximity to other listed buildings (forming one of eight listed buildings developed in the international modern style designed by Berthold Lubetkin).
- 1.4. This statement has been prepared in accordance with national and local planning policies and guidance, including the National Planning Policy Framework (NPPF) and the Mid Sussex District Local Plan. The proposed development has been carefully considered and appropriate measures have been included to minimise any potential harm to the heritage assets.
- 1.5. Overall, this statement provides a comprehensive consideration of the site, the proposals and its surrounding area and sets out measures to ensure that the proposed development is compatible with the heritage assets.

- 1.6. This application is supported by:

Site Location Plan

Existing Plans and Elevations

Proposed Plans and Elevations

Planning Heritage Statement

2. The Site and Planning History

- 2.1. The site is located at no. 59 Sunnywood Drive in Haywards Heath to the south of central Haywards Heath, and to the east of the railway line. The property is a detached, west facing, two storey dwelling that is Grade II listed.
- 2.2. The application property is located within the built up area of Haywards Heath. Neighbouring dwellings are located to the north, south east and west of the site.

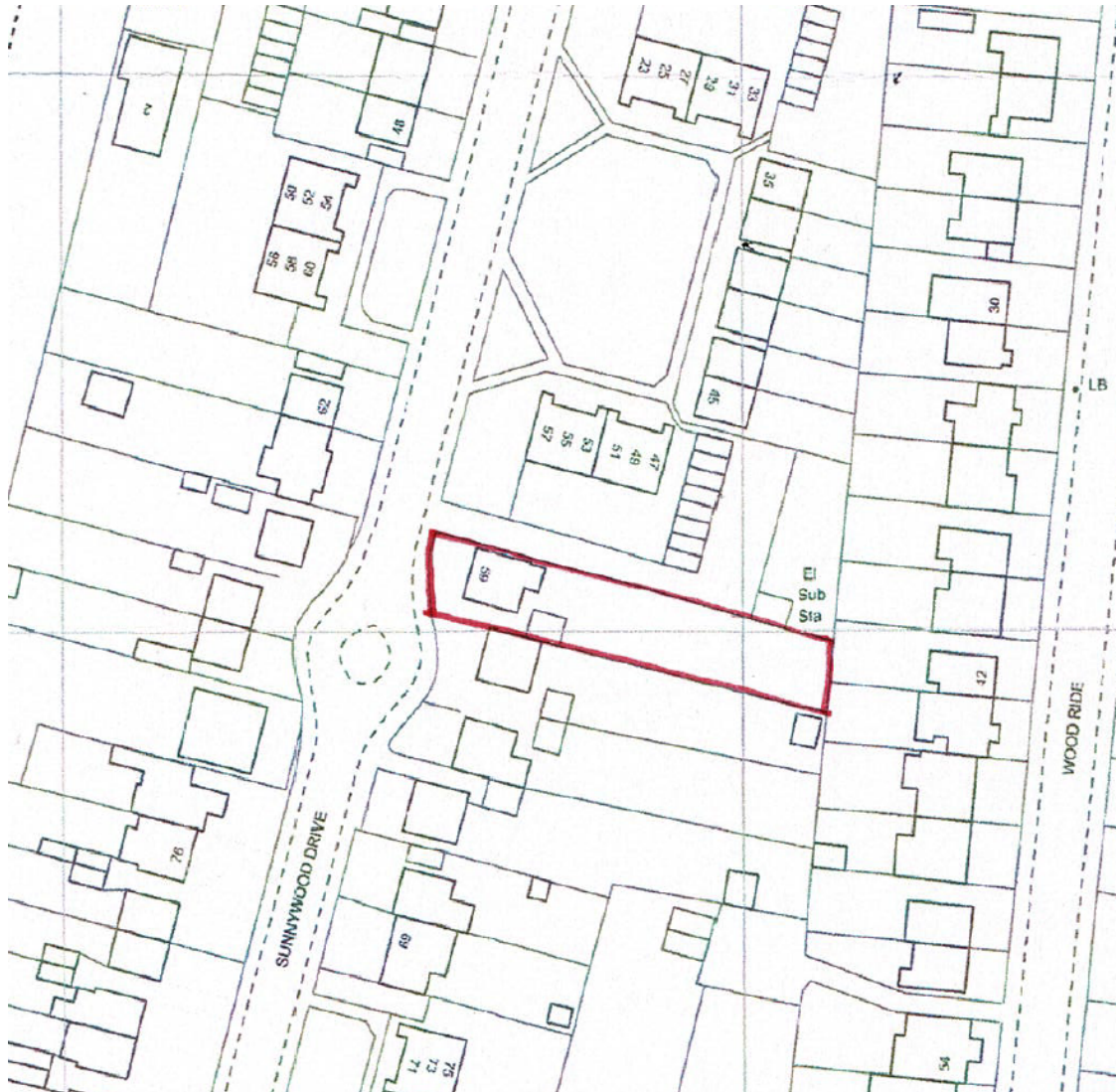


Figure 1: Site Location

- 2.3. Part of a larger suburban area, the houses on this side of the street have long gardens. The property is situated within a small group of similar properties, and arranged around a central tree, the road widens in this location to form a traffic island.
- 2.4. The property is a flat roof building, constructed of dark brick. It is set back from the highway by a small front garden and, further back and to the side, is a garage.



