

HERITAGE STATEMENT

The Application Site

15 Lodge Lane, Hassocks, BN6 8LU

Description/status of development:

- Grade II listed building
- Special architectural or historical interest

The Nature of the Heritage Asset (*Description of the history, character & appearance of the heritage asset. Including statutory descriptions, scheduled monument description or conservation area appraisal if available.*)

C17 or earlier timber-framed building with plaster and some painted brick infilling. The south end of the west front wholly painted brick, south wall facet with flints, now painted. This two-storey dwelling has a thatched roof.

The Extent of the Heritage Asset (*Description of development site and its relationship to its surroundings, e.g. position of building in street scene, or potential archaeological interest*)

The proposal is all to the rear of the property to a later extension and garage, not on the existing Grade II listed element.

Assessment of Significance of the Heritage Asset(s) (*Description of archaeological, architectural or historical importance. This should include age, phases of development, layout, appearance, particular features/characteristics, materials & construction or potential for archaeological remains*)

C17 or earlier timber-framed building. The garage was then constructed at a later date around 1979/80 after planning permission and building regs consent were given in 1979 but could no longer be used as a garage following changes in ground levels when a rear extension was constructed (with consents) 24 years ago. The walkway was constructed around 10 years ago.

The Proposed Works (*Description of proposed works including scale, height, construction, materials, design details and any associated landscaping works. For internal works to listed buildings this should include details of any historic fabric or architectural features which would be affected as part of proposals. For archaeological sites this should include details of any new foundations, ground disturbance or provision of services*)

The proposal is for the regularisation of the redundant garage to a home office and a wooden lean-to walkway to connect to the rear extension.

Assessment of Impact on the Heritage Asset(s) (*Description of the impact of proposed works on archaeological, architectural, artistic or historical interest of the asset or its setting.*

Examples to include; loss or concealment of key features or historical fabric, clocking key views, impact on relationship between buildings.)

There would be no impact to the front, however, the garage has had changes to the fenestration to make into a home office and the walkway is a wooden lean-to-link from the 24 year old extension to home office. This was designed to add cover when walking from one space to the next.

Mitigation (*Description of the steps that have been taken to avoid, minimise or mitigate any harm to the archaeological, architectural, artistic or historic interest of the asset or its setting. Examples may include showing how other options were considered, how design solutions have arise etc.)*

Our client has installed wooden windows in the redundant garage and walkway and painted the exterior white to tone in with the exterior of the existing property.

Application for demolition (*If applying for demolition of a listed building or a building in a conservation area – a justification statement of demolition, explaining how requirements of local planning policy and paragraph 133 of the National Planning policy Framework have been met)*

There is no demolition involved and none of this will affect the Grade II listed building.

Sources of Information (resources used & consulted with):

National Planning Policy Framework (NPPF)

Conservation Area Appraisal (if applicable)

Historical Ordinance Survey maps