



# HERITAGE STATEMENT

For

Proposed Two Storey Extension

At

**Oaklands North, High Street, Cuckfield**

## 1. Introduction

This Heritage Statement accompanies the planning application for a two-storey extension to replace a single storey extension to the side of the existing property at Oaklands North, High Street, Cuckfield. The property is located within the Cuckfield Conservation Area, a designated area of special architectural and historic interest. This statement evaluates the potential impact of the proposed works on the heritage significance of the property and its contribution to the wider conservation area.

## 2. Description of the Heritage Assets

- **Cuckfield Conservation Area:** The conservation area encompasses a historic village centre with a diverse range of architectural styles, spanning several centuries. Special features of the conservation area include its varied building styles, use of traditional materials, and a strong relationship with the surrounding countryside. Cuckfield is also characterised by its wide pavements, the presence of historic buildings, and framing views towards the South Downs. The appraisal of the conservation area highlights these features, underlining the importance of preserving the distinctiveness of the area, including the visual linkages and the quiet streetscapes.
- **Oaklands North:** Although not listed, Oaklands North contributes positively to the conservation area's architectural landscape. The dwelling is located on High Street, a key area within the conservation area, and its traditional form and materials reflect the area's historic character.

## 3. Impact of the Proposal on Heritage Assets

The existing extension to be removed is in a poor state of repair and would require an uneconomical amount of underpinning and rebuilding to bring it back into satisfactory use, so proposing a matching but subservient two storey extension to the side of the existing property to replace the existing single extension will enhance this part of the conservation area. The existing traditional windows which are of mixed styles will be replicated within the new extension, so that the style and materials will be in line with the existing. The proposed extensions front wall will be set back by one brick in order for the existing original dwellings profile to be read as the original portion of the property. The neighbouring attached property – Howdean was extended some years ago, so that this proposed two storey extension will offer balance to the pair of semi-detached houses.

The proposed extension will enhance the overall appearance of the property and ensure it is more in keeping with the historical and architectural character of Cuckfield. This approach ensures that the integrity of the property and its contribution to the surrounding conservation area is maintained, with no adverse effects on the heritage value of the area.

#### **4. Contribution of the Setting**

The setting of Oaklands North within the Cuckfield Conservation Area plays a role in its overall heritage value. The building's relationship with its neighbours and its positioning along the High Street provide important contextual connections to other significant heritage features, such as the churchyard, historic buildings, and open spaces. The retention of the existing boundary walls, hedges, and fences ensures that the setting of the property remains intact, with no adverse effects on the broader landscape of the conservation area.

#### **5. Design Considerations**

The design of the replacement extension has been carefully considered to reflect the period character of Cuckfield. The materials selected—matching stock bricks with the same style of coursing under a traditional slate roof will mimic the existing property commonly found within the conservation area. This respects the guidance for high-quality design in conservation areas, as outlined in both local policies and the Conservation Area Appraisal.

#### **6. Conclusion**

The proposed replacement extension, albeit a two-storey extension at Oaklands North has been designed to improve the quality of the property while maintaining the character of the Cuckfield Conservation Area. The high-quality materials and sympathetic design ensure that the property continues to contribute positively to the village's historic streetscape. The proposal is in line with local and national planning policies, which aim to conserve and enhance heritage assets. Furthermore, the use of appropriate materials and attention to design will ensure that the building remains in harmony with the surrounding environment and the heritage assets of the conservation area.