Figure 2: Front Elevation

- 2.5. To the rear of the property is a small single storey conservatory (flat roof with black timber boarding).



Figure 3: Rear Elevation

- 2.6. In terms of history of the property, it was built between 1934-6 and is one of 8 dwellings designed by Berthold Lubetkin and the practice of Tecton in the Modernist style.

2.7. The Lubetkin properties are laid out around a small roundabout with a tree in the centre. On the eastern side of the roundabout are four detached buildings and facing them on the western side are two semi-detached properties with two detached properties, one either side, all built in a similar design. 59 Sunnywood Drive is one of the detached properties located on the eastern side of the roundabout.

2.8. The original consistency of the scheme as whole has been significantly eroded since the properties were first constructed as one house has been rendered in white and another fitted with a pitched roof and a poorly matched side extension.

2.9. The listing for the property is set out as follows

TQ 32 SW HAYWARDS HEATH SUNNYWOOD DRIVE 4/138 No 59 GV II House. 1934-6 by Lubetkin and Tecton, one of 8 houses built together in the International modern style. Brick on cement plinth, flat roof concealed by cement coping. 2 storeys, 2:1 windows. 2 metal framed casements on 1st floor and continuous window the whole width of the house on ground floor with concrete balcony to ground floor. Round-headed doorcase to side with round-headed cement hood. (See Pevsner, Buildings of England, Sussex, p 530). Listing NGR: TQ3286623307

2.10. A search of the Mid Sussex Council Planning Register reveals no relevant planning history.

3. Proposal

- 3.1. The proposal is for the demolition of the existing rear conservatory and replacement with new single storey garden room extension.

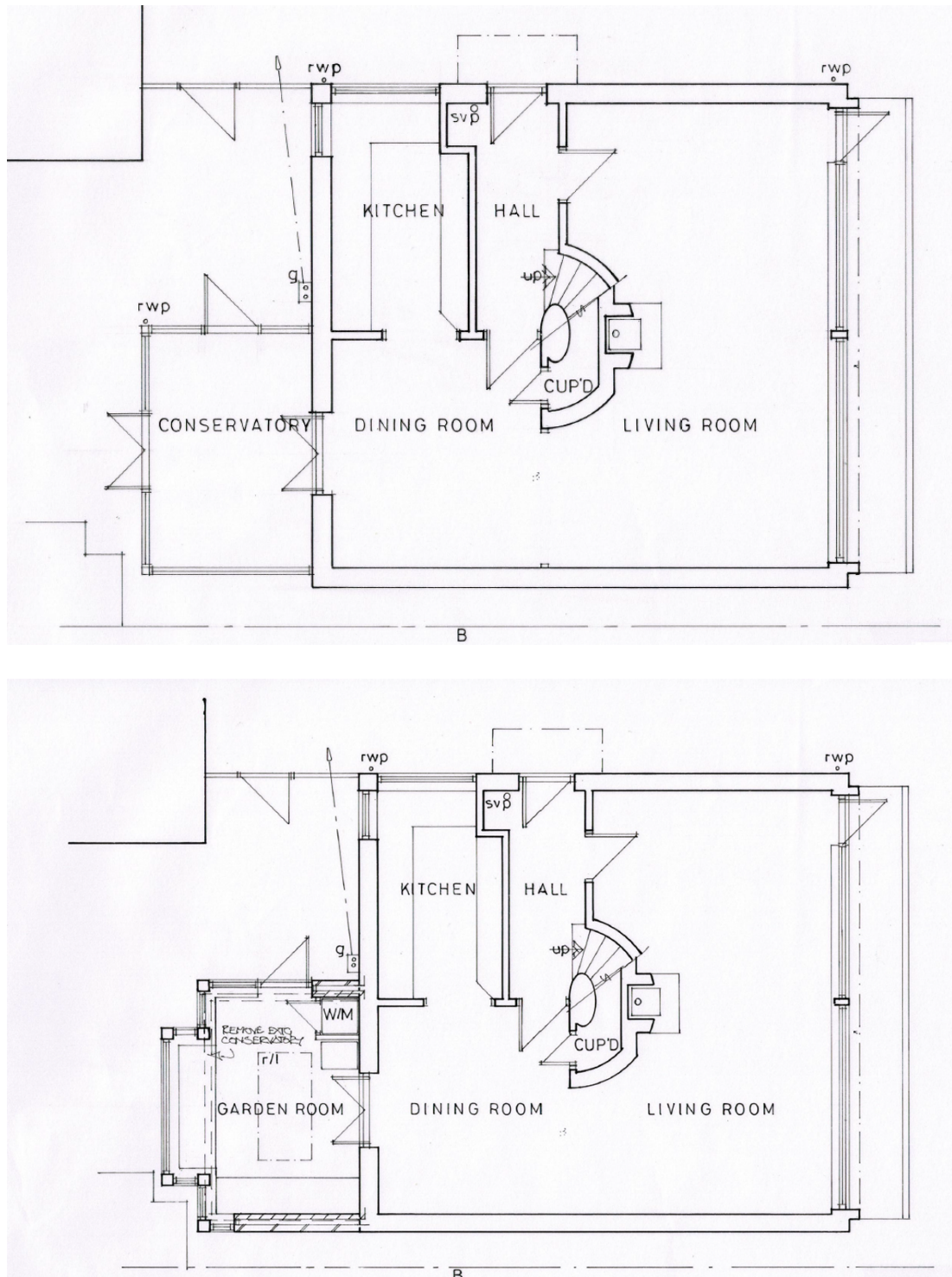


Figure 4: Existing (top) and Proposed (bottom)

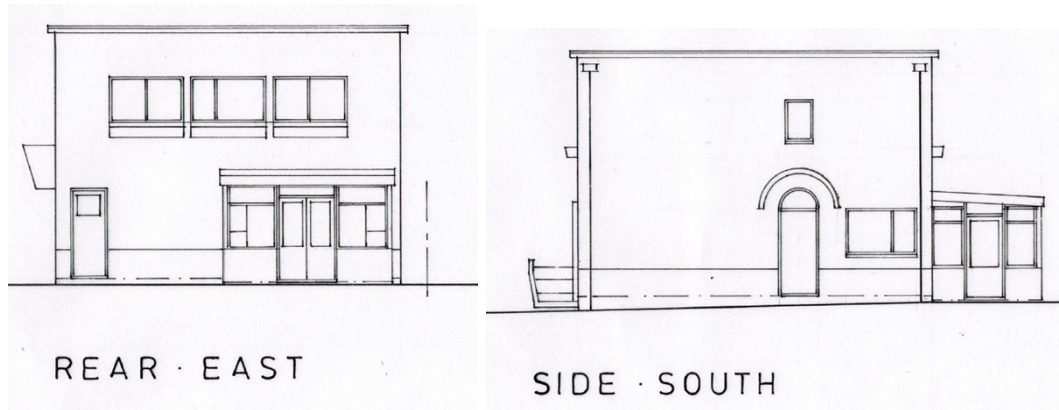


Figure 5: Existing Rear Elevations

- 3.2. Figure 5 illustrates the existing rear elevation and a comparison is provided with the proposed elevations in Figure 6. As illustrated, the proposed changes result in very limited increase in mass or footprint.

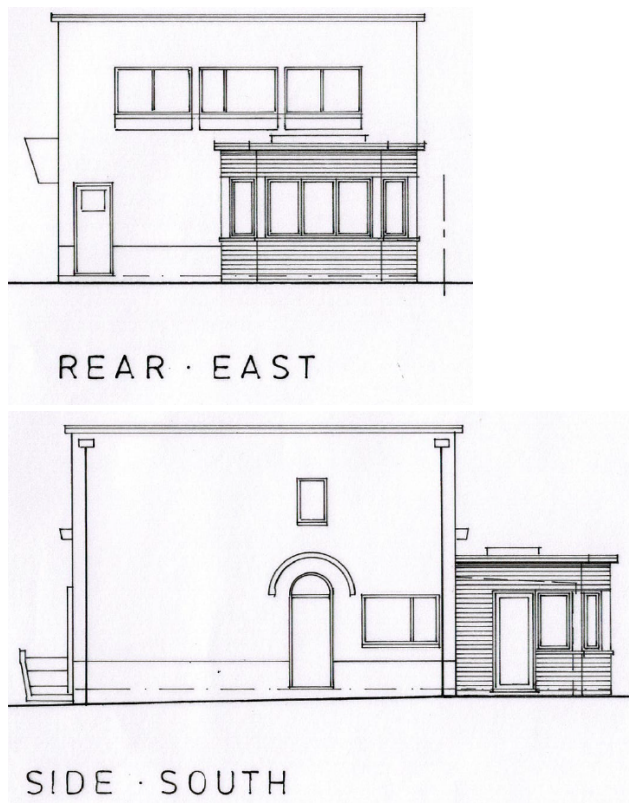


Figure 6: Proposed Rear Elevation

- 3.3. The proposed extension features timber cladding and rooflight. An access is proposed on the southern elevation.

4. Policy and Guidance

4.1. The National Planning Policy Framework defines significance as 'the value of a heritage asset to this and future generations because of its heritage interest'. Such interest may be archaeological, architectural, artistic or historic' and it may derive 'not only from a heritage asset's physical presence, but also from its setting'.

4.2. The NPPF Glossary on Setting is set out as follows: *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF, Annex 2: Glossary).*

4.3. Setting is not itself a heritage asset, nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.

4.4. The National Planning Policy Framework, at paragraph 200 states:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

4.5. The Framework also states:

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

5. Planning Appraisal and Conclusion

- 5.1. The principle considerations relating to this planning application relate to the potential impact on the heritage asset (the grade II listed building). In the first instance, there is no physical impact to the listed building. Any potential impact relates therefore to setting.
- 5.2. As required by the Framework, this Heritage Statement considers setting and significance. The first step is to consider which heritage assets are impacted. In this instance, any potential impact to setting relates to the Listed Building itself. It is unlikely that the setting of the other listed buildings will be impacted given the diminutive nature of the proposal and limited visual connectivity between it and nearby listed buildings.
- 5.3. The next step is to assess the degree to which setting and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
- 5.4. It is considered that the significance of the listed building relates to the architectural qualities including its interesting / unique modernist style as part of a development of eight such dwellings. The principal façade is the most interesting part of the properties. The setting is suburban in nature with characterised by low density development set in a relatively sylvan setting.
- 5.5. There are no public views of the rear of the property. Important views of the property are restricted to those views of the principle (front) façade which will not be impacted by the proposal.
- 5.6. In our view, the effects of the proposed development should be considered as beneficial in-so-much as they entail the removal of a poor quality conservatory with higher quality, sensitively designed extension which is considered to be a highly beneficial change to the development.
- 5.7. The sensitive design approach has sought to ensure that any new development is diminutive in relation to the existing property. In views of the property, the extension is considered to be subservient to the main building and does not therefore impact on the significance of the listed building itself. The main views of the listed building are not impacted.
- 5.8. It is also important to consider that part of the special qualities of the setting of the site and to understand how this would be impacted by the proposal. In this instance, the special qualities of the setting relates to the collection of eight modernist properties (some of which have been greatly and inappropriately altered). The sensitive design of the proposal has been careful to ensure that the setting is not impacted.
- 5.9. In summary, the significance of the listed building relates to its historical use and for its historical and visual quality given its location in a rural setting.
- 5.10. As demonstrated within this Statement, the proposal is not considered to impact upon the significance or setting of heritage assets.
- 5.11. The proposal in our view is acceptable in heritage terms and for the reasons set out within this Statement we respectfully request that permission is granted.